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

Planning Commission
Meeting Agenda
August 5, 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 August 17, 2026

3. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: June 3, 2026

4. New Business

A. **LU2026-04** - Consideration of approval of a land use request submitted by Gregory Miller for the property located at 3786 North Hampton Drive (20009000170). Said request is to obtain a home occupation business license to operate a home embroidery business. Property is zoned R-15, Single Family Residential, consists of 0.48 +/- acres and lies in Land Lot 90, Tax Parcel 17.

B. **AX2026-01** - Consideration to annex property located at 3227 Old 41 Highway and 3137 Robin Drive (20012600270 & 20012600260) from County Neighborhood Shopping (NS) and County R-20, Single Family Residential to

City RA-6, Residential District as submitted by Traton, LLC. Said request is for the development of a single family detached community. Property consists of 12.216 +/- acres and lies in Land Lot 126, Tax Parcels 26 and 27.

C. **RZ2026-05** - Consideration to rezone property located at 3227 Old 41 Highway and 3137 Robin Drive (20012600270 & 20012600260) from County Neighborhood Shopping (NS) and R-20, Single Family Residential to City RA-6, Residential District as submitted by Traton, LLC. Said request is for the development of a single family detached community. Property consists of 12.216 +/- acres and lies in Land Lot 126, Tax Parcels 27 and 26.

D. **ZV2026-03** - Consideration for approval of a variance application submitted by Traton, LLC for the properties located at 3227 Old 41 Highway and 3137 Robin Drive (20012600270 & 20012600260). Said request is to reduce the minimum front setback required for RA-6, Residential district from forty (40) feet to twenty (20) feet. Property consists of 12.216 +/- acres and lies in Land Lot 26, Tax Parcels 27 and 26.

5. Staff Comment

6. Adjourn

MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
June 3, 2026
6:30 PM

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1. Call to Order / Roll Call

Chairman Bodenhamer called the meeting to order at 6:34 p.m.
Roll Call: Trey Bodenhamer, Todd Vande Zande, Rebecca Patterson, Douglas Butler
Absent: Carolyn Greenall, Robert Trim
Staff Present: Chanelle Campbell (Planning & Zoning Administrator), Priscilla Coley (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Caitlin Colley (Applicant's Representative), Corbin Adams (Walton Communities LLC Representative), Laura Blakeslee, Ralph Fowler, Lori Fowler, Mariah Brazell

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 June 15, 2026.

3. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: April 1, 2026

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 3-0. Motion carried.

4. New Business

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A. **LU2026-03** - Consideration of approval of a land use request submitted by Radoslav Zamborsky for the property located at 2687 Summerbrooke Drive (20016402420). Said request is to obtain a home occupation business license to create and sell custom engraved items. Property is zoned Planned Unit Development-Residential (PUD-R), consists of 0.28+/- acres and lies in land lot 164, tax parcel 242.

Ms. Chanelle Campbell presented this agenda item. This is a Land Use application submitted by Radoslav Zamborsky for a home occupation business license at the property located at 2687 Summberbrooke Drive. The applicant is seeking approval to operate a business to engrave and sell home decor, art, and gifts. The property is located in the Planned Unit Development-Residential (PUD-R) zoning district with a future land use designation of Planned Unit Development (PUD). The business will operate inside the applicant's garage, which is attached to his primary dwelling unit. Examples of the equipment to be used and products for sale were shown. The applicant intends to sell the products online, at markets, and at craft stores. Individuals will not visit the site to purchase products. Staff determined that the use is low in commercial intensity, meaning there will not be significant foot traffic from the proposed business and all business activity will be conducted within the enclosed building space. Based on these findings, staff recommends approval of the application subject to conditions.

Last year, staff completed an update to the Unified Development Code (UDC) that no longer requires a Land Use renewal to come back before the Planning Commission. If the applicant choses to continue his business after the 24 months, there will be an administrative review of the application. The land use application has been properly advertised in accordance with all applicable state and local requirements. Ms. Campbell announced that staff and the applicant would be available to address any questions or concerns.

Chairman Bodenhamer invited the applicant to speak. Mr. Radoslav Zamborsky declined.

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 comment.

Hearing no Commissioner comment, 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 transferable. 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. No activity on the property shall produce noise vibration, odors, fumes, dust, or other emissions that are reasonably likely to create a nuisance or materially impact the

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health, safety, comfort, or welfare of occupants of surrounding properties
4. The land use permit is valid for 24-months starting from the date of approval.
Seconded by Commissioner Patterson
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

B. **RZ2026-04** - 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 Planned Village Community (PVC) as submitted by Walton Communities, LLC. Said request is to rezone the property for the development of a multi-family residential community and office space. Property consists of 11.44+/- acres and lies in land lot 140, tax parcels 13 & 156.

Ms. Chanelle Campbell introduced this agenda item. She explained that while the presentation was a new case and application, the Planning Commission previously heard a request to rezone the 11.44 +/- acre property from RM-12 and GC to RM-16 Multifamily for the development of a multifamily community center. The request was withdrawn by the applicant in April. Ms. Campbell stated the applicant submitted a new request to rezone the property from RM-12 and GC to Planned Village Community (PVC) for the development of a multifamily community with 5,000 square feet of commercial space. The parcel has a future land use designation of Community Activity Center (CAC). The site is significantly constrained by floodplain and topography challenges that limit the site's buildable area and feasible design options. The north-west portion of the site will remain undeveloped as it is located within a floodplain and cannot be developed. A site plan and rendering for the proposed mixed-use development consisting of commercial space and multifamily residential was shown. The applicant intends for the commercial component to consist of office space or retail for use by the public and residents. Amenities and design features of the development were highlighted, including a tower feature, clubhouse, outdoor gathering space, and a gazebo.

Ms. Campbell stated that the application had been legally advertised and signage was placed on the property. Staff recommended approval of the rezoning with conditions and highlighted some of the proposed conditions for the property. Ms. Campbell announced that the applicant and their representatives were available to answer any questions. Ms. Campbell also announced that she was available to answer any questions.

Chairman Bodenhamer invited the applicant or the applicant's representative to speak.

Ms. Caitlin Colley introduced herself as the attorney representing Walton Communities. She stated that Walton Communities, which owns and operates the neighboring Walton Ridenour Phase 1 and senior community, was proposing Phase 2 of the Walton Ridenour development. She explained that property has remained undeveloped due to significant site challenges including grade issues, the floodplain, and topography. The Planning Commission previously recommended approval of the project. However, due

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to issues with the floodplain and number of units per acre, the proposal had to be withdrawn and resubmitted. Ms. Colley stated that in addition to the multifamily component, the proposal now includes 5,000 square feet of commercial space intended for uses like executive suites or coworking spaces that would serve residents and the public. She explained that the site would be accessed through Ridenour Phase 1, which includes a signalized intersection. The Old 41 Highway would not be used to access the site. Ms. Colley also stated that it was important to construct Phase 2 because Phase 1 was at 98 percent capacity.

Ms. Colley also shared details on the request for a parking variance. She explained that Walton's operating experience with Phase 1 indicated that there were more parking spaces than the demand for parking on the site. She stated that because of significant site challenges, a parking variance would allow Walton to produce a successful development.

Ms. Colley then discussed some amenities and conditions Walton Communities agreed to implement on the site. She stated that Walton had committed to completing the sidewalk along Old 41 Highway to improve pedestrian connectivity and connect to a wider trail system, which includes the trails from Kennesaw Mountain. She explained that providing the connectivity was a great way for Walton Communities to show their commitment to the community. Ms. Colley closed by requesting that the Commission recommend approval of the rezoning and variance request. She announced that she would be available to answer any questions.

Chairman Bodenhamer opened the floor for public comment.

Ms. Laura Blakeslee introduced herself as a resident at the Oakridge subdivision off of Old 41 Highway. She explained that she was curious about the development plan and had seen public notice signs come down and come back up over the last couple of months. She stated that she was happy to see that the plan was for ingress and egress to go through Walton Ridenour Phase 1 because the traffic and Old 41 Highway and Oakridge was problematic and dangerous. She explained that at certain times of the day it could take 25 to 30 minutes to get from Kennesaw Mountain Battlefield Park to Barrett Parkway due to traffic. She was concerned about the possibility that traffic flow for the site would change to using Old 41 Highway as an entrance or exit. Ms. Blakeslee also stated that she was happy to hear about the plans for sidewalk connectivity on Old 41 Highway. She explained that she often walks with her son to Publix or the Whole Foods shopping center and explained that the sidewalk connectivity was important to anyone living on that side of Old 41 Highway. She was concerned about the possibility that the plans for sidewalk connectivity would change. Ms. Blakeslee also commented that Kennesaw had a car-based culture without easily accessible public transportation. In her experience, not many people use pedestrian facilities aside from regulars. She thanked the Commissioners for the time and the opportunity to speak.

Chairman Bodenhamer asked if the internal traffic methodology of using the existing roadway for ingress and egress was a stipulation. Ms. Campbell responded that there

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was not an explicit condition stating that the proposed development would have to go through Ridenour, but there were discussions about adding the condition. She explained that based on the submitted site plan, the area near the existing curb cut on Old 41 Highway has a significant amount of floodplain area. Due to the presence of the floodplain, the Old 41 Highway side of the proposed project is being left undeveloped and the sidewalks are being connected. Ms. Campbell stated that she was discussing with the applicant if they would accept a stipulation that egress and ingress only be through Ridenour. She stated that the site plan and traffic study submitted only showed egress and ingress through Ridenour but would confirm with the applicant. Chairman Bodenhamer stated his support for discussing the stipulation. Commissioner Butler commented that the previous iteration of the plan had a condition that the entrance from Old 41 Highway not be utilized. Ms. Campbell responded that she clarified with the representatives and stated the condition could be added. Chairman Bodenhamer stated that they would add the stipulation to the zoning conditions. Ms. Blakelee stated that there was currently a curb cut on Old 41 Highway used to access the property. Chairman Bodenhamer stated that a stipulation to not utilize the entrance to Old 41 Highway would be added if the Commission recommenced approval. He added that curb cuts are installed as potential access points and their presence does not necessarily mean they will be used.

Mr. Ralph Fowler introduced himself as a property owner on Oakridge Drive. He stated that he had seen activity on the property since it was sold in 2007. He commented that while the Walton Ridenour was very nice, it did not turn into what was promised and many promises weren't kept. He commented that he was glad to see that ingress and egress of the property would only be going through the existing development and was glad to see it added as a stipulation. He strongly expressed that the curb cut on Old 41 Highway should never be used for vehicle traffic, including utility or other vehicle access. He asked how many stories the development would be. He commented that the property was on the agenda for a rezoning and a variance but with different property sizes listed. He asked what the property acreage was.

Chairman Bodenhamer asked what the size of the property was and if there was a typo. Ms. Campbell responded that the property was 11.44 +/- acres and that a typo was on the agenda.

Chairman Bodenhamer stated that the variance was the next item on the agenda and was about deviating from the number of parking spaces per dwelling unit.

Mr. Fowler asked how many levels the buildings would have. He stated that he saw on the plans that there were three or four stories and wanted to clarify. He also asked if an environmental impact study was done given the creek and wetlands on the site. He stated that he did not think there was much buildable area on the lot because of the terrain and the hill. He asked if the terrain would remain the same or if it would be leveled.

Chairman Bodehamer asked if an environmental impact study done. Ms. Campbell

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responded that the applicant had multiple questions and she would address each one. Addressing the question about the number of stories, she stated that the development would be four stories above ground. Ms. Campbell then addressed the question about the environmental impact study. She explained that the Public Works department would review environmental documentation during the applicant's Site Plan and Land Disturbance Permit (LDP) reviews to ensure there would be no impact on the floodplain and surrounding environment. She clarified that the current hearing covered only the zoning portion of the request. Chairman Bodenhamer stated that the Site Plan and LDP review were separate processes that occur after the Planning Commission and Mayor and Council.

Ms. Campbell then addressed the question about leveling the site and stated that there were plans to level the property to address a drop from Phase 1 to the current site. She also stated that the plans would be evaluated to ensure no runoff would impact the surrounding site or flood zone area.

Mrs. Rene Fowler introduced herself as the property owner at 1625 Oakridge Drive and 1500 Old 41 Highway. She commented that while she was not opposed to the development of the property, she was concerned about the presence of high-tension power lines. She explained that one high tension power line goes through the center of her property and another goes through the property under consideration. She stated that if the hill was not leveled out, the development would be taller than anything else on Old 41 Highway. She explained when she developed, they were required to bury their power lines to avoid disturbing the National Park property. She stated that she did not know how the applicant would avoid high-tension power lines with four stories. She also commented that she was concerned about light pollution from the proposed development because Georgia Power does not allow trees in excess of 16 feet under power lines. She stated that she could not tell on the plan where the power lines were located relative to the proposed building. She asked if there was a way to know about the location of the building relative to the power lines.

Ms. Campbell responded that the location of the power lines relative to the proposed development was indicated on the site plan. She showed the location of the power lines on the site plan and stated that the buildings were not close to the power lines. Mrs. Fowler responded that the buildings had to be close to the power lines because the property is small. She stated that there was a 125 foot right-of-way on the power line on the property and a 100-foot ROW on the power line on her property. She commented that based on the site plan it appeared the power lines were on the downside of the hill. Chairman Bodenhamer explained that there were multiple regulations about the required distance from power lines. He noted that if the proposed development was too close, Georgia Power would catch it. Mrs. Fowler responded that she knew about the distance requirement and was wondering if the applicant received special permission to lower the lines. Ms. Campbell stated that based on the site plan, the power line was 75 to 80 feet from any of the buildings. Commissioner Bulter commented that there appeared to be a site wall planned for the corner of the parking lot located adjacent to the power line. Mrs. Fowler understood that the power lines would be close to the

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parking lot but not necessarily close to the building.

Mrs. Fowler stated that a part of the Walton Ridenour was developed on the corner of Oakridge Drive and Old 41 Highway. She explained that Oakridge Drive is a dead end street and blocked off by an eight-foot fence. She asked if the proposed project would remove the fence to create a new access to Old 41 Highway. Mrs. Fowler also described having issues with the people from the neighboring apartments, including a fire started on her property.

Chairman Bodenhamer responded that if recommended for approval, there would be a stipulation that the applicant would follow the current proposed traffic layout. Commissioner Butler commented that a separate action would be required if the applicant wanted to connect Oakridge Drive into their proposal. He stated that the current application only addresses the 11.44 +/- acres.

Ms. Colley sought to clarify answers to some of the public comment questions. She also wanted the representative from Walton Communities to speak on the power line issues. In response to the question about the number of stories, she stated that the buildings would be three and four stories across the proposed site plan. In response to the confusion about the signs going down and coming up again, she explained that the sign issue was because there was a change to the project. When the project was first proposed, the number of units per acre was too high because a large portion of the property is in the floodplain. The floodplain area could not be considered in the calculation of units per acre. She hoped it addressed concerns about what could happen on that corner of the property. She stated that they have come back with a new plan with a relatively low number of units.

Ms. Colley then sought to answer how many people would be coming and going from the site. She explained that as Phase 2 of the Walton Ridenour community, the project would only have 182 units, the majority of which are one-bedroom and two-bedroom units. She also wanted to acknowledge the question about the variance. She explained that in Walton's experience in Walton Ridenour Phase 1, they found that parking demand was much lower than the number of spots available. With the property's challenges, she stated that having a variance on the number of parking spaces would help develop the property. She then invited the Walton Communities representative to discuss the power line issue.

Mr. Corbin Adams introduced himself as a representative from Walton Communities. He thanked the City of Kennesaw for being great partners with Walton over the years and noted the impact they have been able to have through the Walton Ridenour and the Legacy at Kennesaw Mountain. He clarified that the property would not be leveled and that the buildings would start at three stories and then drop to four stories to follow the existing topography. He stated that a retaining wall would be built, the floodplain would not be impacted, the floodplain would not be filled in, and all dirt would be maintained and moved on the site.

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Chairman Bodenhamer asked if there was any additional public comment.

Ms. Laura Blakeslee asked if she could return to the podium to make an additional comment. Chairman Bodenhamer responded in the affirmative but asked Ms. Blakeslee to keep it brief. Ms. Blakeslee encouraged the Commissioners to investigate the current conditions on the property where the gate was located. She stated that all that to allow a new path to Old 41 Highway, the gate would just need to be opened. She directed the Commissioners to the approximate location of the gate on the site plan.

Chairman Bodenhamer stated that because the gate was not located on the property subject to the current zoning hearing, the Commission could not discuss it. He requested that staff look in to the issue so the information could be given to Mayor and Council. Ms. Blakeslee explained that Oakridge is only used by homeowners on the street. She stated that if the gate was opened, there would be a shortcut for the rest of Ridenour to access Old 41 Highway and bypass the traffic light. She stated that people bypassing the gate on foot did not cause a traffic problem, but opening the gate to vehicle traffic would. Chairman Bodenhamer stated that they would have to look into who owns the gate, who operates the gate, and why the gate was there. He stated that the Commission did not have enough information to speak on the issue.

Chairman Bodenhamer closed the floor to public comment and opened the floor to Commissioner comment.

Commissioner Butler asked if the PVC zoning district limited the types of commercial activity in the commercial spaces. Ms. Campbell responded in the affirmative. She explained that the Unified Development Code outlined specific permitted uses within the zoning district. She stated that the zoning district was more restrictive than the uses typically seen in the General Commercial (GC) district as the district was meant to cater towards community uses.

Commissioner Patterson expressed concern about how the addition of commercial spaces and the reduction in parking spaces might impact the traffic flow of the site. She asked what the difference was between 1.75 parking spaces and 1.5 parking spaces. Ms. Campbell noted that the parking variance was the next item on the agenda but could review the details. She stated that staff analyzed the variance application for a reduction from 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit and found the reduced parking ratio would result in 64 fewer parking spaces. Ms. Campbell explained that based on the applicant's proposal, the commercial spaces were intended for office and not traditional retail or restaurant uses due to the site's limited access. She stated that the residential and office components would utilize the same parking with the assumption that residents would use spaces after 5 p.m. and businesses would use spaces when residents were out. Ms. Campbell further added that Phase 1 on the development has an overabundance of parking spaces, some of which could be used for Phase 2. She summarized that for those reasons, staff recommended approval for a variance for the parking. Commissioner Patterson stated that she did not mean to jump around agenda items. She commented that there seemed to be concern about the

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space, congestion, and activities on the site. She commented that it seemed random to put 5000 square feet of commercial space between the residential units. She explained that there were questions about who would be going to the businesses and what would be occurring on the site. Ms. Campbell responded that the proposal was not a new model for the PVC zoning district. She stated that Ridenour and other businesses had similar models of office space within a community space. She provided additional details on the Ridenour as an example.

Chairman Bodenhamer asked what the difference was between the previous development proposal and the current development proposal. Ms. Campbell responded that the only difference was the additional office component. Ms. Colley sought to provide clarification on Commissioner questions. She explained that the commercial component consisted of two 2,500 square foot commercial spaces totaling 5,000 square feet. She showed the Commissioners the location of the two separate spaces on the plan. She also commented that changing the zoning to PVC made the proposed Phase 2 consistent with Phase 1 and other parts of the Ridenour Community.

Chairman Bodenhamer closed the floor to Commissioner comment and called for a motion.

Chairman Bodenhamer called for a motion.
Motion by Commissioner Butler to approve with the following conditions:
1. The rezoning of the Subject Property to Planned Unit Community (PVC) 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 outlined in the UDC for PVC zoning district.
2. The Subject Property shall be developed as a mixed-use project, consisting of 182 units and a minimum 5,000 square feet commercial/office space.
3. The proposed retail and commercial use must adhere to the list of permitted uses as specified in the Planned Village Community (PVC) zoning regulations to ensure consistency with the intended character
4. 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.
5. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.
6. 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.
7. 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.
8. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.

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9. All utilities servicing the residences with the proposed community shall be underground.
10. 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.
11. 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
12. 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.
13. 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.
14. The existing curb cut on Old 41 Highway shall not be utilized for vehicular access.
Seconded by Vice Chair Vande Zande
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

C. **ZV2026-02** - Consideration of a variance application submitted by Walson 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 parcels 13 & 156.

Ms. Chanelle Campbell introduced this agenda item. This is a concurrent application submitted by Walton Communities LLC for the properties located at 1600 Old 41 Highway and 0 Old 41 Highway for a parking variance. The required parking for a multifamily dwelling unit based on the Unified Development Code is 1.75 parking spaces. The applicant is requesting to reduce the requirement to 1.5 parking spaces. The change reduces the number of parking spaces by 64. Ms. Campbell stated that staff evaluates requests for variances based on Section 9 of the Unified Development Code, which outlines the considerations and conditions for a variance. Based on the site challenges, topography, and the floodplain, staff recommends approval of the variance as requested by the applicant.

Chairman Bodenhamer invited the applicant to speak.

Mr. Corbin Adams explained that multifamily buildings and shopping centers used to be surrounded by surface parking for a lot of cars. He pointed to the example of Town Center Mall as a place that followed the pattern and is now left with many unused parking spaces. He stated that while they wanted to provide enough parking for the residents, they did not want to over park. Instead, they wanted to use excess space as

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green space, meetings areas, and amenities. Mr. Adams stated that the new developments for Walton Communities typically have 1.25 parking spaces per unit because senior residents and one and two-bedroom units do not require as many cars. He commented that the industry in general was moving towards lower parking densities and Walton liked to use the excess space for amenities and green spaces.

Chairman Bodenhamer opened the floor for public comment.

Ms. Mariah Brazell asked about parking on the site. She had heard mention of 62 or 72 parking spaces and was confused about how that would be enough parking for 180 units.

Chairman Bodenhamer responded that staff had said the parking variance would reduce the number of parking spaces by 64. He stated that the reduction of 1.75 spaces per dwelling unit to 1.5 spaces per dwelling unit translates to a reduction of 64 parking spaces. He estimated that a parking ratio of 1.5 for 180 units would be around 270 parking spaces.

Ms. Brazell stated that she lived in an apartment. She explained that with multiple people, parties, and children in apartments there would be extra cars. She understood that the number of spaces would be lowered because some people did not have transportation. She noted that those tenants would need transportation to go to and from the apartments, which would result in multiple cars on site.

Ms. Laura Blakelee commented that she thought the reduction in parking spaces was appropriate given other global concerns.

Chairman Bodenhamer closed the floor to public comment and opened the floor to Commissioner comment.

Chairman Bodenhamer asked how the number of parking spaces was calculated for the commercial spaces. Ms. Campbell responded that since the intended use for the commercial spaces was professional office, the parking calculation for professional office space, which is one space per 285 square feet, was used. She explained that for 5,000 square feet of office space, 18 parking spaces would be required. With the 319 parking spaces required for the residential, the total number of required parking spaces for the site is 337. The proposed variance to reduce the parking ratio would result in a reduction of 64 parking spaces. Chairman Bodenhamer asked how many parking spaces were being proposed. Ms. Campbell responded that the applicant was proposing 273 parking spaces.

Commissioner Butler asked what the anticipated number of one-bedroom, two-bedroom, and three-bedroom units was. Ms. Campbell responded that the proposal included 47 one-bedroom units, 111 two-bedroom units, and 24 three-bedroom units. Ms. Colley clarified that the 273 spaces would cover the parking needs for the 182 units, 75 percent of which are one and two bedroom units.

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Chairman Bodenhamer referenced a previous mention that Walton Ridenour's Phase 1 parking was not fully utilized and could be used as overflow parking for Phase 2. He asked how close Phase 1 was to Phase 2 and if Phase 2 could use parking spaces in Phase 1 if necessary. Mr. Adams responded that it was possible, but an easement agreement between the two properties would be required. Chairman Bodenhamer asked if the properties were owned by different people. Mr. Adams responded that the phases could have different ownership.

Commissioner Butler asked if there was sidewalk connecting Phase 1 and Phase 2 of the Walton Ridenour. Mr. Adams responded that there was a road that goes behind the Shoppes at Ridenour and dead-ends into the proposed site, but did not recall if there was sidewalk.

Chairman Bodenhamer asked if there were any stipulations on the variance. Ms. Campbell stated that there were no stipulations.

Mr. Ralph Fowler asked for clarification on the size and number of office spaces proposed. He also asked if the PVC zoning district allowed uses like tattoo parlors, vape shops, and bars. Chairman Bodenhamer responded that Ms. Campbell was indicating the uses were not permitted within the PVC zoning district. He also stated that it sounded like there were two spaces for a total of 5,000 square feet and invited the applicant to clarify. Ms. Colley stated that there were two commercial spaces and that each space was 2500 square feet. She showed the location of the spaces on the preliminary site plan. Ms. Colley explained that adding the two commercial spaces and rezoning to PVC would allow the developer to build a similar number of units given that the floodplain reduces the site's buildable acreage.

Hearing no additional 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 Patterson
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

5. Staff Comment

Ms. Chanelle Campbell provided updates from staff. She announced that the Livable Centers Initiative (LCI) study was currently underway and that the first public meeting was held earlier in the evening at the Ben Robertson Community Center. She encouraged residents to participate. Ms. Campbell also stated that the Comprehensive Plan for the next 5 to 20 years for the city was ongoing. She explained that notices, signage, flyers, and social media posts would be going out to residents to encourage partcipation. Opportunities for residents to participate include a survey, pop-up events,

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and public meetings.

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn.
Motion by Commissioner Butler to adjourn
Seconded by Vice Chair Vande Zande
Chairman Bodenhamer adjourned the meeting at 7:43 p.m.

DRAFT

Item Report

TO: The Planning Commission

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: August 5, 2026

TITLE: **LU2026-04** - Consideration of approval of a land use request submitted by Gregory Miller for the property located at 3786 North Hampton Drive (20009000170). Said request is to obtain a home occupation business license to operate a home embroidery business. Property is zoned R-15, Single Family Residential, consists of 0.48 +/- acres and lies in Land Lot 90, Tax Parcel 17.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. LU2026-04_3786 N Hampton Dr_Staff Analysis
2. LU2026-04_3786 N Hampton Dr_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
EMAIL: zoningdept@kennesaw-ga.gov

COMMUNITY DEVELOPMENT
Planning and Zoning

2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
AUGUST 17, 2026

PLANNING COMMISSION
AUGUST 5, 2026

LEGAL ADVERTISEMENTS
JULY 17, 2026

PUBLIC NOTICE SIGN
JULY 17, 2026

APPLICATION SUBMITTED
JUNE 22, 2026

STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-04

Property Addresses
3786 N Hampton Drive

Applicant
Gregory Miller

Representative
N/A

Property Owner
Same as Applicant

Current Zoning
R-15 Single-Family residential district

Future Land Use Category
Residential Low/Medium (RL)

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

Please see page 2 for project request description.

AREA MAP



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 #: 20009000170
Land Lot #: 90 **Tax Parcel #:** 17
Land Area: 20,909 sq. ft. or 0.48 +/- acre
Proposed Building SQFT: N/A
Proposed Streets: N/A

RECOMMENDATION

Staff Recommendation
Approval with conditions
Planning Commission Recommendation
To be determined on August 5, 2026

Please see page 11 for basis for recommendation.

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: No Street
Zoning: R-10 Single-Family residential district
Future Land Use: Residential Low/Medium (RL)
South: North Hampton Drive NW
Zoning: R-15 Single-Family residential district
Future Land Use: Residential Low/Medium (RL)
East: No Street
Zoning: R-10 Single-Family residential district
Future Land Use: Residential Low/Medium (RL)
West: North Hampton Drive NW
Zoning: R-10 Single-Family residential district
Future Land Use: Residential Low/Medium (RL)

Please see pages 3 for zoning map.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-04

DESCRIPTION OF ZONING REQUEST

This is a land use permit request for a home occupational business license. The applicant is requesting approval to operate a home-based business for the embroidering of items intended for retail sale. Inventory will be stored within the residence, however no on-site sales or customer traffic are proposed.

Please see page 8 for photos of the equipment used

Please see page 9 for examples of products

- **Pre-Application Meeting:** June 22, 2026
- **Application Submitted:** June 22, 2026
- **Fees Paid:** $250.00
- **Certified Letters Mailed:** July 10, 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

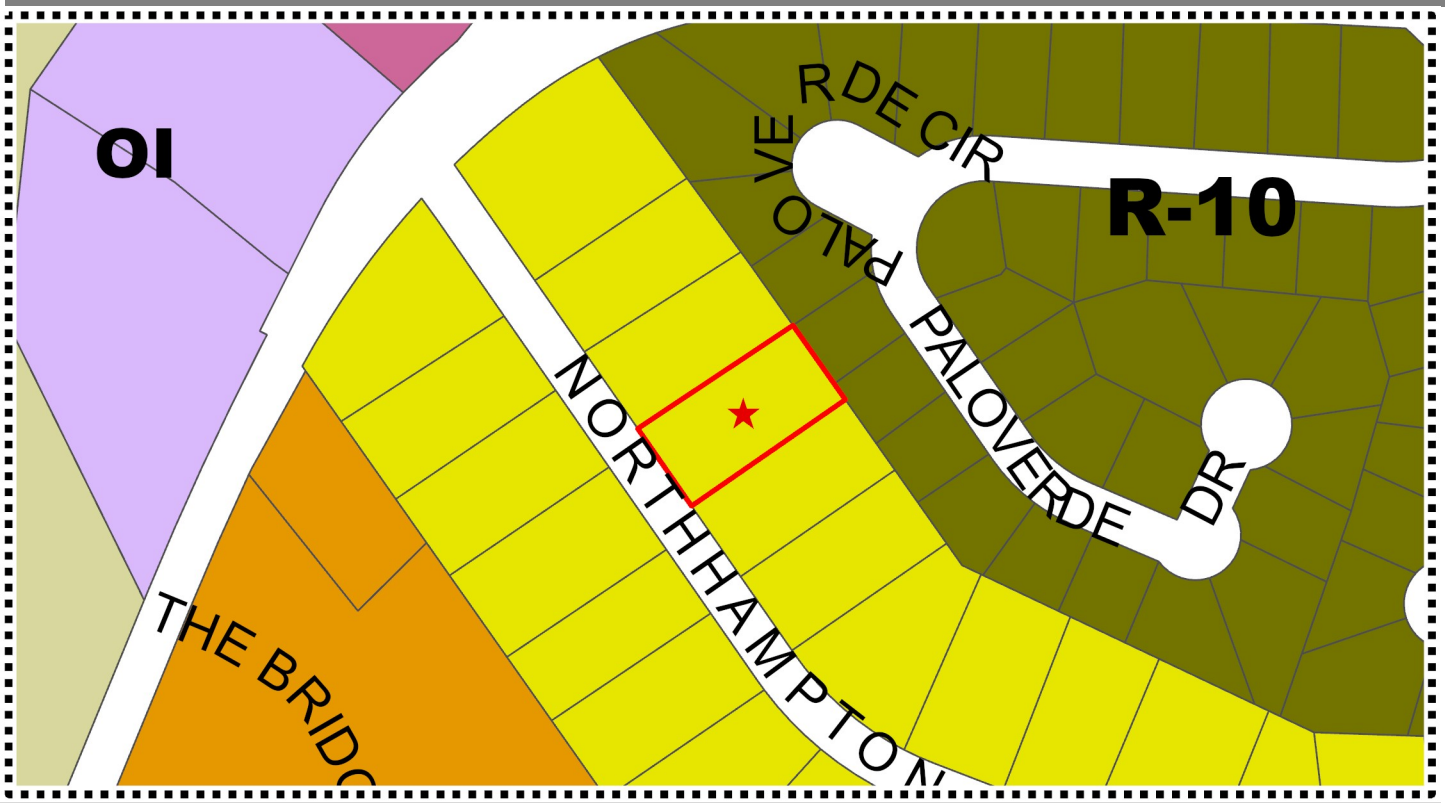
GOOGLE STREET VIEW OF THE RESIDENCE



STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-04

ZONING MAP



LEGEND

Zoning Districts

CBD	HI	OI	R-12	RA-5				
CRC	LI	PBSH	R-15	RA-6				
FST	MHP	PSC	R-20	RM-8				
GC	NRC	PUD-R	R-30	RM-12				
HGB	NS	PVC	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 R-10, Single-Family Residential District and is surrounded similar residential zoning districts, R-10 & R-15. The property is located on Lot 3 within the subdivision and contains a detached single-family home situated on approximately 0.48 +/- acres (20,909 sq. ft.). The lot was recorded in 1980 as part of Fairfax.

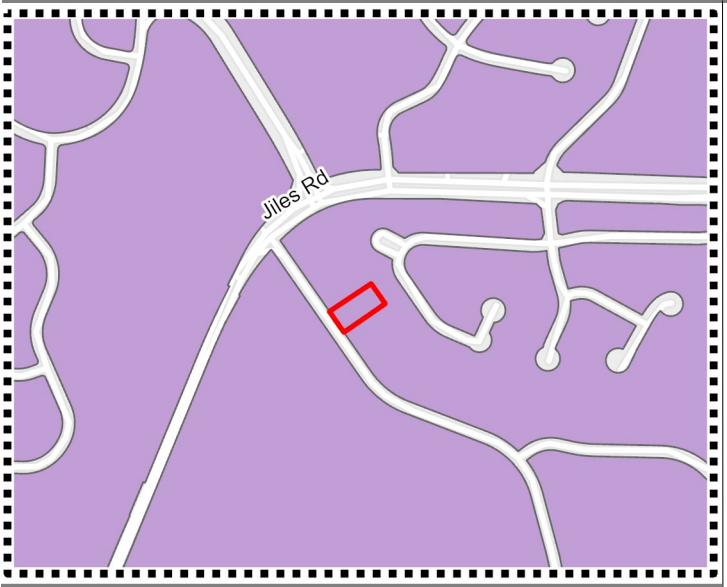
The property was built according to the outlined development standards:

- Minimum Lot Area: 15,000 sq. ft.
- Setbacks:
  - Front: 35’
  - Rear: 30’
  - Side: 10’

STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-04

2022 COMPREHENSIVE PLAN UPDATE



Residential Low/Medium (RL)

These are areas of residential land uses within the City. This may be single-family or multi-family housing. New development should reflect the character of the surrounding development.

Recommendations:

- Density: 1-4 units per acre
- Internal amenities
- Walkable; Connectivity to adjacent parcels
- Conservation of natural resource
- Percentage of housing dedicated to being affordable*

LEGEND

Kennesaw Areas

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

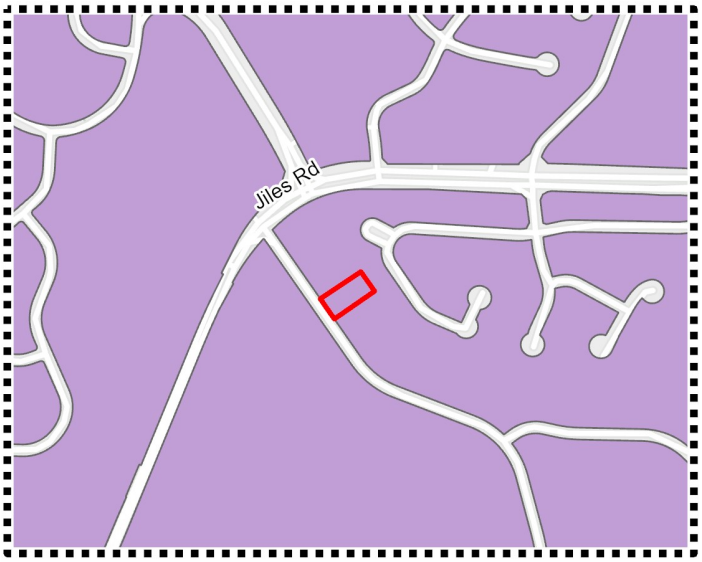
FUTURE LAND USE ANALYSIS

The Comprehensive Plan designates the future land use for the property as **Residential Low/Medium (RL).** The intent of the **Residential Low/Medium** Land Use is to support the growth, stability, and preservation of the character of existing residential neighborhoods while accommodating compatible residential development. 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 #: LU2026-04

COMPREHENSIVE PLAN | AREAS



LEGEND

Kennesaw Areas

- Cobb Parkway Commercial Corridor
- Ridenour
- West Pine Mountain
- East Pine Mountain Revitalization
- Kennesaw Due West
- Cobb International Industrial Corridor
- Kennesaw Marketplace
- Barrett and Old 41
- Jiles and Baker
- Swift-Cantrell
- Campus Living
- Cherokee Street Commercial Corridor
- North Cherokee
- Moon Station Industrial Corridor
- Historic Central Business District
- 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 wit neighborhood-compatible retail. This is the largest of the residential character areas in land area and 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 #: LU2026-04

ENVIRONMENTAL

Floodplain:
___ Yes
_✓_ No
___ Not Verified

Wetlands:
___ Yes
_✓_ No
___ Not Verified

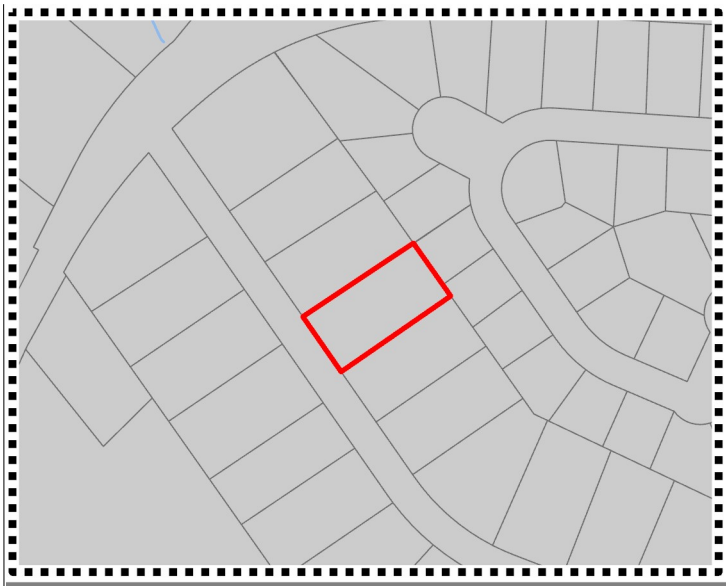
Drainage Basin:
_✓_ None
___ FEMA 100-year floodplain area
___ Flood Damage Prevention Ordinance[1]
___ Project subject to Cobb County Damage Prevention Requirements
___ Dam Breach Zone (Upstream)[2]

___ 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[3]
___ Chattahoochee River Corridor Tributary Area[4]
___ Georgia Erosion-Sediment Control Law and County Ordinance[5]
___ 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-feet undisturbed buffer each side of waterway.
4. Cobb County review (___-feet undisturbed buffer on each side)
5. State of Georgia and Cobb County review.

FEMA FLOOD ZONE MAP



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

ADDITIONAL COMMENTS REGARDING PROJECT:

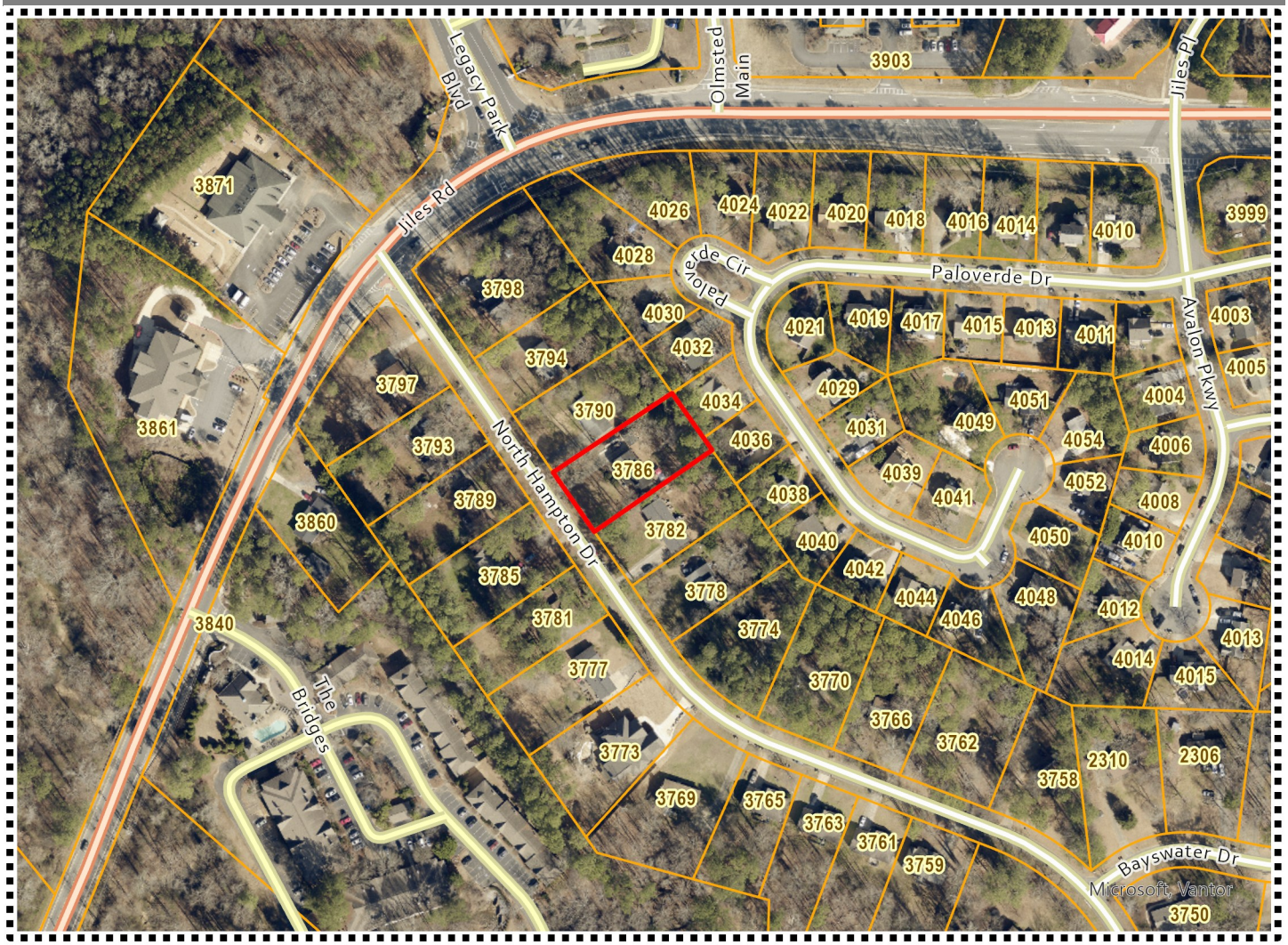
Applicant will be responsible to meet all City of Kennesaw Development & Zoning Ordinance Standards, State, County and applicable Federal regulations as part of the plan review approval process. All conceptual representations submitted with the application and acted on by Mayor and Council does not relieve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

STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-04

TRANSPORTATION DATA

AERIAL OF ROAD #1



Roadway Name
North Hampton Drive NW

Roadway Classification
Local

Speed Limit
25-MPH

Minimum Right-of-Way Requirement
50-feet minimum

STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-04

TYPE OF EQUIPMENT USED - PHOTOS PROVIDED BY THE APPLICANT



Embroidery Room

STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-04

PRODUCT EXAMPLES | PHOTOS PROVIDED BY THE APPLICANT



Example 1



Example 2



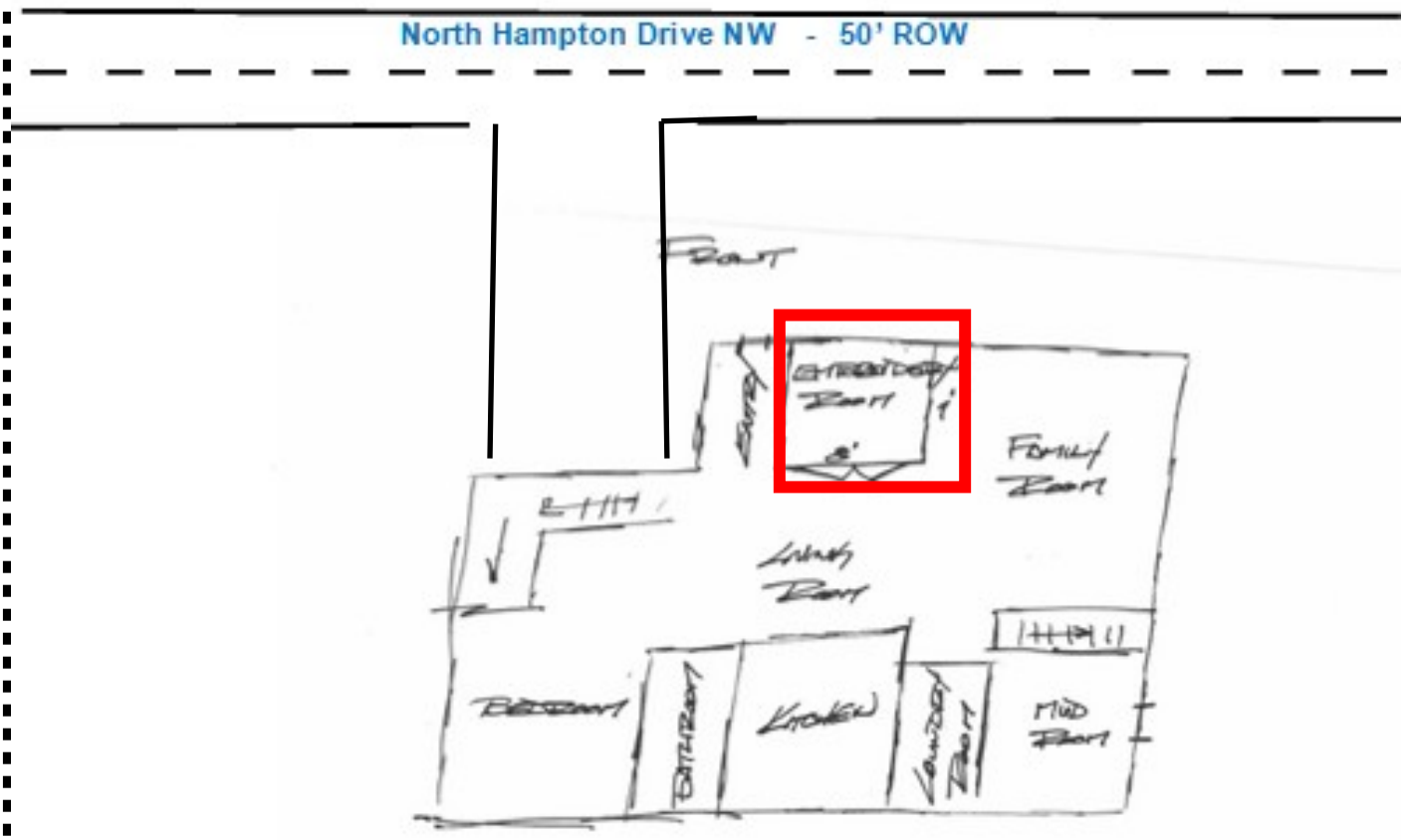
Example 3



Example 4

ZONING CASE #: LU2026-04

PROPOSED FLOOR PLAN OF WORKSPACE LOCATED IN THE HOME



STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-04

STAFF ANALYSIS:

The applicant, Gregory Miller, is requesting a Land Use Permit for the operations of a home occupation at the property located at 3786 North Hampton Drive NW zoned R-15 Single-Family Residential District . The applicant has applied for a Land Use Permit to design and produce embroidered textiles and goods for sale.

Under current regulation, ***Section 4.04.05* Standards for Home Occupations**, 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 on site employee connected to the functioning of the business.
4. **Number of commercial and business deliveries**
   There will be minimal traffic increase due to business related deliveries.
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 adversely affected, as there will be no clients visiting the property or external indication that a business is operating.
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 foot traffic or exterior indication of the home occupation or variation from the residential character of the principal use that would indicate the presence of a business.
7. **Hours of operation**
   The applicant plans to operate during traditional working hours, creating no visible or audible impact to any neighboring property.
8. **Existing business uses in the vicinity**
   The property is zoned R-15 Single-Family Residential (R-15) and is surrounded exclusively by single-family residential homes.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2026-04

STAFF ANALYSIS:

9. **Effect on property values of surrounding property**
   The proposed home occupation is not expected to adversely affect the value of surrounding properties. No significant alterations to the exterior of the dwelling are proposed, and the property's residential zoning designation will remain unchanged.

10. **Circumstances surrounding neighborhood complaints**
    Staff has not identified any anticipated adverse impacts that would be expected to generate complaints from surrounding property owners. To ensure the proposed use complies with the standards of the Unified Development Code, staff has included recommended conditions of approval, which are outlined in the recommendation section of this report.

11. **Intensity of the proposed business use**
    The proposed home occupation is a low-intensity use that is compatible with the character and development pattern of the surrounding R-10 and R-15 Single-Family Residential zoning districts.

12. **Location of use within the neighborhood**
    Staff finds that the proposed home occupation will be conducted entirely within an enclosed building. The use will be limited to the designated embroidery room and office space within the principal residential structure and will not extend beyond the dwelling or create impacts on the surrounding neighborhood.

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 #LU2026-04.

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 August 5, 2026

MAYOR AND COUNCIL DECISION:

To be determined on August 17, 2026

Date Received 06/22/26
Staff's Initials CMC

LAND USE & SPECIAL LAND USE APPLICATION

☑ LAND USE APPLICATION — **Required Fee $250.00**

☐ SPECIAL LAND USE APPLICATION

Is this property located within the Kennesaw Historic District (yes)_____ (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 6/22/26 Staff's Initials _____

PURPOSE OF LAND USE REQUEST Operating Home Embroidery Business

LAND USE PROPERTY ADDRESS 3786 NorthHampton Drive Kennesaw 30144

Land Lot 90 Tax Parcel 20009000170 Lot Size .48 Acre Current Zoning R15

APPLICANT Gregory Miller

APPLICANT EMAIL [redacted]

Applicant address 3786 NorthHampton Drive Kennesaw 30144

(Home#) ✓ (Fax#) ✓ (Work#) ✓

(Cell#) [redacted]

Applicant Signature Gregory M. Miller

Signed, sealed and delivered in presence of: Samantha Rainey 6/22/2026
Notary Date

SAMANTHA RAINEY NOTARY PUBLIC GEORGIA CHEROKEE COUNTY EXPIRES September 11, 2026 W-00574124

REPRESENTIVE _____

(Fax #)_____ (Work#)_____ (Cell#) _____

Representative Signature _____

Signed, sealed and delivered in presence of: _____
Notary Date

TITLEHOLDER: Gregory Miller **Telephone** [redacted]

Signature: Gregory M. Miller **Address:** 3786 NorthHampton Drive Kennesaw 30144

Signed, sealed and delivered in presence of: Samantha Rainey 6/22/2026
Notary Date

SAMANTHA RAINEY NOTARY PUBLIC GEORGIA CHEROKEE COUNTY EXPIRES September 11, 2026 W-00574124

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

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 22ND day of JUNE, 2026

GREGORY MILLER

Applicant's Signature

[1] If the answer to any of the above is "'Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2] Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on 07/10/2024 in accordance with the application requirements.

07/10/2024
Date

Applicant or Authorized Agent

Sworn and subscribed before me this 10th day of July 2024

Notary Public

INDIA E ALDRED
NOTARY
EXPIRES
GEORGIA
07/04/2027
PUBLIC
COBB COUNTY

FRONT


ENTRY
ENTERTAINMENT ROOM
8'
7'
FAMILY ROOM
LIVING ROOM
BEDROOM
BATHROOM
KITCHEN
LAUNDRY ROOM
MUD ROOM




The Walker
School




FiberGard
PLUS!
FABRIC PROTECTION


TMS

Deed Book 16064 Page 2789
Filed and Recorded 06/14/22 9:33:00 AM
2022-0070086
Georgia Intangible Tax Paid $375.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 4463180301
7067927936

When recorded, return to:
First American Mortgage Solutions
Attn: Final Document Department
C/O: Homebridge Financial Services, Inc.
1795 International Way
Idaho Falls, ID 83402
208-528-9895

Escrow No.: 76686DB
LOAN #: 8010277303

[Space Above This Line For Recording Data]

SECURITY DEED

MIN: 1002882-0200650337-2
MERS PHONE #: 1-888-679-6377

Unofficial Copy

DEFINITIONS
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **June 8, 2022,** together with all Riders to this document.
(B) "Borrower" is **GREGORY H MILLER AND MARY K MILLER, HUSBAND AND WIFE.**

Borrower is the grantor under this Security Instrument.
(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the grantee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
(D) "Lender" is **Homebridge Financial Services, Inc..**

Lender is **a Corporation,** organized and existing under the laws of **New Jersey.**
Lender's address is **194 Wood Ave., South, 9th Floor, Iselin, NJ 08830.**

(E) "Note" means the promissory note signed by Borrower and dated **June 8, 2022.** The Note states that Borrower owes Lender **ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100*** * * *

LOAN #: 8010277303

plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **July 1, 2052.**

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

☐ Adjustable Rate Rider ☐ Condominium Rider ☐ Second Home Rider
☐ Balloon Rider ☐ Planned Unit Development Rider ☐ 1-4 Family Rider
☐ Biweekly Payment Rider ☐ V.A. Rider
☐ Other(s) [specify]

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS, with power of sale, the following described property located in the **County**

[Type of Recording Jurisdiction]

of **Cobb**

[Name of Recording Jurisdiction]:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A"
APN #: 20-0090-0-017-0

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which currently has the address of **3786 North Hampton Drive, Kennesaw,**
[Street] [City]

Georgia **30144** ("Property Address"):
[Zip Code]

TO HAVE AND TO HOLD this property unto MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, forever, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage

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Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the

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payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

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9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property (as set forth below). Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, making repairs, replacing doors and windows, draining water from pipes, and eliminating building or other code violations or dangerous conditions. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has – if any – with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

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11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

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14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check

Unofficial Document

Initials: _____

is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale granted by Borrower and any other remedies permitted by Applicable Law. Borrower appoints Lender the agent and attorney-in-fact for Borrower to exercise the power of sale. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

Initials: _____

LOAN #: 8010277303

If Lender invokes the power of sale, Lender shall give a copy of a notice of sale by public advertisement for the time and in the manner prescribed by Applicable Law. Lender, without further demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Lender determines. Lender or its designee may purchase the Property at any sale.

Lender shall convey to the purchaser indefeasible title to the Property, and Borrower hereby appoints Lender Borrower's agent and attorney-in-fact to make such conveyance. The recitals in the Lender's deed shall be prima facie evidence of the truth of the statements made therein. Borrower covenants and agrees that Lender shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it. The power and agency granted are coupled with an interest, are irrevocable by death or otherwise and are cumulative to the remedies for collection of debt as provided by Applicable Law.

If the Property is sold pursuant to this Section 22, Borrower, or any person holding possession of the Property through Borrower, shall immediately surrender possession of the Property to the purchaser at the sale. If possession is not surrendered, Borrower or such person shall be a tenant holding over and may be dispossessed in accordance with Applicable Law.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall cancel this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Waiver of Homestead. Borrower waives all rights of homestead exemption in the Property.

25. Assumption Not a Novation. Lender's acceptance of an assumption of the obligations of this Security Instrument and the Note, and any release of Borrower in connection therewith, shall not constitute a novation.

26. Security Deed. This conveyance is to be construed under the existing laws of the State of Georgia as a deed passing title, and not as a mortgage, and is intended to secure the payment of all sums secured hereby.

BORROWER ACCEPTS AND AGREES to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

IN WITNESS WHEREOF, Borrower has signed and sealed this Security Instrument.

Signed, sealed and delivered in the presence of:

Unofficial Copy

GREGORY H MILLER — 6.8.22 (Seal) DATE

MARY K MILLER — 6/8/22 (Seal) DATE

Unofficial Witness

Notary Public,
COBB County

JENNIFER H HENNINGER NOTARY PUBLIC PAULDING COUNTY EXPIRES GEORGIA 08/29/2025

Lender: Homebridge Financial Services, Inc.
NMLS ID: 6521
Loan Originator: Ben Bell
NMLS ID: 1450064

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 90 of the 20th District, 2nd Section, Cobb County, Georgia, being Lot 4, Fairfax Subdivision, as per plat recorded in Plat Book 82, Page 15, Cobb County, Georgia records

Unofficial Copy

OWNER'S ACKNOWLEDGEMENT:

The owner of the land shown on this plat and who in person or through a duly authorized agent acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places hereon shown for the purpose and consideration herein expressed.

OWNER: [signature] DATE: December 17, 1979
for: REGENTS LAND CORP.

SURVEYOR'S ACKNOWLEDGEMENT:

I hereby certify that the plan 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 Cobb County Subdivision Regulations.

[signature]
Registered Georgia Land Surveyor # 1549

GEORGIA REGISTERED No. 1549 LAND SURVEYOR THOMAS M. GINN, SR.

COBB COUNTY CERTIFICATION:

This plat having been submitted to Cobb County and having been found to comply with the Master Plan, the Cobb County Subdivision Regulations and the Cobb County Zoning Regulations is approved subject to the installation and dedication of all streets, utilities, easements, and other improvements in accordance with the Standard DEsigh Specifications.

2-26-80 Date — [signature] Engineering Department

2-26-80 Date — [signature] Zoning Dept./Planning Commission

2-26-80 Date — [signature] Board of Commissioners

CERTIFICATION OF THE COUNTY HEALTH OFFICERS:

This plat has been approved for individual septic tank systems, and individual septic tank permits will be issued upon receipt of individual plot plans, shownig the septic tank system in a suitable place on the lot. (Not binding after 3 years)

Dated this 14th day of Feb., 1979.

W.C. Heath
Cobb County Health Officer

LOT	AREA (SQ.FT.)	LOT	AREA (SQ.FT.)	LOT	AREA (SQ.FT.)
1	27,225	40	21,816	79	20,305
2	20,000	41	21,605	80	20.391
3	20,000	42	20,103	81	20,477
4	20,000	43	20,000	82	20, 563
5	20,000	44	20,000	83	20,649
6	20,000	45	20,202	84	20, 735
7	22,708	46	24,986	85	21, 808
8	21,179	47	21,622	86	22, 816
9	20,056	48	20,330	87	42,593
10	24,083	49	21,517	88	33,096
11	21, 641	50	31,193	89	22,120
12	23,480	51	31,698	90	21,607
13	21,867	52	20,393	91	20,480
14	25,409	53	21, 357	92	20,480
15	30,000	54	24,981	93	20,480
16	21,021	55	46,729	94	20,755
17	24,348	56	27,148	95	20,940
18	22,020	57	21,779	96	21,750
19	22,383	58	24,583	97	21,755
20	26,257	59	20,300	98	30,000
21	23,353	60	20,465	99	20,000
22	23,084	61	25,165	100	20,000
23	21, 773	62	37,725	101	20,000
24	36,126	63	37,056	102	20,000
25	28,813	64	26,671	103	20,927
26	31,099	65	20,000	104	± 40,800
27	33,617	66	20,000		
28	± 45,300	67	20,000	106	± 84,600
29	44,100	68	20,000	107	39,449
		69	20,000	108	41,786
31	± 31,100	70	20,035	109	24,936
32	26,097	71	21,488	110	28,790
33	27,907	72	25,835	111	27,411
34	30,491	73	24,402	112	21,978
35	46,450	74	21,873	113	21,966
36	35,675	75	21,365	114	21,957
37	27,910	76	20,607	115	21,948
38	20,671	77	20,133	116	21,938
39	20,122	78	20,210	117	27,302

SQ. FT. OUTSIDE FLOOD PLAIN
SQ. FT. WITHIN FLOOD PLAIN

VICINITY MAP
NO SCALE

CURVE DATA					
CURVE	Δ	RADIUS	TANGENT	LENGTH	CHORD
#1	34°13'15"	357.33	110.00	213.42	210.26
#2	54°01'24"	338.03	172.32	318.72	307.04
#3	16°00'00"	711.54	100.00	198.70	198.05
#4	90°00'00"	810.00	810.00	329.87	296.98
#5	45°37'23"	285.31	120.00	227.18	221.23
#6	59°00'00"	194.42	110.00	200.21	191.48
#7	62°00'00"	166.43	100.00	180.09	171.43
#8	14°08'57"	578.22	71.14	141.56	141.20
#9	42°55'13"	279.82	110.00	209.61	204.76
#10	50°19'41"	212.86	100.00	186.97	181.02

FINAL PLAT FOR
FAIRFAX
LOCATED IN L.L. 90, 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=100' DATE: JUNE 29, 1979

0 1 2 3 4 5

Lots #14, 15, 25, 33, 35, 36, 57 & 77 - 3BR only

Lots #31 & 32; 108 & 109; 33 & 34; OK Combined as indicated.

Disapproved lots:

Steep:	Low:
31	24
32	
34	
88	107
104	108
22	109

RECORDED IN PLAT BOOK 75, PAGE 65
ON 2-29, 1980 AT 4:00 PM
Jack L. Graham
CLERK, COBB SUPERIOR COURT

NOTE:
PROTECTIVE COVENANTS RECORDED IN DEED BOOK 2123, PAGE 367.

Date of boundary field work completion - November 14, 1978. Error of Closure of original traverse exceeds 10,000:1. Angular error per point on original traverse = 0° 00' 03". Equipment used - Wild T-16 theodolite and DI-10 Distance meter. No point on this plat is within 500' of a National Geodetic Survey monument.

--------- 20' Drainage Easement
--------- 10' Drainage Easement

o Denotes Iron Pin # 4 Rebar

Area of Tract = 80.21 acres

Variable drainage easements shall be 10' from center of ditch line or 5' from center of drain pipe on each side.

SOUTHERN SURVEYING & MAPPING CO, INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066 PH 926-7750

E 366-78

2025 COBB COUNTY PROPERTY TAX BILL

Pay online at **www.cobbtax.gov/property** or **(866) 535-2622**
See the back of this bill for more important information

PO Box 100127 • Marietta, GA 30061-7027
(770) 528-8600 • tax@cobbtax.org

CARLA JACKSON
TAX COMMISSIONER

HEATHER WALKER
CHIEF DEPUTY

PAID IN FULL

PAYMENT DUE: 2025-10-15

Payment must be received or USPS Postmarked by the due date. Metered or kiosk postmarks are not proof of timely mailing.

Property Owner(s)	Address	Due Date	Amount
MILLER GREGORY L & MARY K	3786 N HAMPTON DR	2025-10-15	$ 1,059.69

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
20009000170	$ 490,760.00	$196,304	0	3 -KENNESAW	yes; Basic, School

Taxing Authority	Assessed Value	- Exemption	= Net Assessment	x Millage Rate	= Taxes Due
SCHOOL	$196,304	$ 196,304.00	$0	0.0187	$ 0.00

•The adopted millage rate exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe.
•Cobb County Board of Education chose to opt out of property tax relief for homeowners related to HB 581 (2024). If you have concerns about that decision, please call (770) 426-3300.

Levied by the **Cobb County Board of Education** representing approximately 0.00% of your taxes due.

COUNTY GENERAL	$196,304	$ 139,960.00	$56,344	0.00846	$ 476.67

•The adopted millage rate exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe.

COUNTY FIRE	$196,304	$ 0.00	$196,304	0.00297	$ 583.02

Levied by the **Board of Commissioners** representing approximately 100.00% of your taxes due.

$ 0.00

Tax Year	Parcel ID	Due Date		Appeal Amount		Total Taxes Due
2025	20009000170	2025-10-15	Pay:	0	or	$ 1,059.69

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date		Appeal Amount		Total Taxes Due	Amount Enclosed
2025	20009000170	2025-10-15	Pay:	0	or	$ 1,059.69	

Late fees apply after 2025-10-15
(See back)

RE20252000900017O

2025 Cobb County Property Tax Bill

MILLER GREGORY L & MARY K

or Current Property Owner
3786 NORTH HAMPTON DR

KENNESAW GA 30144-1173

IS YOUR INFORMATION UP TO DATE?

☐ My mailing address has changed.

☐ I no longer own this property.

Date Moved: _____

New Mailing Address:

_____

_____

Signature : _____

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 #
20009001700	3/3-BOND - KENNESAW CITY	297922

Property Owner/Location/Description	Fair Market Value	Taxable Value
SHELTON PAUL & LEWIS AMELIA 4006 AVALON PKWY	364,600	145,840

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	145,840		0		145,840		7.7500000000		$1,130.26
BOND	145,840		0		145,840		1.4000000000		$204.18

Exemptions:

Printed June 8, 2026,

Settled Value Bill: You are receiving this bill due to a value correctoion from the Cobb County Tax Assessors for tax years 2022 - 2025.

This bill reflects the remaining balance due by 8/31/2026.

If applicable, this bill should be forwarded to the mortgage company.

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

Current Year Tax	$1,334.44
Interest	$0.00
Penalty	$0.00
Other Fees	$0.00
Payments Received	$1,334.44
Other Amounts Due	$0.00
Total Due	$0.00
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:	20009001700
Amount Due:	$0.00
Bill#:	297922
Due Date:	12/01/2025
	AMOUNT PAID

SHELTON PAUL & LEWIS AMELIA
4006 AVALON PKWY
KENNESAW, GA 30144

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

Date Received 06/22/26
Staff's Initials CMC

LAND USE & SPECIAL LAND USE APPLICATION

☑ **LAND USE APPLICATION** **Required Fee $250.00**

☐ **SPECIAL LAND USE APPLICATION**

Is this property located within the Kennesaw Historic District (yes)_____ (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 6/22/26 Staff's Initials _____

PURPOSE OF LAND USE REQUEST Operating Home Embroidery Business

LAND USE PROPERTY ADDRESS 3786 NorthHampton Drive Kennesaw 30144

Land Lot 90 Tax Parcel 20009000170 Lot Size .48 Acre Current Zoning R15

APPLICANT Gregory Miller

APPLICANT EMAIL [redacted]

Applicant address 3786 NorthHampton Drive Kennesaw 30144

(Home#) ✓ (Fax#) ✓ (Work#) ✓

(Cell#) [redacted]

Applicant Signature Gregory M. Miller

Signed, sealed and delivered in presence of: Samantha Rainey 6/22/2026
Notary **Date**

SAMANTHA RAINEY NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES September 11, 2026 W-00574124

REPRESENTIVE _____

(Fax #)_____(Work#)_____(Cell#) _____

Representative Signature _____

Signed, sealed and delivered in presence of: _____
Notary **Date**

TITLEHOLDER: Gregory Miller **Telephone:** [redacted]

Signature: Gregory Miller **Address:** 3786 NorthHampton Drive Kennesaw 30144

Signed, sealed and delivered in presence of: Samantha Rainey 6/22/2026
Notary **Date**

SAMANTHA RAINEY NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES September 11, 2026 W-00574124



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU 2026-004	R-10	Home-based Business
AX	RZ		
DX			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

3786 N Hampton Drive

Land Lot 90, Tax Parcel 17

Subject Property

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

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 123 '
Print Date: 6/24/2026
LU2026_004

July 13, 2026

Subject: Please Take Notice - Notification of Nearby Zoning Application
3786 North Hampton Drive, Kennesaw, GA, 30144 – 20009000170

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.

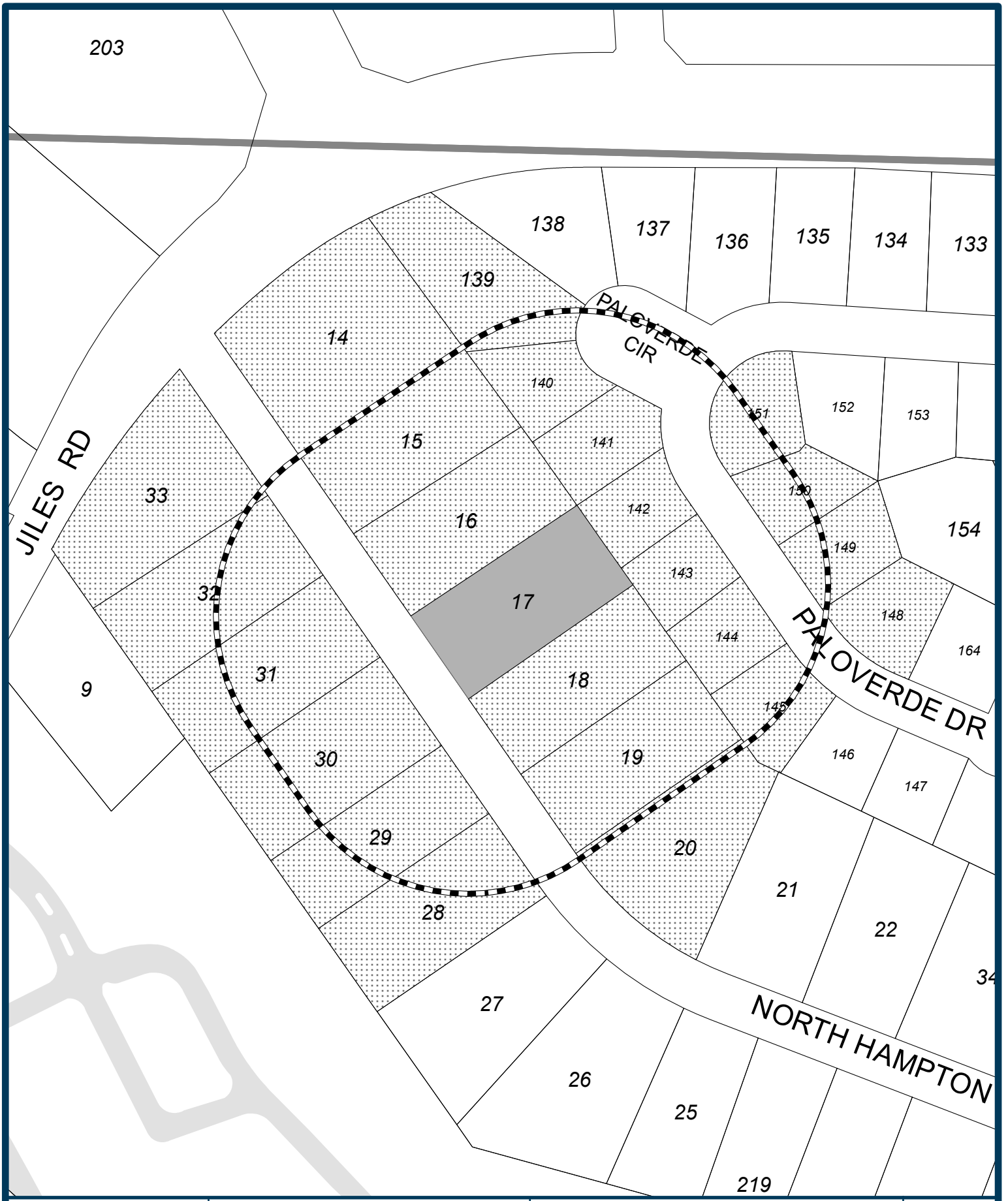
The application details are as follows:
Applicant Name: Gregory Miller
Property Address: 3786 North Hampton Drive
Parcel Identification Number: 20009000170
Description of Proposal: Consideration for approval of a land use request to obtain a home occupation business license to operate an embroidery business.

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	**Mayor & Council Meeting**
Date: 8/5/26	Date: 8/17/26
Time: 6:30 p.m.	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 GREGORY MILLER Date 7/3/2026



Subject Parcel

200' Radius

Properties Notified

3786 N Hampton Dr
Land Lot 90,
Tax Parcel 17

LU2026-004
200' PROPERTY NOTIFICATION

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

Derek Easterling, MAYOR
Lea Alvarez, CITY CLERK

Date: 6/24/2026
LU2026_004

1" = 129'

9589 0710 5270 4271 3655 13

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

For delivery information, visit our website at www.usps.com®.
Marietta GA 30066

OFFICIAL USE

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	$
Postage	$0.78
Total Postage and Fees	$10.48

0257 20
Postmark Here
07/10/2026

Sent To: Sunstone Holdings LLC
Street and Apt. No., or PO Box No.: 2359 Morgan Rd NE 1
City, State, ZIP+4®: Marietta GA 30066

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

9589 0710 5270 4271 3655 20

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

For delivery information, visit our website at www.usps.com®.
Kennesaw GA 30144

OFFICIAL USE

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	$
Postage	$0.78
Total Postage and Fees	$10.48

0257 20
Postmark Here
07/10/2026

Sent To: Hogberg LauraLynn & Bengt A
Street and Apt. No., or PO Box No.: 3717 N Hampton Dr NW
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3654 45

U.S. Postal Service™
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Kennesaw GA 30144

OFFICIAL USE

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	$
Postage	$0.78
Total Postage and Fees	$10.48

0257 20
Postmark Here
07/10/2026

Sent To: Parker Michael K
Street and Apt. No., or PO Box No.: 3781 N Hampton Dr
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3655 37

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Kennesaw GA 30144

OFFICIAL USE

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	$
Postage	$0.78
Total Postage and Fees	$10.48

0257 20
Postmark Here
07/10/2026

Sent To: Fradella Mavro Mecham Kim R
Street and Apt. No., or PO Box No.: 3793 N Hampton Dr
City, State, ZIP+4®: Kennesaw GA 30144-6104

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

9589 0710 5270 4271 3654 69

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Kennesaw GA 30144

OFFICIAL USE

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	$
Postage	$0.78
Total Postage and Fees	$10.48

0257 20
Postmark Here
07/10/2026

Sent To: Arnold Matthew Alan
Street and Apt. No., or PO Box No.: 402 Palaverde Dr.
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3654 52

U.S. Postal Service™
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Kennesaw GA 30144

OFFICIAL USE

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	$
Postage	$0.78
Total Postage and Fees	$10.48

0257 20
Postmark Here
07/10/2026

Sent To: Mantooth Mianna T & Smith Gregory M
Street and Apt. No., or PO Box No.: 3789 N Hampton Dr NW
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3658 89

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Kennesaw GA 30144
OFFICIAL USE

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

0257 20
Postmark Here
JUL 2026
07/10/2026

Sent To: Delce Debora R
Street and Apt. No., or PO Box No.: 4030 Paloverde Dr NW
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3658 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
Rockville, MD 20853
OFFICIAL USE

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

0257 20
Postmark Here
JUL 10 2026
07/10/2026

Sent To: Hoi Bob Lei & Cai Lixia
Street and Apt. No., or PO Box No.: 4003 Wild Grape Ct.
City, State, ZIP+4®: Rockville MD 20853

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

9589 0710 5270 4271 3658 72

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
Kennesaw GA 30144
OFFICIAL USE

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

0257 20
Postmark Here
07/10/2026

Sent To: Bulick Catherine J/Monaus Phoenix D/ Bulick Edward Alvin
Street and Apt. No., or PO Box No.: 4028 Paloverde Cir NW
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3654 83

U.S. Postal Service™
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Kennesaw GA 30144
OFFICIAL USE

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

0257 20
Postmark Here
07/10/2026

Sent To: Hanak Jake S & Gregory S
Street and Apt. No., or PO Box No.: 3782 N Hampton Dr NW
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3658 96

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
Alpharetta GA 30022
OFFICIAL USE

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

0257 20
Postmark Here
JUL 2026
07/10/2026

Sent To: Lees David F & Pinky P
Street and Apt. No., or PO Box No.: 2420 Bethany Bend
City, State, ZIP+4®: Alpharetta GA 30022

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

9589 0710 5270 4271 3654 76

U.S. Postal Service™
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Marietta GA 30067
OFFICIAL USE

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

0257 20
Postmark Here
JUL 10 2026
07/10/2026

Sent To: CSMA BLT LLC c/o COLD RIVER LAND LLC
Street and Apt. No., or PO Box No.: 1850 Parkway Pl Ste 900
City, State, ZIP+4®: Marietta GA 30067-8261

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

9589 0710 5270 4271 3659 19

U.S. Postal Service™
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Domestic Mail Only

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Kennesaw, GA 30144

OFFICIAL USE

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	$
Postage	$0.78
Total Postage and Fees	$10.42

0257 20

Postmark Here
JUL 10 2026
07/10/2026

Sent To: Horton Patrick A & Carolek
Street and Apt. No., or PO Box No.: 4038 Paloverde Dr
City, State, ZIP+4®: Kennesaw GA 30144-1185

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

9589 0710 5270 4271 3659 33

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Marietta, GA 30067

OFFICIAL USE

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	$
Postage	$0.78
Total Postage and Fees	$10.42

0257 20

Postmark Here
JUL 10 2026
07/10/2026

Sent To: CSMA BLT LLC
Street and Apt. No., or PO Box No.: 1850 Parkway Pl Suite 900
City, State, ZIP+4®: Marietta GA 30067-8261

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

9589 0710 5270 4271 3659 02

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Kennesaw, GA 30144

OFFICIAL USE

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	$
Postage	$0.78
Total Postage and Fees	$10.42

0257 20

Postmark Here
JUL
07/10/2026

Sent To: Sterken Garrett & Sonia
Street and Apt. No., or PO Box No.: 4029 Paloverde Dr NW
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3659 40

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Kennesaw, GA 30144

OFFICIAL USE

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	$
Postage	$0.78
Total Postage and Fees	$10.42

0257 20

Postmark Here
JUL 2026
07/10/2026

Sent To: Hord Kevin A & Johnna L
Street and Apt. No., or PO Box No.: 4040 Paloverde Dr
City, State, ZIP+4®: Kennesaw GA 30144-1185

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

9589 0710 5270 4271 3659 26

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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	$
Postage	$0.78
Total Postage and Fees	$10.42

0257 20

Postmark Here
JUL 10 2026
07/10/2026

Sent To: Cogelia Mark N
Street and Apt. No., or PO Box No.: 4031 Paloverde Dr
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3659 57

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Kennesaw, GA 30144

OFFICIAL USE

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	$
Postage	$0.78
Total Postage and Fees	$10.42

0257 20

Postmark Here
JUL 10 2026
07/10/2026

Sent To: Weldetatyos Tadelech H
Street and Apt. No., or PO Box No.: 4039 Paloverde Dr NW
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3659 71

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

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Kennesaw GA 30144

OFFICIAL USE

Certified Mail Fee	$5.30
$	$4.40
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	$
Postage	$0.78
$	
Total Postage and Fees	$10.48
$	

0257 20

Postmark Here
07/10/2026

Sent To: Dugan Charles R Jr
Street and Apt. No., or PO Box No.: 3785 N Hampton Dr NW
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3659 88

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

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Kennesaw GA 30144

OFFICIAL USE

Certified Mail Fee	$5.30
$	$4.40
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	$
Postage	$0.78
$	
Total Postage and Fees	$10.48
$	

0257 20

Postmark Here
JUL 10 2026
07/10/2026

Sent To: Irvine Jacob
Street and Apt. No., or PO Box No.: 3797 N Hampton Dr NW
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3660 08

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Kennesaw GA 30144

OFFICIAL USE

Certified Mail Fee	$5.30
$	$4.40
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	$
Postage	$0.78
$	
Total Postage and Fees	$10.48
$	

0257 20

Postmark Here
JUL 10 2026
07/10/2026

Sent To: Isaacs Claud L & Betty Bernice
Street and Apt. No., or PO Box No.: 3798 North Hampton Dr
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3659 64

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

For delivery information, visit our website at www.usps.com®.
Kennesaw GA 30144

OFFICIAL USE

Certified Mail Fee	$5.30
$	$4.40
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	$
Postage	$0.78
$	
Total Postage and Fees	$10.48
$	

0257 20

Postmark Here
JUL 10 2026
07/10/2026

Sent To: Bazzani Gianfranco
Street and Apt. No., or PO Box No.: 4032 Paloverde Dr NW
City, State, ZIP+4®: Kennesaw GA 30144

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

9589 0710 5270 4271 3659 95

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

For delivery information, visit our website at www.usps.com®.
Lilburn GA 30047

OFFICIAL USE

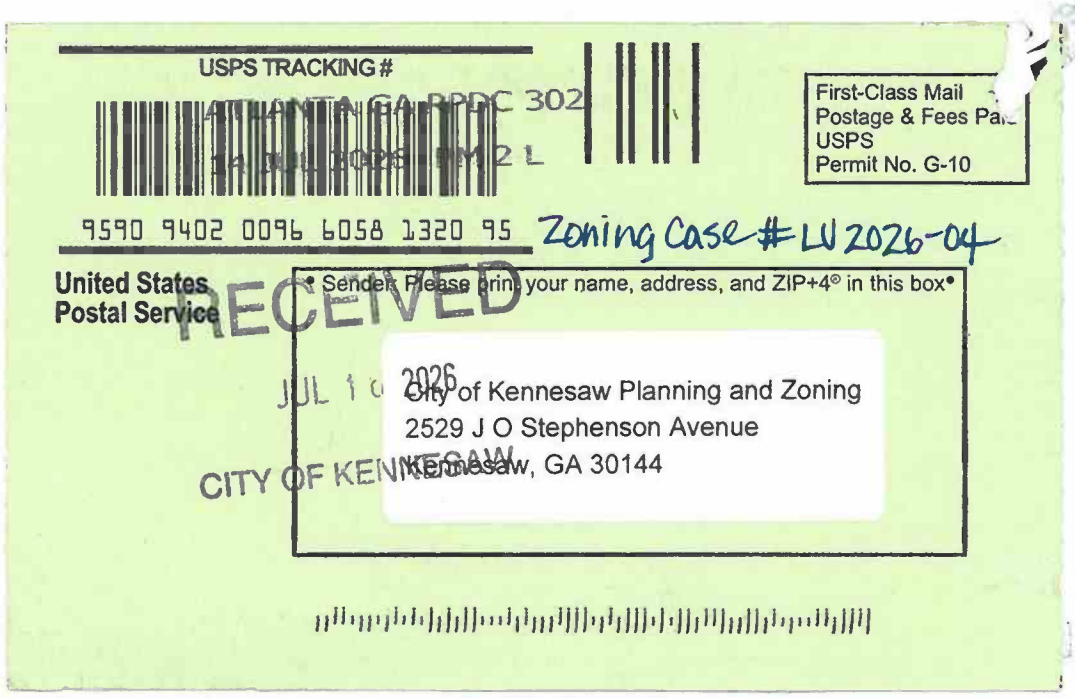
Certified Mail Fee	$5.30
$	$4.40
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$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

0257 20

Postmark Here
07/10/2026

Sent To: Tait Hugh John & Karen Kinnick
Street and Apt. No., or PO Box No.: 5160 Amsterdam Ct
City, State, ZIP+4®: Lilburn GA 30047

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


USPS TRACKING #
ATLANTA GA RPDC 302
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
9590 9402 0096 6058 1320 95
Zoning Case #LU2026-04
United States
Postal Service
RECEIVED
JUL 1 0 2026
CITY OF KENNESAW
• Sender: Please print your name, address, and ZIP+4® in this box•
City of Kennesaw Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

Relz

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 - 20009001440
HORTON PATRICK A & CAROLE K
4038 PALOVERDE DR
KENNESAW GA 30144-1185

9590 9402 0096 6058 1320 95

2. Article Number *(Transfer from service label)*
9589 0710 5270 4271 3659 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
Date

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
d Mail
d Mail Restricted Delivery
,500)

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:

ax Parcel - 20009000150
TAIT HUGH JOHN & KAREN KINNICK
5160 AMSTERDAM CT
LILBURN GA 30047

9590 9402 0096 6058 1320 19

2. Article Number *(Transfer from service label)*
9589 0710 5270 4271 3659 95

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

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

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 - 20009001420
LEES DAVID F & PINKY P
2420 BETHANY BEND
ALPHARETTA GA 30022

9590 9402 0096 6058 1321 18

2. Article Number *(Transfer from service label)*
9589 0710 5270 4271 3658 96

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

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

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Tax Parcel - 20009001410
BAZZANI GIANFRANCO
4032 PALOVERDE DR NW
KENNESAW GA 30144

9590 9402 0096 6058 1320 40

2. Article Number *(Transfer from service label)*
9589 0710 5270 4271 3659 64

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* GIANFRANCO BAZZANI C. Date of Delivery 07/15/26

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

3. Service Type
- ☐ Adult Signature
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1. Article Addressed to:

Tax Parcel - 20009001500
STERKEN GARRETT & SONIA
4029 PALOVERDE DR NW
KENNESAW GA 30144

9590 9402 0096 6058 1321 01

2. Article Number *(Transfer from service label)*
9589 0710 5270 4271 3659 02

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

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A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Garrett Sterken C. Date of Delivery 07/15/26

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

3. Service Type
- ☐ Adult Signature
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Permit No. G-10

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JUL 21 2026
CITY OF KENNESAW

Zoning Case#LV2026-04

United States Postal Service

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

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ATLANTA GA RPDC 302

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Zoning Case# LV2026-04

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Zoning Case#LV2026-04

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2529 J O Stephenson Avenue
Kennesaw, GA 30144

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Permit No. G-10

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CITY OF KENNESAW

Zoning Case#LV2026-04

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

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1. Article Addressed to:

Tax Parcel - 20009001480
WELDETATYOS TADELECH H
4039 PALOVERDE DR NW
KENNESAW GA 30144

9590 9402 0096 6058 1320 57

2. Article Number *(Transfer from service label)*
9589 0710 5270 4271 3659 57

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

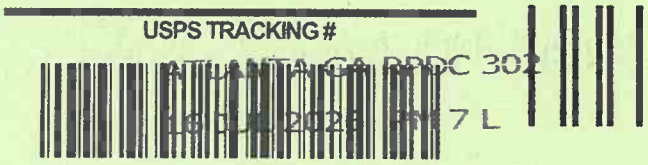
B. Received by *(Printed Name)*
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C. Date of Delivery
7-16-26

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

3. Service Type
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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USPS
Permit No. G-10

Zoning Case #LV2026-04

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CITY OF KENNESAW

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2529 J O Stephenson Avenue
Kennesaw, GA 30144

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

ATLANTA GA RPDC
JUL 2026 PM 6 L

9589 0710 5270 4271 3654 52

RDC 99

30144

U.S. POSTAGE
FCM LETTER
KENNESAW, GA
JUL 10, 2026

$10.48
S2324H500394-20

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JUL 21 2026
CITY OF KENNESAW

Tax Parcel - 20009000310
MANTOOTH MIANNA T & SMITH GREGORY M
3789 NORTH HAMPTON DR NW
KENNESAW GA 30144

VAC

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30144>2780

NIXIE 326 DE 1 0007/17/26
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 30144278029 *0871-04234-10-43

CERTIFIED MAIL®

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

ATLANTA GA RPDC
JUL 2026 PM 6 L

9589 0710 5270 4271 3658 72

RDC 99

30144

U.S. POSTAGE
FCM LETTER
KENNESAW, GA
JUL 10, 2026

$10.48
S2324H500394-20

RECEIVED
JUL 20 2026
CITY OF KENNESAW

Tax Parcel - 20009001390
BULICK CATHERINE J & MONCUS PHOENIX D &
BULICK EDWARD ALVIN
4028 PALOVERDE CIR NW
KENNESAW GA 30144

UTF

30144-1180
30144>2780

NIXIE 326 FE 1 0007/16/26
RETURN TO SENDER
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UNABLE TO FORWARD
BC: 30144278029 *0871-04239-10-43

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

Retail

ning Case#LU2026-04

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1. Article Addressed to:

Tax Parcel - 20009000310

MANTOOTH MIANNA T & SMITH GREGORY M
3789 NORTH HAMPTON DR NW
KENNESAW GA 30144

9590 9402 0096 6058 1321 87

2. Article Number (Transfer from service label)

9589 0710 5270 4271 3654 52

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
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3. Service Type

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- ☐ Signature Confirmation Restricted Delivery

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

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Retail

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- 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.

Tax Parcel - 20009001390

BULICK CATHERINE J & MONCUS PHOENIX D &
BULICK EDWARD ALVIN
4028 PALOVERDE CIR NW
KENNESAW GA 30144

9590 9402 0096 6058 1321 32

2. Article Number (Transfer from service label)

9589 0710 5270 4271 3658 72

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ 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

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

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS — Printed at 07/15/26 09:18 by khick-tj

Acct #: 110016 — Ad #: 567702 — Status: New WHOLD

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

Start: 07/17/2026 — Stop: 07/17/2026
Times Ord: 1 — Times Run: ***
LEG 1.00 X 2.47 Words: 200
Total LEG 2.47
Class: 8003 PUBLIC HEARING
Rate: LEGL — Cost: 30.00
Ad Descrpt: PH-4276 3786 N HAMPTON DR
Descr Cont: MDJ-4276 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: 3786 N HAMPTON DR
Created: khick 07/15/26 09:14
Last Changed: khick 07/15/26 09:18

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

PUB	ZONE	EDT	TP	RUN DATES
MDJ	A	95	S	07/17

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-4276
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 Gregory Miller for the property located at 3786 North Hampton Drive. Said request is to obtain a home occupational business license to operate a home embroidery business. Property consists of 0.48 +/- acres, lies in Land Lot 90, Tax Parcel 17 and is zoned R-15, Single Family Residential.

Said meetings shall be held before the Planning Commission on August 5, 2026 at 6:30 p.m. and the Mayor and Council will hold a public hearing on August 17, 2026 at 6:30 p.m. Both meetings will 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/

7:17-2026


3186
CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # LU2026-04
PURPOSE Home based business license to operate a home embroidery business
DATE OF PUBLIC MEETING: 8/5/2026 TIME: 6:30PM
DATE OF PUBLIC MEETING: 8/17/2026 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
FOR FURTHER INFORMATION PLEASE CALL :
PLANNING AND ZONING DEPARTMENT 770-590-8268
07.17.2026 07:46

Item Report

TO: The Planning Commission

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: August 5, 2026

TITLE: **AX2026-01** - Consideration to annex property located at 3227 Old 41 Highway and 3137 Robin Drive (20012600270 & 20012600260) from County Neighborhood Shopping (NS) and County R-20, Single Family Residential to City RA-6, Residential District as submitted by Traton, LLC. Said request is for the development of a single family detached community. Property consists of 12.216 +/- acres and lies in Land Lot 126, Tax Parcels 26 and 27.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. AX2026-01 & RZ2026-05 _3227 Old 41 Hwy & 3137 Robin Dr_Staff Analysis
2. AX2026-01 & RZ2026-05_3227 Old 41 Hwy & 3137 Robin Dr_Annexation & Rezoning 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
EMAIL: zoningdept@kennesaw-ga.gov

COMMUNITY DEVELOPMENT
Planning and Zoning

2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
AUGUST 17, 2026

PLANNING COMMISSION
AUGUST 5, 2026

LEGAL ADVERTISEMENTS
JULY 17, 2026

PUBLIC NOTICE SIGN
JULY 17, 2026

APPLICATION SUBMITTED
JUNE 25, 2026

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

Property Addresses
3227 Old 41 Hwy & 3137 Robin Drive

Applicant
Traton, LLC

Representative
J. Kevin Moore - Moore, Ingram, Johnson & Steele, LLP

Property Owners
Rosemary James Strickland & Victor Torres

Current Zoning
County R-20, Single Family & County Neighborhood Shopping (NS)

Future Land Use Category
County Low Density Residential

Project Request: Annex and rezone property from County R-20, Single Family and NS, Neighborhood Shopping to City RA-6 , Residential district for the construction of subdivision consisting of 35 single family detached units.



Aerial view of subject property

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes
Historic District: No
Cemetery: No **Floodplain:** No **Stream:** Yes
Parcel ID #: 20012600270 & 20012600260
Land Lot #: 126 **Tax Parcel #:** 27 & 26
Land Area: 12.216+/-

RECOMMENDATION

Staff Recommendation:
Approval with conditions of the annexation/ rezoning and **approval** of the variance request.

ADJACENT PROPERTY DETAILS

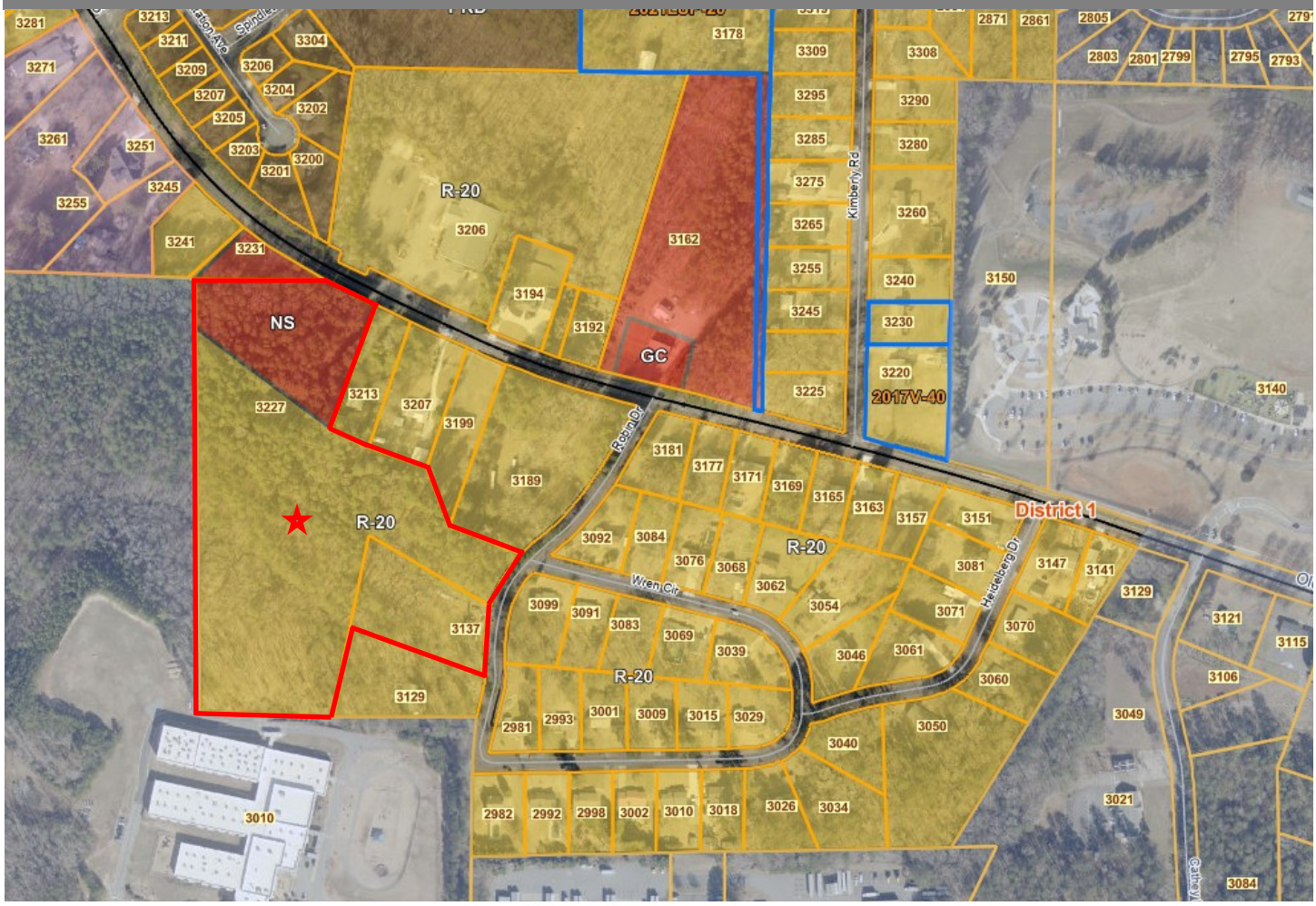
Surrounding Zoning Dist. and Future Land Use

North: Old 41 Hwy
Zoning: County R-20, Single Family Residential
Future Land Use: County Low Density Residential
South: No Street
Zoning: OI, Office/Institutional
Future Land Use: Public Service/Institutional (PI)
East: Robin Drive
Zoning: County R-20, Single Family Residential
Future Land Use: County Low Density Residential
West: No Street
Zoning: OI, Office/Institutional
Future Land Use: Public Service/Institutional (PI)

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

COBB COUNTY ZONING MAP



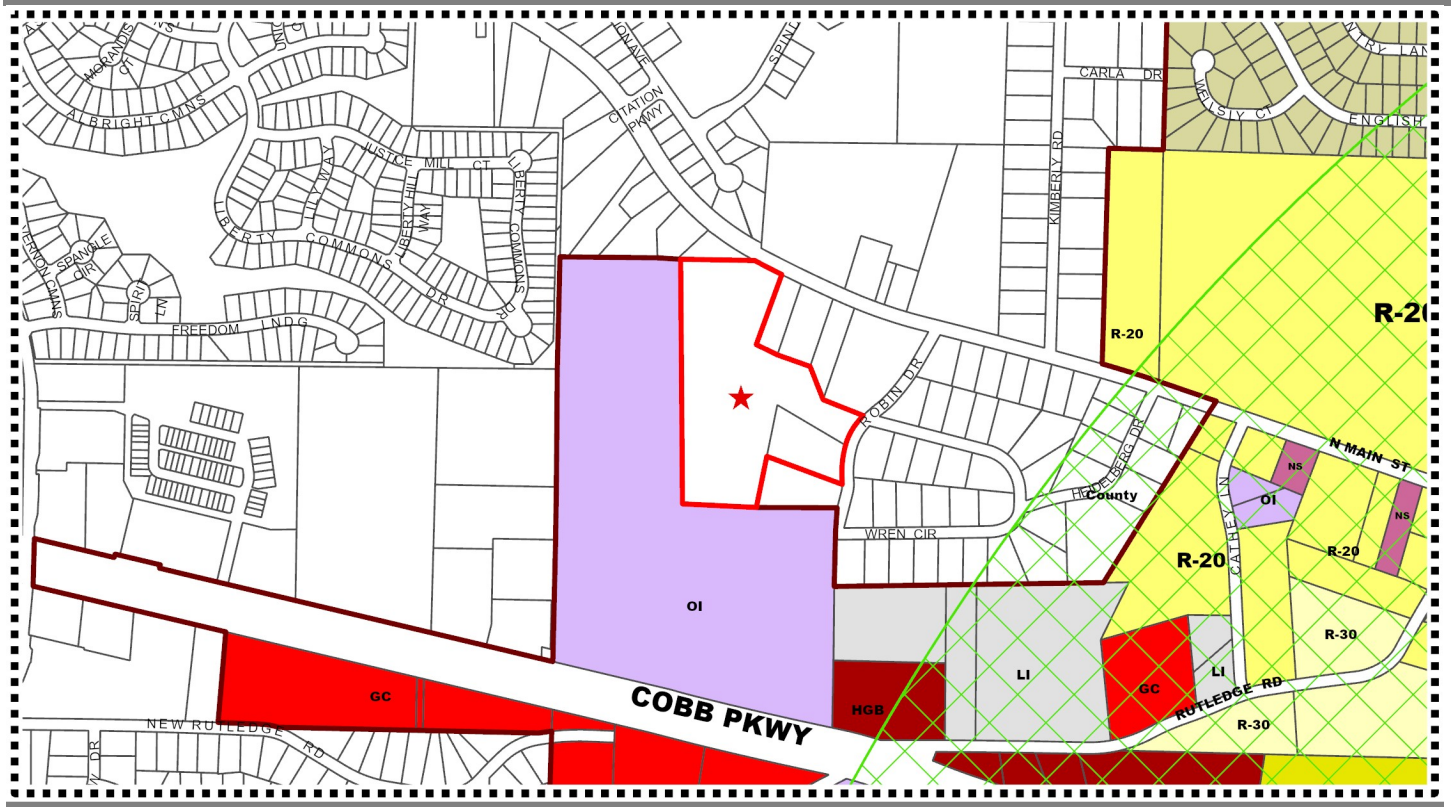
LOCATION:

The combined 12.216+/- acre tract is located off Old 41 Highway and Robin Drive and currently lies within unincorporated Cobb County. The surrounding area includes a mix of residential uses with limited commercial activity. To the east and north, the adjacent properties consist of various residential zoning classifications, including County R-20, Single Family Residential, and PRD, Planned Residential Development, characterized by single family detached homes. To the west and south, the property is bordered by a City zoned Office Institutional (OI) district, occupied by Northwest Classical Academy, a public charter school serving students in grades K–12.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

ZONING MAP



LEGEND

Zoning Districts

CBD	HI	OI	R-12	RA-5
CRC	LI	PBSH	R-15	RA-6
FST	MHP	PSC	R-20	RM-8
GC	NRC	PUD-R	R-30	RM-12
HGB	NS	PVC	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

The subject parcels are located in unincorporated Cobb County and are bordered to the south and west by City zoned parcels designated Office Institutional (OI). The parcels adjacent to the subject property to the north and east are also outside the City limits and are zoned County Neighborhood Shopping (NS) and R-20, Single Family Residential, creating a transition between City zoned institutional uses and County zoned commercial and residential districts.

Both subject properties are developed with older single-family homes. The property located at 3227 Old 41 Highway contains an approximately 1,874 sq. ft. single family dwelling constructed in 1964 on roughly 10.97 +/- acres, while the property located at 3137 Robin Drive is accessed from Robin Drive and includes an approximately 1,280 sq. ft. ranch-style dwelling built in 1955.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

COBB COUNTY FUTURE LAND USE MAP



FUTURE LAND USE LEGEND

RR	Rural Residential
VLDR	Very Low Density Residential
LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighborhood Activity Center
CAC	Community Activity Center
RAC	Regional Activity Center (Note: Sub-Categories)
IC	Industrial Compatible
IND	Industrial
PIA	Priority Industrial Area
TCU	Transportation/Communication/Utilities
PRC	Park/Recreation/Conservation
PI	Public Institutional

The Future Land Use Map does not categorize any land as Undeveloped or Agriculture/Forestry; development is anticipated throughout the county.

LOCATION:

The parcels are located in unincorporated Cobb County and carry a Future Land Use (FLU) designation of Low Density Residential (LDR). According to the Cobb County Comprehensive Plan, the LDR category identifies areas appropriate for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, with the option for non-supportive senior living housing to reach up to five (5) dwelling units per acre under specific circumstances. Allowable residential density is influenced by factors such as product type and mix, building height, tract size, topography, and overall compatibility with adjacent residential uses.

Under the HB 489 Intergovernmental Agreement between the City and Cobb County, any annexation and rezoning of County parcels with an LDR future land use designation into the City limits is subject to a maximum allowable density of 3 dwelling units per acre (DUA). This density cap ensures compatibility with surrounding County zoned neighborhoods while allowing the City to provide urban-level services and maintain consistent development patterns along jurisdictional boundaries.

Together, these parcels form a large, contiguous tract that establishes a strong foundation for the future development of a single-family subdivision. Their size, configuration, and existing residential character make them well- suited for a coordinated subdivision layout and compatible density transitions between County and City zoning districts.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

EXISTING SITE CONDITIONS - 3227 OLD 41 HWY





STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

EXISTING SITE CONDITIONS - 3137 ROBIN DRIVE





STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

DESCRIPTION OF ZONING REQUEST: **ANNEXATION/REZONING AND VARIANCE**

This is a annexation/rezoning and concurrent variance request submitted for 3227 Old 41 Hwy and 3137 Robin Drive.

REZONING:
The applicant seeks to annex the parcels into city limits and change the zoning designation from County Neighborhood Shopping (NS) and R-20, Single Family to City RA-6 Single Family Residential consisting of 35 single family dwelling units.

VARIANCE:
Request to reduce the front setback from forty (40) feet to twenty (20) feet as required by section 2.01.03.10 of the Unified Development Code (UDC).

PROJECT INTENT

The applicant is requesting to annex and rezone the property to city RA-6, Single Family district.

- Number of Units: 35 units (2.90 units/acres)
- Maximum Density: 6 units/acres
- Setbacks:
  - Front: 20 feet
  - Side: 5 feet
  - Rear: 30 feet
- Maximum Building height: 35 feet

PROPERTY DETAILS

1. **Address: 3227 Old 41 Hwy**
   Parcel ID#: 20012600270
   Total Land Acres: 10.653 +/- acres
   Property Owner: Strickland Rosemary James
   Cemeteries, Architectural, Archeological landmarks: Not apparent on this property
   State Water: Yes

2. **Address: 3137 Robin Dr**
   Parcel ID#: 20012600260
   Total Land Acres: 1.563 +/- acres
   Property Owner: Torres Victor
   Cemeteries, Architectural, Archeological landmarks: Not apparent on this property
   State Water: No

UNIFIED DEVELOPMENT CODE

Section 2.01.03.10 - Lot size, setback and building height requirements for developments within the RA-6 Residential district.

The RA-6 district is established to provide locations for the development of affordable single-family detached or attached residential dwelling units including the combination of duplexes, triplexes, and quadraplexes, with access to both public water and sewerage for medium to high density residential classifications as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time.

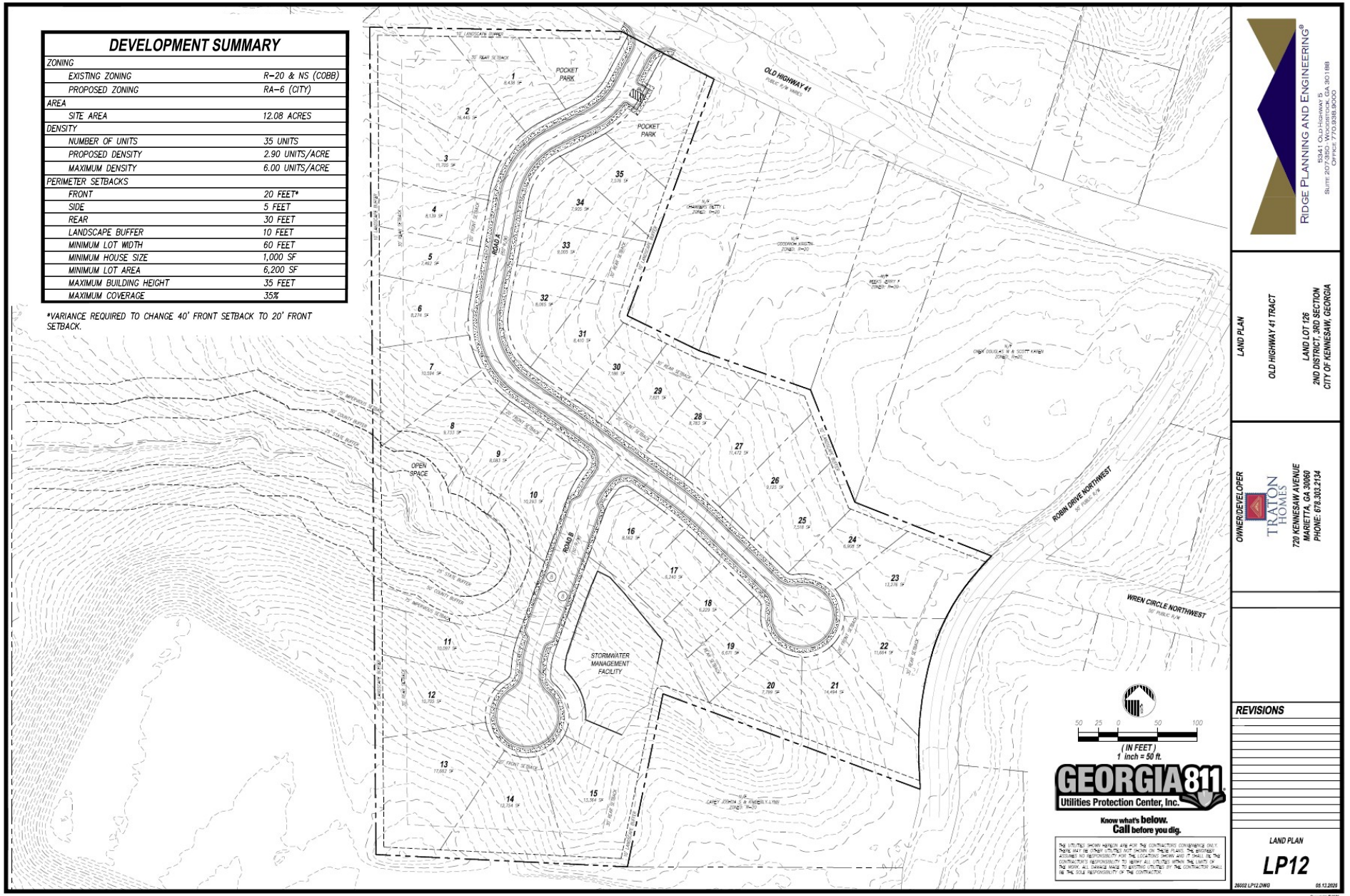
Minimum lot size	6,200 sq. ft.
Minimum acreage required	80,000 sq. ft.
Maximum acreage required	20 acres
Maximum Density	6 units per acre
Minimum floor area	1,000 sq. ft
Minimum lot width at front setback line	60 ft; cul-de-sac, 60
Minimum public road frontage	70 feet; cul-de-sac, 35 feet; 50 feet minimum public road frontage if interior to development
Maximum cover	35%
Maximum building height	35 ft
Minimum building setback	(a) Front yard as measured from arterial: 50 feet. (b) Side yard (aka minor side yard): 10 feet (if not interior portion of development); 5 feet (if interior portion of development). (c) Rear yard: 30 feet (if not interior portion of development); 30 feet (if interior portion of development). (d) Major side: 25 feet

PROPOSED SITE PLAN

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-20 & NS (COBB)
PROPOSED ZONING	RA-6 (CITY)
AREA	
SITE AREA	12.08 ACRES
DENSITY	
NUMBER OF UNITS	35 UNITS
PROPOSED DENSITY	2.90 UNITS/ACRE
MAXIMUM DENSITY	6.00 UNITS/ACRE
PERIMETER SETBACKS	
FRONT	20 FEET*
SIDE	5 FEET
REAR	30 FEET
LANDSCAPE BUFFER	10 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM HOUSE SIZE	1,000 SF
MINIMUM LOT AREA	6,200 SF
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	35%

*VARIANCE REQUIRED TO CHANGE 40' FRONT SETBACK TO 20' FRONT SETBACK.



PROPOSED SITE PLAN

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03



STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

PROPOSED ELEVATIONS & RENDERINGS





STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

PROPOSED ELEVATIONS & RENDERINGS



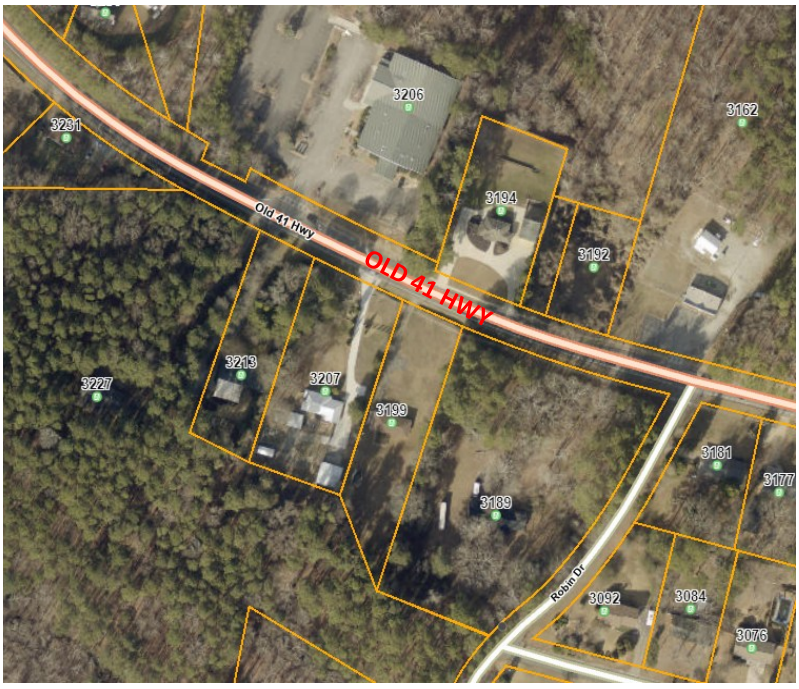


STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

TRANSPORTATION DATA:

AERIAL OF ROAD #1



ROAD #1

Roadway Name
Old 41 Hwy

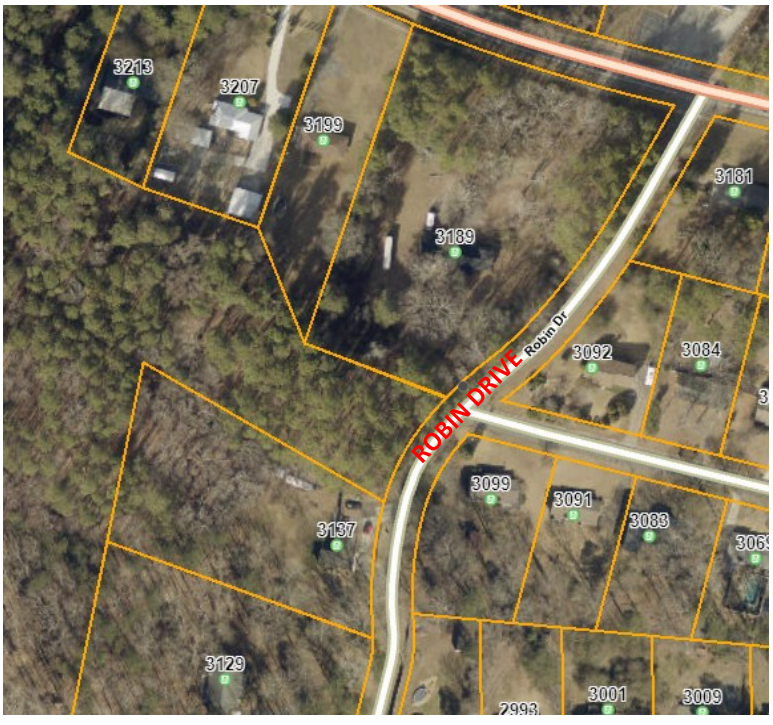
Roadway Classification
Arterials

Speed Limit
45 MPH

Jurisdictional Control
Cobb County

Minimum Width of Right-of -Way requirement
100-feet

AERIAL OF ROAD #2



ROAD #2

Roadway Name
Robin Drive

Roadway Classification
Local

Speed Limit
25 MPH

Jurisdictional Control
Cobb County

Minimum Width of Right-of-Way requirement
100-feet

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

ENVIRONMENTAL

Floodplain:
___ Yes
✓ No
___ Not Verified

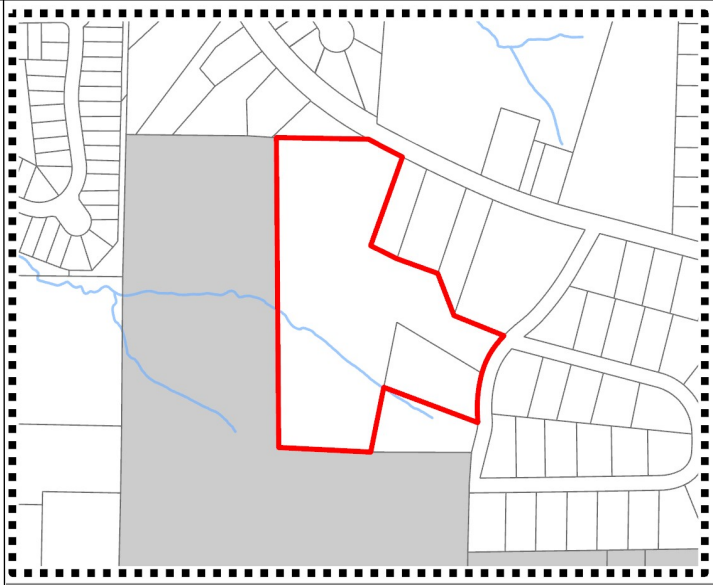
Wetlands:
___ Yes
✓ No
___ Not Verified

Drainage Basin:
___ None
___ FEMA 100-year floodplain area
___ Flood Damage Prevention Ordinance[1]
___ Project subject to Cobb County Damage Prevention Requirements
___ Dam Breach Zone (Upstream)[2]
___ 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[3]
___ Chattahoochee River Corridor Tributary Area[4]
___ Georgia Erosion-Sediment Control Law and County Ordinance[5]
___ 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-feet undisturbed buffer each side of waterway.
4. Cobb County review (___-feet undisturbed buffer on each side)
5. State of Georgia and Cobb County review.

FEMA FLOOD ZONE MAP



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

ADDITIONAL COMMENTS REGARDING PROJECT:

A stream is located along the western portion of the property, which will require compliance with all applicable stream buffer regulations and environmental protection standards during development. 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.

JUL 13 2026
CITY CLERK
CITY OF KENNESAW

COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

Jessica Guinn, AICP
Director

P.O. Box 649
Marietta, GA 30061-0649
Phone (770) 528-2128 Fax: (770) 528-2126
jessica.guinn@cobbcounty.gov

CERTIFIED MAIL
7020 0090 0000 6545 3519

July 6, 2026

RECEIVED
JUL 13 2026
CITY CLERK
CITY OF KENNESAW

The Honorable Derek Easterling
Mayor
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, Georgia 30144

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

Dear Mayor Easterling:

We are in receipt of the above-referenced annexation request. The subject property has the required contiguity with the existing Kennesaw boundary for annexation. No unincorporated islands will be created or extended; in fact, this annexation will reduce an existing unincorporated island created by the Acworth and Kennesaw city boundary. There are no county buildings or facilities on this property. Most of this property is zoned R-20 (Single Family Residential), with approximately 2.22 acres designated as NS (Neighborhood Shopping). Cobb County's Future Land Use Plan (FLU) designates this area as Low Density Residential (LDR). The applicant proposes 35 single-family detached homes, pocket parks, and designated open space. Based on our HB 489 Intergovernmental Agreement, this request is not objectionable.

In summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb County departments below. Should you have any questions or need any additional information, please contact Donald Wells, Intergovernmental Coordinator, at (770) 528-2199 or donald.wells@cobbcounty.gov.

County Staff Comments and Recommendations

Southside of Old 41 Highway, West of Robin Drive
City of Kennesaw

Water System- Chris Duggan

Water service for the proposed annexed properties will be provided by the existing CCWS water mains on Old 41 Hwy

Wastewater for the parcels will be treated at the Northwest treatment plant where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.

Because CCWS will continue to own and maintain water in public rights-of-way and public easements, there would be no infrastructure loss

Planning- Historic Preservation-Mandy Elliott

No comment

Cobb County Fire Marshal's Office-Rock Toler

No Comment

GIS- Brad Gordon

No comment

Cobb DOT-Wilson Collins

Old 41 Highway and Wren Circle are located within the existing right-of-way and will continue to be owned and maintained by Cobb County. If additional adjacent parcels are annexed into the City of Kennesaw, Cobb DOT will reevaluate ownership and maintenance responsibilities at that time.

No known drainage infrastructure has been identified by Cobb DOT within or adjacent to Parcel PIN: 20012600270. Any existing or proposed drainage infrastructure located within the parcel will become the responsibility of the City of Kennesaw upon annexation, transferring ownership and maintenance obligations accordingly.

Since Cobb DOT will retain ownership and maintenance responsibility for the existing right-of-way and no county-maintained drainage infrastructure is present, no infrastructure loss is anticipated at this time.

Cemetery Preservation Committee- Helga Hong

No comment

ANN-8-2026

COMMUNITY INPUT AND STAFF FINDINGS

Staff has received numerous comments from community members regarding the proposed development. Based on the emails and calls received, the primary concerns relate to density and traffic congestion. Staff has reviewed these concerns with the following findings:

Traffic:

Both Old 41 Highway and Robin Drive are under the jurisdiction of Cobb County Department of Transportation (Cobb DOT). While the City does not have authority over roadway improvements or traffic control measures along these corridors, the application was transmitted to Cobb DOT for review as part of the intergovernmental coordination process.

Cobb DOT did not identify any objections to the proposed development and did not request additional off-site improvements. The subdivision proposes a single access point onto Old 41 Highway, which aligns with Cobb DOT's access management standards for developments of this scale.

Density:

Based on the application, the applicant is requesting to rezone the property to City RA-6, which permits low to medium density single family detached and attached residential uses. The proposed 35 single-family detached homes fall within the allowable density range for RA-6 and are consistent with the HB 489 Intergovernmental Agreement, which caps density at 3 dwelling units per acre (DUA) for annexed parcels originating from Cobb County with a Low Density Residential (LDR) Future Land Use designation.

The proposed development achieves a density of approximately 2.9 DUA, which complies with the HB 489 density limitation and maintains compatibility with surrounding County zoned neighborhoods. The lot sizes, ranging from 6,200 sq. ft. to 17,662 sq. ft., further support a transitionary density pattern appropriate for this location.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

PLANNING AND ZONING

Site Visit:
✓ Yes
___ No

Staff Member:
Name: Chanelle Campbell
Date of Visit: 07/29/26

Land Use Recommendation:
Residential development is a compatible use

Historic Preservation:
Not located in the historic district

Cemetery Preservation:
No cemeteries on site

DENSITY ANALYSIS

RESIDENTIAL: 35 Units

Total Land Area: 12.216 +/- acres
Maximum Density: 6.0 Units/Acres
Proposed Density: 2.90 Units/Acres

Parking Requirement: 2 spaces per dwelling unit minimum, plus .35 parking spaces per new unit for overall new development = 35 X 2.35 =82 parking

- Proposed: 2 car garage per unit = 70 parking
- Guest parking = 16
- Total = 86 parking spaces

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

STAFF ANALYSIS - **ANNEXATION & REZONING**

The applicant, Traton, LLC, represented by J. Kevin Moore of Moore, Ingram, Johnson & Steele, LLP, is requesting annexation and rezoning of approximately 12.216 +/- acres from County R-20, Single Family Residential, and NS, Neighborhood Shopping, to City RA-6, Residential. The request is intended to accommodate a new subdivision consisting of 35 single-family detached homes on lots ranging from 6,200 sq. ft. to 17,662 sq. ft.

The subject parcels are located in unincorporated Cobb County off Old 41 Highway and Robin Drive, surrounded primarily by residential uses with limited commercial activity. To the north is Cobb Vineyard Church, and to the south is Northwest Classical Academy, a public charter school serving grades K–12. This area reflects a transitional pattern of established residential neighborhoods supported by civic and institutional uses. The proposed homes are anticipated to be priced around $400,000, with the development intended to support workforce housing, providing attainable homeownership opportunities for households employed within the community.

The site plan features a cohesive residential layout supported by community oriented amenities, including pocket parks and dedicated open space gathering areas. Each home will include a two-car garage and additional driveway space with a minimum depth of 20 feet, measured from the sidewalk, allowing two additional vehicles to park without obstructing pedestrian access. The subdivision will be served by a single point of access from Old 41 Highway.

Exterior materials will consist of high-quality finishes, including brick, stone, stacked stone, cementitious lap siding, architectural shingles, board and batten ensuring visual compatibility with surrounding development patterns and maintaining a consistent architectural character throughout the neighborhood.

A copy of the application was transmitted to Cobb County for review in accordance with the HB 489 Intergovernmental Agreement. Staff subsequently received the County's formal notice of non-objection to the proposed annexation and rezoning. No additional concerns were identified regarding the development's impact on existing public infrastructure or County provided services, indicating that the request is consistent with the coordination procedures outlined in HB 489.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

STAFF ANALYSIS - **VARIANCE**

The applicant has submitted a concurrent variance application to deviate from section 2.01.03.10 of the Unified Development Code. The applicant is requesting to:

1. Request to reduce the front setback from forty (40) feet to twenty (20) feet.

The applicant has submitted a variance request to reduce the required minimum front setback from forty (40) feet to twenty (20) feet. Due to the irregular shape of the tract and the resulting limitations on building placement, the reduced setback provides necessary flexibility for the subdivision layout. This adjustment allows the homes to be sited appropriately while ensuring the land is efficiently utilized and that functional, adequately sized backyards remain available to future homeowners.

The request has been reviewed based on the standards outlined in *Section 9.02.00* of the Unified Development Code which states that variances may be granted using the following criteria:

A. There is extraordinary and exceptional conditions pertaining to the property because of its size, shape or topography;

B. The application of the UDC standards to property creates practical difficulty or unnecessary hardship.

C. The practical difficulty and/or unnecessary hardship are conditions which are peculiar to the property involved; and

D. Relief, if granted, would not cause substantial detriment to the public good or impede the purposes and intent of the UDC

The proposed site is encumbered by an on-site stream along the western boundary and has an irregular overall shape, both of which significantly constrain the developable area and limit the placement of homes in the development. These physical conditions create challenges for establishing a uniform lot layout and meeting standard setback requirements while still providing functional yards and maintaining compatibility with surrounding residential development.

Taken together, these extraordinary physical conditions create limitations that are unique to this parcel and not commonly found on surrounding properties. Because these constraints directly impair the reasonable use of the land under standard zoning requirements, the circumstances meet the threshold for considering a variance, as the hardship arises from the inherent characteristics of the property rather than from actions of the applicant.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

STAFF ANALYSIS - **RECOMMENDATIONS**

Staff has evaluated the applicant's request in accordance with the standards for decision outlined in Section 10.01.02, Rezoning Procedures, as well as the requirements of Section 2.01.03.10, RA-6 Residential District, Section 4.01.02, Development Standards for Development, and Section 9.02.00 of the Unified Development Code (UDC), with the following observations:

According to the UDC, the RA-6 Residential District is established to provide locations for the development of affordable single-family detached or attached residential dwelling units, including duplexes, triplexes, and quadraplexes, with access to public water and sewer. The district supports medium to high density residential classifications as defined by the City of Kennesaw Comprehensive Land Use Plan, as amended.

The proposed project aligns with the intent of the RA-6 district by introducing affordable, single-family detached homes within a density framework that supports attainable housing options. The subdivision layout, lot sizes, and anticipated price point further reinforce the district's purpose of expanding housing opportunities for a range of household types while maintaining compatibility with surrounding residential development patterns.

ZONING ADMINISTRATOR'S RECOMMENDATION:

Based on the findings outlined in the analysis section of the staff report, City Staff recommends:

1. **Approval** of the request to annex the property into the city limits
2. **Approval with conditions** of the rezoning request from County Neighborhood Shopping (NS) and R-20, Single Family to City RA-6 Single Family Residential consisting of 35 single-family dwelling units.
3. Further more City Staff recommends **approval** of the following variance request:
    1. Request to reduce the front setback from forty (40) feet to twenty (20) feet.

PROPOSED ZONING CONDITIONS:

1. The rezoning of the Subject Property to City RA-6, (Single Family) Residential 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 outlined in the UDC for RA-6 zoning district.
2. The Subject Property shall be developed as a residential subdivision consisting of a maximum of thirty-five (35) single family detached homes, each with a two-car garage and additional driveway space with a minimum depth of 20 feet, measured from the sidewalk.
3. The development shall maintain its workforce housing intent by offering homes at an anticipated price point consistent with the application (approximately $400,000, subject to market conditions).
4. Architectural style and building composition shall be in reasonable conformity with the renderings/ elevations submitted with the application. Exterior materials shall consist of high quality finishes, including brick, stone, stacked stone, cementitious lap siding, architectural shingles, board and batten.
5. The development shall include pocket parks and designated open-space areas, professionally designed and integrated into the subdivision layout.
6. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.

7. Compliance with the recommendations from Cobb Department of Transportation regarding traffic infrastructures and access management.
8. Applicant agrees to the protection of all required stream buffers affecting the Property and shall utilize such areas as a passive amenity for the proposed development; any potential impact to the stream(s) due to revisions to the site plans will require a variance.
9. Landscaping for the entrance area, signage areas, amenity 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.
10. The proposed community shall utilize the City or Cobb County utility services as is typical for such residential development.
11. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site.
12. Applicant shall create a mandatory Homeowners Association ("HOA") and prepare and file a Declaration of Covenants, Conditions and Restrictions ("CCRs") to be made applicable to the Property, which shall include, among other components, a restriction on the total number of units that may be rented at any one time to no more than 10% of the total number of units.
13. The homeowners association shall be solely responsible for the upkeep and maintenance of all common areas, mail kiosk, amenities, and amenity areas; including the entrance areas, boundary landscape buffers, stormwater management systems, driveways and parking lot.

PLANNING COMMISSION RECOMMENDATION:

To be determined on August 5, 2026.

MAYOR AND COUNCIL RECOMMENDATION:

To be determined on August 17, 2026.

Application Nos. AX2026-001
RZ2026-005

ANNEXATION/REZONING APPLICATION

(Page 1 of 2)
(Amended)

Date Received 6/25/26
Staff's Initials RG

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

Date of Consultation 04/01/2026 Staff's Initials _____

ANNEXATION PROPERTY ADDRESS 3227 Old 41 Highway, N.W.

Parcel ID 20012600270 Lot Size 12.216 (Overall)
10.653 (Strickland Tract)

Resident Population 1 Housing Units 1 Other Buildings 0

Zoning Request from:

Present Zoning R-20, NS (Cobb) To RA-6 (City)

For the purpose of Single-Family Detached Community

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____
Notary

May 15, 2026
Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 2029

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Phone #) [redacted] Representative Email [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: Carolyn E. Cook May 15, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

TITLEHOLDER Rosemary James Strickland **(Phone#)** [redacted]

Titleholder Address 3227 Old 41 Highway, N.W.
Kennesaw, GA 30144 **Email** [redacted]

Signature Rosemary James Strickland
Rosemary James Strickland

Signed, sealed and delivered in presence of: Carolyn E. Cook April 9, 2026
Notary **Date**

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

Application Nos. AX2026-001
RZ2026-005

ANNEXATION/REZONING APPLICATION
(Page 2 of 2)
(Amended)

Date Received 6/25/26
Staff's Initials RG

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

Date of Consultation 04/01/2026 Staff's Initials _____

ANNEXATION PROPERTY ADDRESS 3137 Robin Drive

Parcel ID 20012600260 Lot Size 12.216 (Overall)
1.563 (Torres Tract)

Resident Population 4 Housing Units 1 Other Buildings 2

Zoning Request from:

Present Zoning R-20 (Cobb) To RA-6 (City)

For the purpose of Single-Family Detached Community

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____ May 1, 2026
Notary Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2029

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Phone #) [redacted] Representative Email [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____ May 15, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY GA

TITLEHOLDER Victor Torres (Phone#) [redacted]

Titleholder Address 3137 Robin Drive
Kennesaw, GA 30144 **Email** [redacted]

Signature: _____
Victor Torres

Signed, sealed and delivered in presence of: _____ 05/25, 2026
Notary Date

CILIA RODRIGUEZ BARTOW COUNTY, GEORGIA NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 08, 2030

Z\P&Z FORMS\Applications 2025

Page 3

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

A separate form must be completed by each applicant

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No.

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:
Not Applicable.

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:
Not Applicable.

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: Not Applicable.

I certify that the foregoing information is true and correct, this 6th day of May, 2026

Traton, LLC

BY: _____

Applicants Signature

William C. Poston, Jr., Authorized Signatory

[1] If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2] Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

A separate form must be completed by each applicant

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No.

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:
Not Applicable.

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:
Not Applicable.

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: Not Applicable.

I certify that the foregoing information is true and correct, this 15th day of May, 2026

Moore Ingram Johnson & Steele, LLP

BY: _____

Applicants Signature

J. Kevin Moore; GA Bar No. 519728

Attorneys for Applicant and Titleholders

[1] If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2] Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

CITY OF KENNESAW

Section 1908 Standards for Decisions – Annexation/Rezoning

Section 1908 of the Kennesaw Zoning Code details thirteen [sic] zoning review factors, which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages if necessary:

(1) Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals and objective?

The proposed rezoning is consistent with the City's Future Land Use Map, and would allow for the highest and best use of the property. Further, the proposed residential community would be compatible with and complementary to the surrounding area.

(2) Would the proposed amendment tend to increase, decrease, or have no impact on traffic safety and congestion in the streets?

The proposed rezoning will have minimal traffic impact given the existing traffic volumes on Old Highway 41.

(3) Would the proposed amendment tend to increase, decrease, or have no relationship to safety from fire and other dangers?

The proposed community would meet all public safety and fire requirements and would enable full development of the property as intended without the dangers associated with undeveloped portions.

(4) Would the proposed amendment tend to promote, diminish, or have no influence on the public health and general welfare of the City?

The proposed rezoning would promote the public health and general welfare of the City by providing additional, quality homeownership in close proximity to parks and downtown Kennesaw.

(5) Would the proposed amendment tend to increase, decrease, or have no influence on the adequate (provisions) of light or air?

The proposed rezoning will have no impact on adequate light or air.

(6) Would the proposed amendment tend to cause, prevent, or have no influence on the overcrowding of land?

The proposed rezoning will have no influence on the overcrowding of land. The proposed community fully protects all sensitive streams and stream buffers as well as includes multiple areas for community parks and open space.

(7) Would the proposed amendment tend to cause, prevent, or have no relationship on the population distribution within the City creating any area as dense in population as to adversely affect the health, safety, and general welfare of the City?

The proposed rezoning will have no adverse effect on the distribution of the population within the City.

(8) Would the proposed amendment tend to impede, facilitate, or have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or facilities?

The proposed rezoning will have no adverse impact on public services, utilities and facilities.

(9) Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?

The proposed rezoning is compatible to environmental conditions of surrounding properties as the proposal fully protects streams and stream buffers; as well as, includes multiple areas for community parks and open space.

(10) Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds?

The proposed rezoning will require no expenditure of public funds.

(11) Would the proposed amendment tend to promote, diminish or have no influence upon the aesthetic effect of existing and future uses of property and the surrounding area?

The proposed rezoning will promote the aesthetics of the surrounding area by adding quality, new homes proximate to existing parks and downtown Kennesaw.

(12) Would the proposed amendment have measurable adverse economic effect on the value of the surrounding or adjacent property?

The proposed rezoning will have a measurable, positive economic effect on the surrounding property by allowing quality development of property for further homeownership opportunities within the City of Kennesaw.

RE: AX2026-01/RZ2026-05 &
ZV2026-03

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on July 10, 2026 in accordance with the application requirements.

MOORE INGRAM JOHNSON & STEELE, LLP

July 14, 2026
Date

BY: _____
~~Applicant~~ Authorized Agent
J. Kevin Moore; GA Bar No. 519728
Attorneys for Applicant and Property Owners

Sworn and subscribed before me this 14th day of July 2026

Carolyn E. Cook
Notary Public
My Commission Expires January 10, 2027

CAROLYN E COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA

Independent Probate

CERTIFICATE OF ORDER OF YEAR'S SUPPORT
(Pursuant to Official Code of Georgia Annotated § 53-3-11)
Estate No.: 06-0267
GEORGIA, COBB COUNTY

DATE ORDER GRANTED: March 21, 2006

GRANTOR: (NAME OF DECEDENT) **HERSHEL EDWARD STRICKLAND**

GRANTEE: (FULL NAME OF SURVIVING SPOUSE, ~~AND EACH MINOR CHILD, AND DATE OF BIRTH OF EACH MINOR~~)
ROSEMARY JAMES STRICKLAND

Legal Description of Real Property and Interest Therein:
All that tract or parcel of land lying and being in Land Lot 126 of the 20th District, 2nd Section of Cobb County, Georgia, and being 10.97 acres as per plat of survey by Robert T. Weaver, Surveyor, dated June 3, 1964, and being more particularly described as follows:

BEGINNING at a point on the westerly side of Robin Drive, which point is located 459 feet south of the southwest intersection of Old U. S. Highway No. 41 and Robin Drive, at a point and corner marked by an iron pin; thence north 72 degrees 32 minutes west 181.5 feet to a point and corner marked by an iron pin; thence north 15 degrees 01 minutes east 173.8 feet to a point and corner marked by an iron pin; thence north 82 degrees 48 minutes west 101.9 feet to a point and corner marked by an iron pin; thence south 15 degrees 17 minutes west 45 feet to a point and corner marked by an iron pin; thence north 75 degrees 26 minutes west 149.3 feet to a point and corner marked by an iron pin; thence north 68 degrees 51 minutes west 101 feet to a point and corner marked by an iron pin; thence north 15 degrees 12 minutes east 319.4 feet to a point and corner on Old U.S. Highway No. 41; thence north 68 degrees 10 minutes west 135 feet to a point and corner marked by an iron pin; thence south 86 degrees 33 minutes west 322.4 feet to a point and corner marked by an iron pin; thence south 5 degrees 45 minutes east 1052.5 feet to a point and corner marked by an iron pin; thence north 87 degrees 55 minutes east 316 feet to a point and corner marked by an iron pin; thence north 6 degrees 42 minutes east 449 feet to a point and corner marked by an iron pin; thence south 64 degrees 23 minutes east 351.6 feet to a point and corner marked by an iron pin on the west side of Robin Drive; thence north 14 degrees east along Robin Drive 100 feet to a point and corner marked by an iron pin; thence north 33 degrees 35 minutes east 50 feet to the point of beginning.

Also land in _____ Count(y)(ies).

Certificate prepared by:

I do certify that the information herein is true and correct.

SEN

JUDGE OF THE PROBATE COURT

Signature of Attorney **Donald D. Smith**
State Bar No. 655800

By: _____
Clerk, Probate Court of
Cobb County

Delivered to **Cobb County** Superior Court, April 6, , **2006.**

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Deed Book 14311 Pg 1936
Filed and Recorded Apr-06-2006 09:59am
[illegible]
Real Estate Transfer Tax $0.00

Deed Book 12926 Pg 393
Filed and Recorded Sep-24-1999 08:02am
1999-0160512
Real Estate Transfer Tax $93.90

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

RETURN TO:
MORRIS & SCHNEIDER, P.C.
2781 WHITLEY ROAD
ATLANTA, GEORGIA 30339
89P0502M

10.00

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture made this **31st** day of **August,** in the year **One Thousand Nine Hundred Ninety-Nine**, between **JEFFREY M. BALL and DEBORAH M. BALL**, of the County of COBB, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **VICTOR TORRES**, 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** 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, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING 1.582 ACRES AS PER PLAT OF SURVEY PREPARED FOR JEFFREY M. BALL, DATED FEBRUARY 20, 1992, AND PREPARED BY ANASTASIOS COSTARIDES, GEORGIA REGISTERED LAND SURVEYOR NO. 2448, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE INCH CRIMP TOP IRON PIN LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF ROBIN DRIVE, WHICH IRON PIN IS 646.00 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY SIDE OF THE RIGHT OF WAY OF ROBIN DRIVE; RUNNING THENCE SOUTH 07 DEGREES 18 MINUTES 22 SECONDS WEST ALONG THE WESTERLY SIDE OF THE RIGHT OF WAY OR ROBIN DRIVE FOR A DISTANCE OF 185.14 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE NORTH 68 DEGREES 23 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 348.39 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE NORTH 08 DEGREES 33 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 224.83 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE SOUTH 61 DEGREES 59 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 355.66 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS IMPROVED PROPERTY WITH A HOUSE LOCATED THEREON KNOWN AS 3137 ROBIN DRIVE, KENNESAW, GEORGIA, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN COBB COUNTY, GEORGIA, AND IS ALSO SHOWN ON THAT CERTAIN PLAT OF SURVEY RECORDED IN PLAT BOOK 68, PAGE 165, COBB COUNTY, GEORGIA RECORDS.

Subject to all easements and restrictions 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 of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness

Notary Public

CYNTHIA MARX NOTARY PUBLIC EXPIRES GEORGIA DEC. 20, 1999 COBB COUNTY STATE OF GEORGIA

Jeffrey M. Ball (Seal)
JEFFREY M. BALL

Deborah M. Ball (Seal)
DEBORAH M. BALL

Written Description: Old 41 Highway and Robin Drive Overall

All that tract or parcel of land lying and being in Land Lot 126 of the 20th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a nail set at the centerline intersection of Robin Drive (50’ public right of way) and Wren Circle (50’ public right of way);
thence N35°41'53"W for a distance of 29.33 feet to a 1/2” rebar found at the westerly right of way of Robin Drive (50’ public right of way), said point being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
thence along the said right of way of Robin Drive the following courses and distances:
149.98 feet along the arc of a curve to the left, said curve having a radius of 238.53 feet and being subtended by a chord of S28°58'08"W, 147.52 feet to a 1/2" rebar set;
S06°30'58"W for a distance of 189.04 feet to a 1/2" rebar found;
thence leaving said right of way N66°17'54"W for a distance of 348.42 feet to a 1/2" rebar found (bent);
thence S10°37'02"W for a distance of 223.91 feet to a 1-1/2” crimped top pipe found;
thence N87°39'27"W for a distance of 315.70 feet to a 1-1/4” crimped top pipe found;
thence N01°18'41"W for a distance of 1050.87 feet to a 1/2" rebar set;
thence S88°56'55"E for a distance of 321.92 feet to a 1/2” rebar found at the southerly right of way of Old 41 Highway (apparent 60’ width public right of way);
thence along said right of way S63°51'43"E for a distance of 136.42 feet to a 1/2" rebar found;
thence leaving said right of way S19°51'21"W for a distance of 323.01 feet to a 3/4” rebar found;
thence S67°00'57"E for a distance of 98.78 feet to a 1/2” rebar found;
thence S70°35'00"E for a distance of 149.97 feet to a 1” crimped top pipe found;
thence S22°21'27"E for a distance of 151.79 feet to a 1/2" rebar found;
thence S67°57'38"E for a distance of 181.17 feet to a 1/2” rebar found at the westerly right of way of Robin Drive, said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land contains 12.216 acres.

Printed: 4/16/2026

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:
TORRES VICTOR

TORRES VICTOR

Payment Date: 12/5/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20012600260	10/15/2025	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$39.41	$107.24	$0.00	$0.00	$2,291.35	**$0.00**

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

Printed: 3/20/2026

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:
Rosemary Strickland

STRICKLAND ROSEMARY JAMES

Payment Date: 9/4/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20012600270	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	$1,570.21	**$0.00**

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

TOTAL AREA= 12.216 ACRES

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 34,881. IT HAS BEEN ADJUSTED USING THE COMPASS METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF
1 IN 615,104 (OVERALL)
1 IN 1,627,382 (TRACT 1)
1 IN 136,173 (TRACT 2)

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 ROBOTIC TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: 5–4–2026

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13067C0017H DATED 10/05/2018 AND 13067C0019H DATED 10/5/2018.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. THE UNDERGROUND UTILITIES ARE SHOWN HEREON BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES
P.O. BOX 813399
SMYRNA, GEORGIA 30081
TEL. (404.874.8585)

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE) WERE LOCATED BY RHD SERVICES UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON–METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES NOT PROVIDED TO SURVEYOR AND CANNOT BE VERIFIED.

LOCATION OF JURISDICTIONAL WATERS NOT INCLUDED IN THE SCOPE OF THIS SURVEY. SUCH WATERS MAY EXIST THAT ARE NOT SHOWN HEREON.

REFERENCE:
1) PB 47, PG 138

SYMBOL LEGEND

- IPF 1/2" REBAR FOUND
- IPS 1/2" REBAR SET
- RIGHT–OF–WAY MONUMENT FOUND
- (42) ADJOINING LOT NUMBER
- (26) LOT NUMBER
- (175) LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- HANDICAP PARKING SPOT
- SIGN
- MANHOLE – UNKNOWN TYPE
- HANDHOLE
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELEC ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- GUY POLE
- LIGHT POLE (LP)
- POWER POLE (PP)
- SERVICE POLE
- HIGH VOLTAGE POWER POLE (HVPP)
- TRANSFORMER
- GAS MANHOLE
- GAS VALVE
- GAS METER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER CLEAN OUT
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- PEDESTAL INLET
- YARD INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- PEDESTRIAN SIGNAL POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT
- TREE

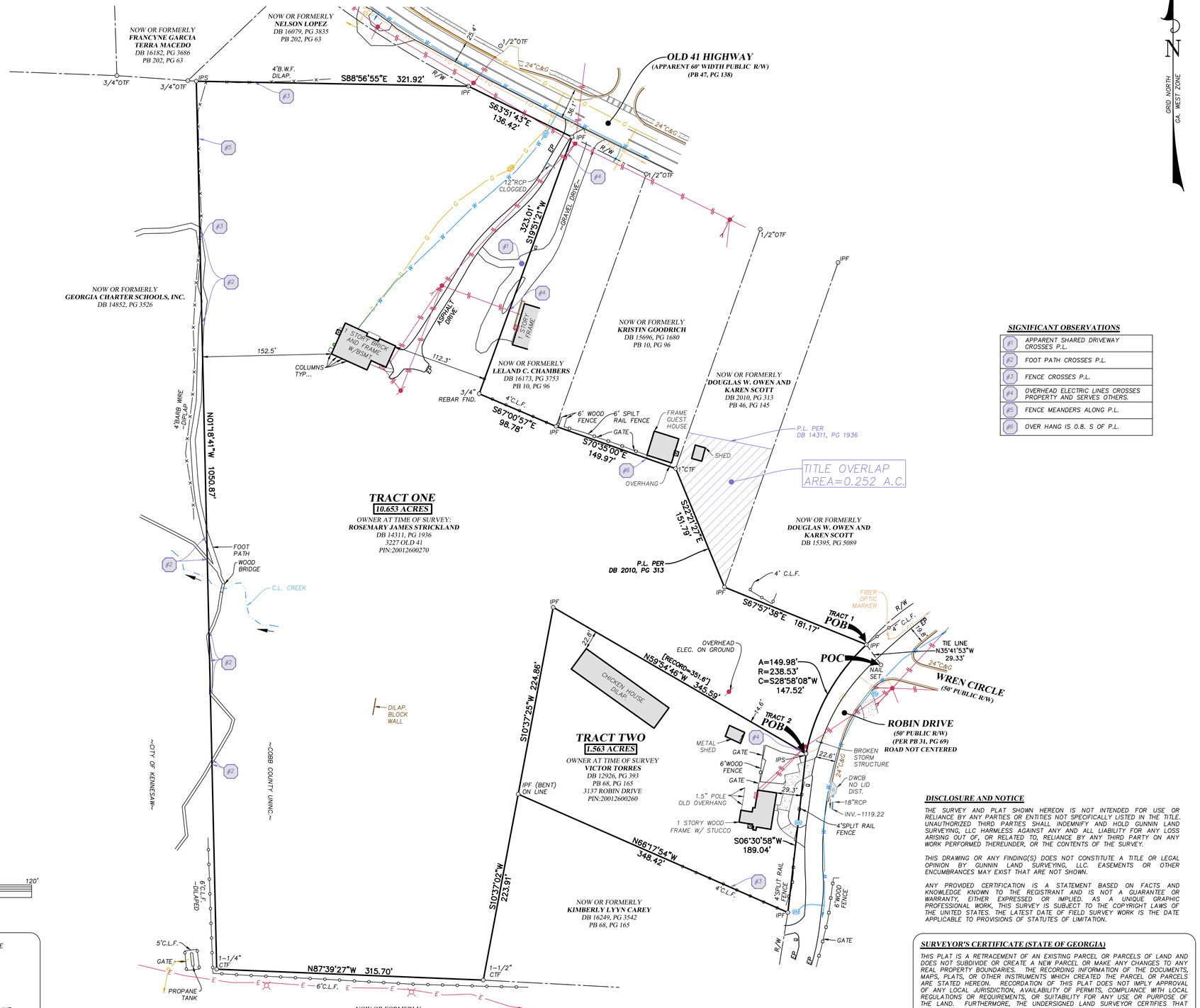
ABBREVIATIONS

A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTF	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTF	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
U.E.	UTILITY EASEMENT
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
SWCB	SINGLE WING CATCH BASIN
PI	PEDESTAL INLET
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE

60' 0 60' 120'
1"=60'
SCALE IN FEET

LINE TYPE LEGEND

- ADJOINING PROPERTY LINE
- RIGHT–OF–WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- GUARDRAIL
- RAILROAD TRACK
- OHU OVERHEAD UTILITY LINE
- TV UNDERGROUND CABLE TV LINE
- E UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC LINE
- G UNDERGROUND GAS PIPE
- SS UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- SL UNDERGROUND STREET LIGHTING LINE
- T UNDERGROUND TELEPHONE LINE
- TR UNDERGROUND TRAFFIC LINE
- W UNDERGROUND WATER PIPE



SIGNIFICANT OBSERVATIONS

#1	APPARENT SHARED DRIVEWAY CROSSES P.L.
#2	FOOT PATH CROSSES P.L.
#3	FENCE CROSSES P.L.
#4	OVERHEAD ELECTRIC LINES CROSSES PROPERTY AND SERVES OTHERS.
#5	FENCE MEANDERS ALONG P.L.
#6	OVER HANG IS 0.8. S OF P.L.

DISCLOSURE AND NOTICE

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

THIS DRAWING OR ANY FINDING(S) DOES NOT CONSTITUTE A TITLE OR LEGAL OPINION BY GUNNIN LAND SURVEYING, LLC. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

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SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15–6–67.

JESSE R. GUNNIN, GA RLS NO. 3079 — DATE 5–13–26

DATE	REVISION

BOUNDARY SURVEY FOR:
TRATON HOMES

LOCATED IN LAND LOT 126
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
MAY 13, 2026

GUNNIN SURVEY
www.gunninsurvey.com
678.880.7592
141 Railroad Street, Suite 116
Canton, Georgia 30114
Georgia LSF 000533 - Gunnin Land Surveying, LLC

GEORGIA REGISTERED NO. 3079 LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **26032**

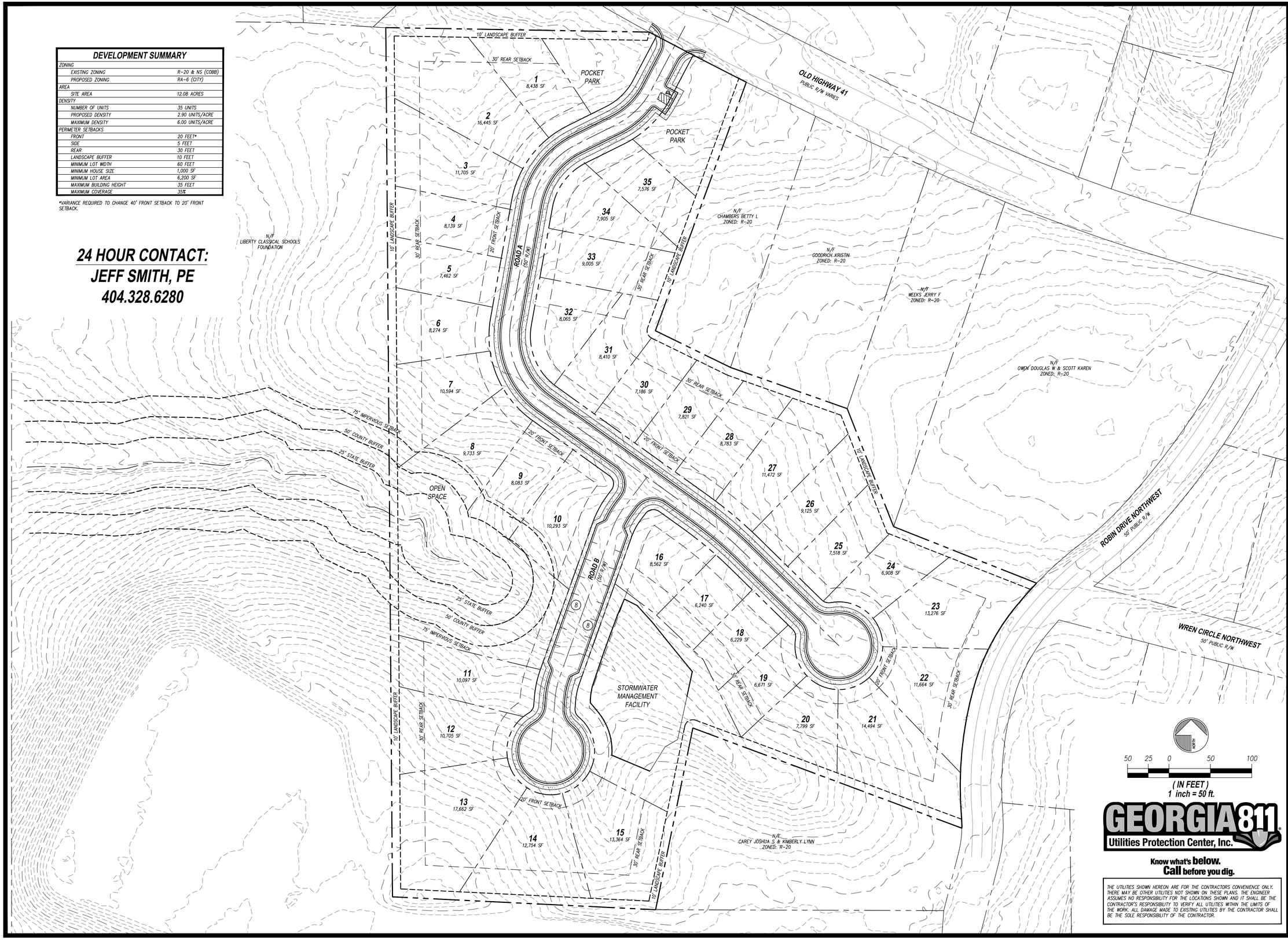
SHEET	OF
1	1

FILENAME: 26032 Old 41 Highway 3227.dwg PLOT DATE: 05.13.2026

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-20 & NS (COBB)
PROPOSED ZONING	RA-6 (CITY)
AREA	
SITE AREA	12.08 ACRES
DENSITY	
NUMBER OF UNITS	35 UNITS
PROPOSED DENSITY	2.90 UNITS/ACRE
MAXIMUM DENSITY	6.00 UNITS/ACRE
PERIMETER SETBACKS	
FRONT	20 FEET*
SIDE	5 FEET
REAR	30 FEET
LANDSCAPE BUFFER	10 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM HOUSE SIZE	1,000 SF
MINIMUM LOT AREA	6,200 SF
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	35%

*VARIANCE REQUIRED TO CHANGE 40' FRONT SETBACK TO 20' FRONT SETBACK.

24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280



GEORGIA811
Utilities Protection Center, Inc.
Know what's **below.**
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING®
5341 OLD HIGHWAY 5
SUITE 207,350 - WOODSTOCK, GA 30188
OFFICE 770.938.9000

LAND PLAN
OLD HIGHWAY 41 TRACT
LAND LOT 126
2ND DISTRICT, 3RD SECTION
CITY OF KENNESAW, GEORGIA

OWNER/DEVELOPER
TRATON HOMES
720 KENNESAW AVENUE
MARIETTA, GA 30060
PHONE: 678.303.2134

REVISIONS

LAND PLAN
LP12

26002 LP12.DWG 05.13.2026

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DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-20 & NS (COBB)
PROPOSED ZONING	RA-6 (CITY)
AREA	
SITE AREA	12.08 ACRES
DENSITY	
NUMBER OF UNITS	35 UNITS
PROPOSED DENSITY	2.90 UNITS/ACRE
MAXIMUM DENSITY	6.00 UNITS/ACRE
PERIMETER SETBACKS	
FRONT	20 FEET*
SIDE	5 FEET
REAR	30 FEET
LANDSCAPE BUFFER	10 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM HOUSE SIZE	1,000 SF
MINIMUM LOT AREA	6,200 SF
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	35%

*VARIANCE REQUIRED TO CHANGE 40' FRONT SETBACK TO 20' FRONT SETBACK.

24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280

LEGEND
- Single-Family Lots (35 lots, 7.77 ac)
- Open Space / Common Area (2.5 ac)
- Right-of-Way (1.9 ac)
- Pavement

OLD HIGHWAY 41
PUBLIC R/W VARIES

ROBIN DRIVE NORTHWEST
50' PUBLIC R/W

WREN CIRCLE NORTHWEST
50' PUBLIC R/W

ROAD A
(50' R/W)

ROAD B
(50' R/W)

POCKET PARK

POCKET PARK

OPEN SPACE

STORMWATER MANAGEMENT FACILITY

1 8,438 SF
2 16,445 SF
3 11,705 SF
4 8,139 SF
5 7,462 SF
6 8,274 SF
7 10,594 SF
8 9,733 SF
9 8,083 SF
10 10,293 SF
11 10,097 SF
12 10,705 SF
13 17,662 SF
14 12,754 SF
15 13,364 SF
16 8,562 SF
17 6,240 SF
18 6,229 SF
19 6,671 SF
20 7,799 SF
21 14,494 SF
22 11,664 SF
23 13,276 SF
24 6,908 SF
25 7,518 SF
26 9,125 SF
27 11,472 SF
28 8,783 SF
29 7,821 SF
30 7,186 SF
31 8,410 SF
32 8,065 SF
33 9,005 SF
34 7,905 SF
35 7,576 SF

10' LANDSCAPE BUFFER
30' REAR SETBACK
20' FRONT SETBACK
75' IMPERVIOUS SETBACK
50' COUNTY BUFFER
25' STATE BUFFER

N/F
LIBERTY CLASSICAL SCHOOLS FOUNDATION

N/F
CHAMBERS BETTY L
ZONED: R-20

N/F
GOODRICH KRISTIN
ZONED: R-20

N/F
WEEKS JERRY F
ZONED: R-20

N/F
OWEN DOUGLAS W & SCOTT KAREN
ZONED: R-20

N/F
CAREY JOSHUA S & KIMBERLY LYNN
ZONED: R-20

50 25 0 50 100
(IN FEET)
1 inch = 50 ft.

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

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LAND PLAN
OLD HIGHWAY 41 TRACT
LAND LOT 126
2ND DISTRICT, 3RD SECTION
CITY OF KENNESAW, GEORGIA

OWNER/DEVELOPER
TRATON HOMES
720 KENNESAW AVENUE
MARIETTA, GA 30060
PHONE: 678.303.2134

REVISIONS

LAND PLAN
LP12

26002 LP12.DWG 05.13.2026

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ATTACHMENT TO ANNEXATION/REZONING APPLICATION

(Amended June 25, 2026)

Application Nos.:	**AX2026-001; RZ2026-005**
Hearing Dates:	**August 5, 2026** **August 10, 2026** **August 17, 2026**
Applicant:	**Traton, LLC**
Titleholders:	**Rosemary James Strickland;** **Victor Torres**
Tax Parcel Identification Nos.:	**20012600270; 20012600260**

AMENDED LETTER OF INTENT

(Amended June 25, 2026)

The property which is the subject of the Rezoning Application consists of two tracts, totaling 12.216 acres, more or less, and is located along the southerly side of Old 41 Highway and the westerly side of Robin Circle, Land Lot 126, 20th District, 2nd Section, unincorporated Cobb County, Georgia (hereinafter "Property" or "Subject Property"). A small portion of the Property located along Old 41 Highway is zoned Neighborhood Shopping ("NS"), with the remainder of the Property being zoned R-20, per the Cobb County Zoning Ordinance. Applicant seeks annexation of the Subject Property into the City of Kennesaw and rezoning to the City's RA-6 zoning classification to allow for development of a single-family detached community.

The proposed single-family detached community will contain a maximum of thirty-five (35) homes; as well as, an amenity area, together with open space areas surrounding the overall development and pocket park areas among the residences. The architecture of the residences will be traditional and cottage style with exteriors consisting of brick, stone, stacked stone, cementitious lap siding, architectural shingles, board and batten, and combinations thereof. The residences will be a maximum of two-stories in height and contain approximately 2,500 square feet. Access to the community will be from Old 41 Highway.

Due to the location of creek and flood plain issues, development of the Property is restrictive. Applicant's proposed single-family detached community takes into account the restrictions of the Property and utilizes it to its highest and best use. The proposed rezoning to the City's RA-6 zoning category will provide a more suitable use for the Subject Property than uses allowed under Cobb County's existing NS and R-20 zoning classifications. Additionally, the proposed community will be better suited and less intrusive to the area and adjacent properties than uses allowed under the existing NS and R-20 zoning classifications. The proposed residential development will provide a quality and affordable community for future residents of the City of Kennesaw. The community is within walking distance of Swift Cantrell Park and other parks, venues, and businesses. The proposed community will not adversely affect the use or usability of adjacent or nearby properties. Approval of the proposed annexation and RA-6 zoning category will provide rezoning which is

better suited for the Property and the surrounding area, while having minimal impact on schools, public safety and emergency facilities, wastewater, stormwater facilities, and other public services.

Applicant is very excited about the opportunity of the proposed community and being able to provide additional quality living areas within the City of Kennesaw. The use of the Property for the proposed community is ideal in light of the surrounding uses and the Property's limitations. Given the project is adjacent to the existing residential areas, there should be little to no impact on nearby properties and uses.

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(Amended June 25, 2026)

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Hearing Dates: **August 5, 2026**
August 10, 2026
August 17, 2026

BEFORE THE PLANNING COMMISSION AND THE MAYOR AND CITY COUNCIL FOR THE CITY OF KENNESAW, GEORGIA

AMENDED CONSTITUTIONAL CHALLENGE
ATTACHMENT TO ANNEXATION/REZONING APPLICATION

COME NOW, Applicant, TRATON, LLC (hereinafter referred to as "Applicant"), and Titleholders, ROSEMARY JAMES STRICKLAND and VICTOR TORRES (hereinafter collectively referred to as "Titleholders"), and assert the following:

1.

By Annexation/Rezoning Application dated and submitted on May 15, 2026, Applicant and Titleholders applied for annexation and rezoning of certain real property, being approximately 12.216 acres, more or less, lying and being in unincorporated Cobb County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the "Property" or the "Subject Property").

2.

By amendment to the Annexation/Rezoning Application submitted contemporaneously, Applicant and Titleholders seek rezoning of the Property from the existing zoning categories of Neighborhood Shopping ("NS") and R-20, as established by the governing authority of Cobb County, under and pursuant to Ga. Laws 1956, p. 2006 (hereinafter the "Zoning and Planning Ordinance of Cobb County"), as amended, to the

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proposed zoning category of RA-6, as established by the governing authority of the City of Kennesaw, Georgia, under and pursuant to The Unified Development Code City of Kennesaw, Georgia (hereinafter the "Unified Development Code of the City of Kennesaw").

3.

With respect to the Property within the NS zoning classification (Cobb County), Applicant and Titleholders do contend the Zoning and Planning Ordinance of Cobb County and the Unified Development Code of the City of Kennesaw (hereinafter collectively "Ordinances") are unconstitutional as applied to the Subject Property in that said Ordinances do not permit the Applicant and Titleholders to utilize the Property to the highest and best use set forth within the Annexation/Rezoning Application without the necessity of rezoning. However, Applicant and Titleholders do not contend the current zoning category of NS (Cobb County) is unconstitutional, per se, only as applied. Thus, the Ordinances deprive Applicant and Titleholders of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. Also violated are the Applicant's and Titleholders' rights to unfettered use of their Property, as stated above, in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are, therefore, confiscatory and void. Further, said Ordinances are unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholders.

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4.

With respect to the remainder of the Property within the R-20 (Cobb County) zoning classification, the Ordinances are unconstitutional as applied to the Property in that said Ordinances deprive the Applicant and Titleholders of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The R-20 (Cobb Couty) zoning category, as it presently exists, together with any intervening zoning categories between the existing R-20 (Cobb County) category and the requested RA-6 (City of Kennesaw) category, violates the Applicant's and Titleholders' rights to unfettered use of their Property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinances are unconstitutional in that they are arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholders.

5.

To the extent the Unified Development Code of the City of Kennesaw allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates the Applicant's and Titleholders' constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Unified Development Code of the City of Kennesaw, is an unconstitutional use of the

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zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

6.

The Unified Development Code of the City of Kennesaw is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Annexation/Rezoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 25th day of June, 2026.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____

J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Titleholders

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MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

COUNCIL
Mayor Pro Tem Antonio Jones
Madelyn Orochena
Tracey Viars
Jonathon Bothers
Anthony Gutierrez-Leon

June 25, 2026

Pamela Mabry, County Clerk
Cobb County
100 Cherokee Street, #355
Marietta, Georgia 30090-9679

Subject: City of Kennesaw Zoning Applications (Case #RZ2026-05 & AX2026-01)
3227 Old 41 Hwy & 3137 Robin Dr, Kennesaw, GA – Parcel IDs 20012600270 & 2001200260

Dear Ms. Mabry,

Attached, please find an annexation and rezoning application submitted by Traton LLC, with legal representation by J. Kevin Moore of Moore, Ingram, Johnson & Steele, LLP requesting to annex and rezone approximately 12.216 +/- acres from County R-20, Single Family Residential and County Neighborhood Shopping (NS), to City RA-6, Residential District. The proposed annexation and rezoning would allow for the development of residential community consisting of single family detached units at the subject property. This letter and enclosed application are being provided in accordance with the House Bill 489 Intergovernmental Agreement on Services Delivery Strategy, Land Use section.

This case is set to go before the Kennesaw **Planning Commission on Wednesday, August 5, 2026,** at 6:30 p.m. and **Mayor and Council on Monday, August 17, 2026,** at 6:30 p.m. for public hearing as well.

Thank you for your attention. Should you have any questions, please feel free to contact Planning and Zoning at 770-590-8268 or send an e-mail to ccampbell@kennesaw-ga.gov.

Sincerely,

Chanelle Campbell

Chanelle Campbell
Director of Planning and Zoning

Enclosure: Annexation and Rezoning Application Packet

cc: **Jessica Guinn, AICP, Community Development Agency Director (Via Certified Mail)**
Dr. Jackie McMorris, Cobb County Manager (Via Certified Mail)
Phillip Westbrook, Senior Planner, Cobb County Community Development (Via Certified Mail)
Donald Wells, Intergovernmental Coordinator/Planner III, Cobb County Community Dev. (Via Certified Mail)
Dr. Jeff Drobney, City Manager, City of Kennesaw (Via Certified Mail)
Priscilla Coley, Assistant Zoning Administrator/ City Planner (Via Certified Mail)

Application Nos. AX2026-001
RZ2026-005

ANNEXATION/REZONING APPLICATION

(Page 1 of 2)
(Amended)

Date Received _____
Staff's Initials _____

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

Date of Consultation 04/01/2026 Staff's Initials _____

ANNEXATION PROPERTY ADDRESS 3227 Old 41 Highway, N.W.

Parcel ID 20012600270 Lot Size 12.216 (Overall)
10.653 (Strickland Tract)

Resident Population 1 Housing Units 1 Other Buildings 0

Zoning Request from:

Present Zoning R-20, NS (Cobb) To RA-6 (City)

For the purpose of Single-Family Detached Community

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature BY: William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____ Notary

May 12, 2026 Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 03, 2026

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Phone #) [redacted] Representative Email [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: Carolyn E. Cook Notary

May 15, 2026 Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

TITLEHOLDER Rosemary James Strickland (Phone#) [redacted]

Titleholder Address 3227 Old 41 Highway, N.W. Kennesaw, GA 30144 **Email** [redacted]

Signature _____
Rosemary James Strickland

Signed, sealed and delivered in presence of: Carolyn E. Cook Notary

April 9, 2026 Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

Z\P&Z FORMS\Applications 2025

Application Nos. AX2026-001
RZ2026-005

ANNEXATION/REZONING APPLICATION
(Page 2 of 2)
(Amended)

Date Received _____
Staff's Initials _____

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Date of Consultation 04/01/2026 Staff's Initials _____

ANNEXATION PROPERTY ADDRESS 3137 Robin Drive

Parcel ID 20012600260 Lot Size 12.216 (Overall)
1.563 (Torres Tract)

Resident Population 4 Housing Units 1 Other Buildings 2

Zoning Request from:

Present Zoning R-20 (Cobb) To RA-6 (City)

For the purpose of Single-Family Detached Community

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____ May 1, 2026
Notary Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2029

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Phone #) [redacted] Representative Email [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____ May 15, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY GA

TITLEHOLDER Victor Torres (Phone#) [redacted]

3137 Robin Drive
Titleholder Address Kennesaw, GA 30144 **Email** [redacted]

Signature: _____
Victor Torres

Signed, sealed and delivered in presence of: _____ 04/25, 2026
Notary Date

CILIA RODRIGUEZ BARTOW COUNTY, GEORGIA NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 08, 2030

ATTACHMENT TO ANNEXATION/REZONING APPLICATION

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Respectfully submitted, this 25th day of June, 2026.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____
J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Titleholders

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Independent Probate

CERTIFICATE OF ORDER OF YEAR'S SUPPORT
(Pursuant to Official Code of Georgia Annotated § 53-3-11)
Estate No.: 06-0267
GEORGIA, COBB COUNTY

DATE ORDER GRANTED: March 21, 2006

GRANTOR: (NAME OF DECEDENT) **HERSHEL EDWARD STRICKLAND**

GRANTEE: (FULL NAME OF SURVIVING SPOUSE, ~~AND EACH MINOR CHILD, AND DATE OF BIRTH OF EACH MINOR~~)
ROSEMARY JAMES STRICKLAND

Legal Description of Real Property and Interest Therein:
All that tract or parcel of land lying and being in Land Lot 126 of the 20th District, 2nd Section of Cobb County, Georgia, and being 10.97 acres as per plat of survey by Robert T. Weaver, Surveyor, dated June 3, 1964, and being more particularly described as follows:

BEGINNING at a point on the westerly side of Robin Drive, which point is located 459 feet south of the southwest intersection of Old U. S. Highway No. 41 and Robin Drive, at a point and corner marked by an iron pin; thence north 72 degrees 32 minutes west 181.5 feet to a point and corner marked by an iron pin; thence north 15 degrees 01 minutes east 173.8 feet to a point and corner marked by an iron pin; thence north 82 degrees 48 minutes west 101.9 feet to a point and corner marked by an iron pin; thence south 15 degrees 17 minutes west 45 feet to a point and corner marked by an iron pin; thence north 75 degrees 26 minutes west 149.3 feet to a point and corner marked by an iron pin; thence north 68 degrees 51 minutes west 101 feet to a point and corner marked by an iron pin; thence north 15 degrees 12 minutes east 319.4 feet to a point and corner on Old U.S. Highway No. 41; thence north 68 degrees 10 minutes west 135 feet to a point and corner marked by an iron pin; thence south 86 degrees 33 minutes west 322.4 feet to a point and corner marked by an iron pin; thence south 5 degrees 45 minutes east 1052.5 feet to a point and corner marked by an iron pin; thence north 87 degrees 55 minutes east 316 feet to a point and corner marked by an iron pin; thence north 6 degrees 42 minutes east 449 feet to a point and corner marked by an iron pin; thence south 64 degrees 23 minutes east 351.6 feet to a point and corner marked by an iron pin on the west side of Robin Drive; thence north 14 degrees east along Robin Drive 100 feet to a point and corner marked by an iron pin; thence north 33 degrees 35 minutes east 50 feet to the point of beginning.

Also land in _____ Count(y)(ies).

Certificate prepared by:

I do certify that the information herein is true and correct.

SEN

JUDGE OF THE PROBATE COURT

Signature of Attorney **Donald D. Smith**
State Bar No. 655800

By: _____
Clerk, Probate Court of
Cobb County

Delivered to **Cobb County** Superior Court, April 6, , **2006.**

Deed Book 14311 Pg 1936
Filed and Recorded Apr-06-2006 09:59am
2006-0054737
Real Estate Transfer Tax $0.00

Clerk of Superior Court Cobb Cty. Ga.

Deed Book 12926 Pg 393
Filed and Recorded Sep-24-1999 08:02am
1999-0160512
Real Estate Transfer Tax $93.90

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

RETURN TO:
MORRIS & SCHNEIDER, P.C.
2781 WHITLEY ROAD
ATLANTA, GEORGIA 30339
89P0502M

10.00

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture made this **31st** day of **August,** in the year **One Thousand Nine Hundred Ninety-Nine**, between **JEFFREY M. BALL and DEBORAH M. BALL**, of the County of COBB, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **VICTOR TORRES**, 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** 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, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING 1.582 ACRES AS PER PLAT OF SURVEY PREPARED FOR JEFFREY M. BALL, DATED FEBRUARY 20, 1992, AND PREPARED BY ANASTASIOS COSTARIDES, GEORGIA REGISTERED LAND SURVEYOR NO. 2448, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE INCH CRIMP TOP IRON PIN LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF ROBIN DRIVE, WHICH IRON PIN IS 646.00 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY SIDE OF THE RIGHT OF WAY OF ROBIN DRIVE; RUNNING THENCE SOUTH 07 DEGREES 18 MINUTES 22 SECONDS WEST ALONG THE WESTERLY SIDE OF THE RIGHT OF WAY OR ROBIN DRIVE FOR A DISTANCE OF 185.14 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE NORTH 68 DEGREES 23 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 348.39 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE NORTH 08 DEGREES 33 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 224.83 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE SOUTH 61 DEGREES 59 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 355.66 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS IMPROVED PROPERTY WITH A HOUSE LOCATED THEREON KNOWN AS 3137 ROBIN DRIVE, KENNESAW, GEORGIA, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN COBB COUNTY, GEORGIA, AND IS ALSO SHOWN ON THAT CERTAIN PLAT OF SURVEY RECORDED IN PLAT BOOK 68, PAGE 165, COBB COUNTY, GEORGIA RECORDS.

Subject to all easements and restrictions 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 of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness

Notary Public

CYNTHIA MARX NOTARY PUBLIC EXPIRES GEORGIA DEC. 20, 1999 COBB COUNTY STATE OF GEORGIA

Jeffrey M. Ball (Seal)
JEFFREY M. BALL

Deborah M. Ball (Seal)
DEBORAH M. BALL

Written Description: Old 41 Highway and Robin Drive Overall

All that tract or parcel of land lying and being in Land Lot 126 of the 20th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a nail set at the centerline intersection of Robin Drive (50’ public right of way) and Wren Circle (50’ public right of way);
thence N35°41'53"W for a distance of 29.33 feet to a 1/2” rebar found at the westerly right of way of Robin Drive (50’ public right of way), said point being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
thence along the said right of way of Robin Drive the following courses and distances:
149.98 feet along the arc of a curve to the left, said curve having a radius of 238.53 feet and being subtended by a chord of S28°58'08"W, 147.52 feet to a 1/2" rebar set;
S06°30'58"W for a distance of 189.04 feet to a 1/2" rebar found;
thence leaving said right of way N66°17'54"W for a distance of 348.42 feet to a 1/2" rebar found (bent);
thence S10°37'02"W for a distance of 223.91 feet to a 1-1/2” crimped top pipe found;
thence N87°39'27"W for a distance of 315.70 feet to a 1-1/4” crimped top pipe found;
thence N01°18'41"W for a distance of 1050.87 feet to a 1/2" rebar set;
thence S88°56'55"E for a distance of 321.92 feet to a 1/2” rebar found at the southerly right of way of Old 41 Highway (apparent 60’ width public right of way);
thence along said right of way S63°51'43"E for a distance of 136.42 feet to a 1/2" rebar found;
thence leaving said right of way S19°51'21"W for a distance of 323.01 feet to a 3/4” rebar found;
thence S67°00'57"E for a distance of 98.78 feet to a 1/2” rebar found;
thence S70°35'00"E for a distance of 149.97 feet to a 1” crimped top pipe found;
thence S22°21'27"E for a distance of 151.79 feet to a 1/2" rebar found;
thence S67°57'38"E for a distance of 181.17 feet to a 1/2” rebar found at the westerly right of way of Robin Drive, said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land contains 12.216 acres.

ROSEMARY JAMES STRICKLAND

3227 Old 41 Highway, N.W.
Kennesaw, Georgia 30144

April 9, 2026

RE: Property located at 3227 Old 41 Highway, N.W., Cobb County, Georgia
Tax Parcel ID Number: 20012600270

Dear Sir or Madam:

Please accept this as authorization for Traton, LLC, by and through its authorized representatives and counsel, to proceed with the filing and pursuit of an Annexation/Rezoning Application with the City of Kennesaw, Georgia, regarding the above-referenced property.

If you should have any questions or require additional information or documentation, please do not hesitate to contact me.

Very truly yours,

Rosemary James Strickland

Rosemary James Strickland

c: J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP

Traton, LLC

VICTOR TORRES
3137 Robin Drive
Kennesaw, Georgia 30144

April 23, 2026

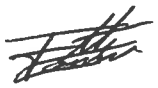
RE: Property located at 3137 Robin Drive, Cobb County, Georgia
Tax Parcel ID Number: 20012600260

Dear Sir or Madam:

Please accept this as authorization for Traton, LLC, by and through its authorized representatives and counsel, to proceed with the filing and pursuit of an Annexation/Rezoning Application with the City of Kennesaw, Georgia, regarding the above-referenced property.

If you should have any questions or require additional information or documentation, please do not hesitate to contact me.

Very truly yours,



Victor Torres

c: J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP

Traton, LLC

Printed: 4/16/2026

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:
TORRES VICTOR

TORRES VICTOR

Payment Date: 12/5/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20012600260	10/15/2025	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$39.41	$107.24	$0.00	$0.00	$2,291.35	**$0.00**

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

Printed: 3/20/2026

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:
Rosemary Strickland

STRICKLAND ROSEMARY JAMES

Payment Date: 9/4/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20012600270	10/15/2025	**Pay:**	N/A	or	$0.00

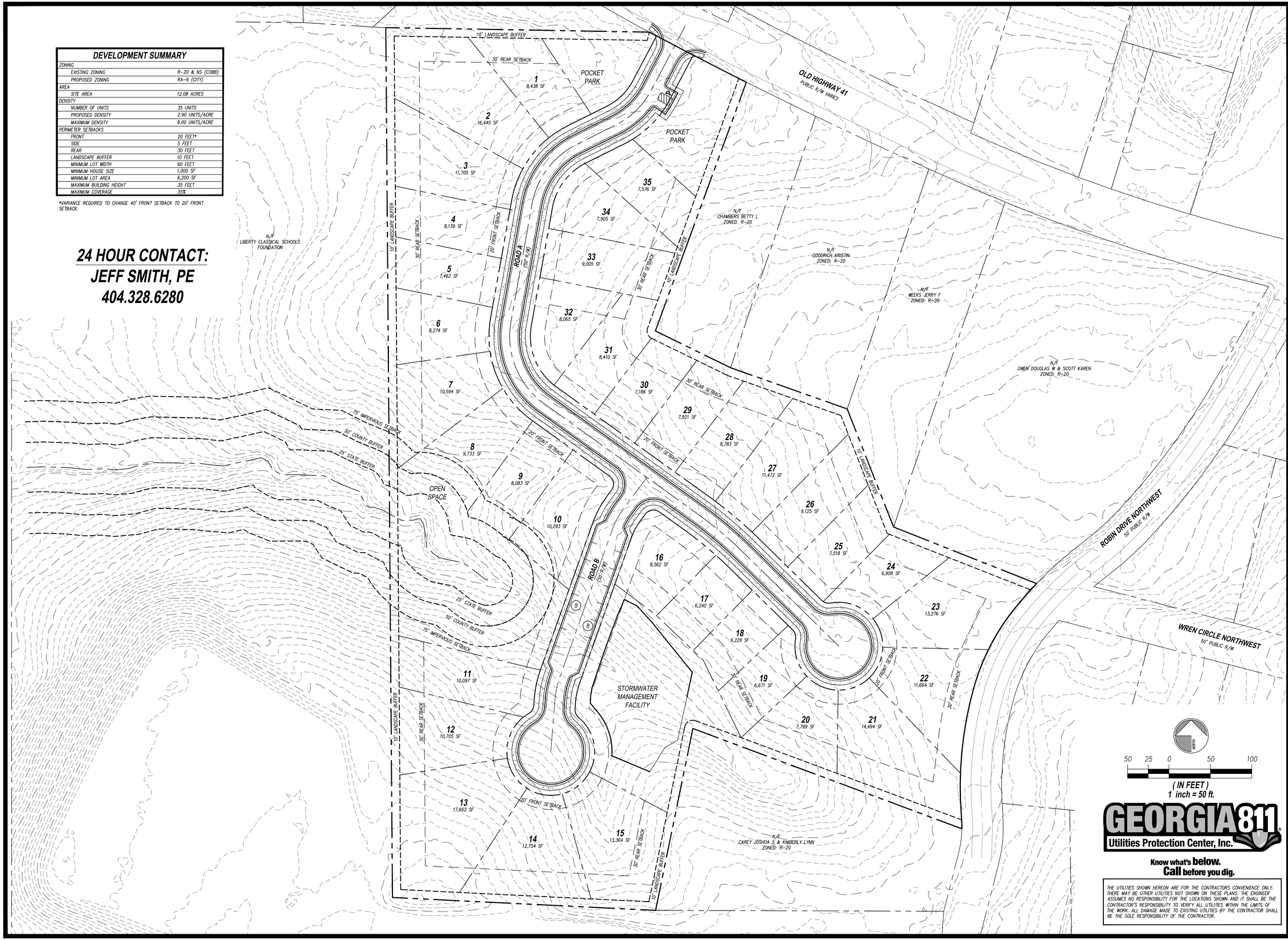
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$1,570.21	**$0.00**

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

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-20 & NS (COBB)
PROPOSED ZONING	RA-6 (CITY)
AREA	
SITE AREA	12.08 ACRES
DENSITY	
NUMBER OF UNITS	35 UNITS
PROPOSED DENSITY	2.90 UNITS/ACRE
MAXIMUM DENSITY	6.00 UNITS/ACRE
PERIMETER SETBACKS	
FRONT	20 FEET*
SIDE	5 FEET
REAR	30 FEET
LANDSCAPE BUFFER	10 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM HOUSE SIZE	1,000 SF
MINIMUM LOT AREA	6,200 SF
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	35%

*VARIANCE REQUIRED TO CHANGE 40' FRONT SETBACK TO 20' FRONT SETBACK.

24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280



GEORGIA 811
Utilities Protection Center, Inc.
Know what's **below.**
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING®
5341 OLD HIGHWAY 5
SUITE 207,350 - WOODSTOCK, GA 30188
OFFICE 770.938.9000

LAND PLAN
OLD HIGHWAY 41 TRACT
LAND LOT 126
2ND DISTRICT, 3RD SECTION
CITY OF KENNESAW, GEORGIA

OWNER/DEVELOPER
TRATON HOMES
720 KENNESAW AVENUE
MARIETTA, GA 30060
PHONE: 678.303.2134

REVISIONS

LAND PLAN
LP12

26002 LP12.DWG 05.13.2026

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7017 2620 0000 4224 7983

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

P17
R22026-05/AX2026-01

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

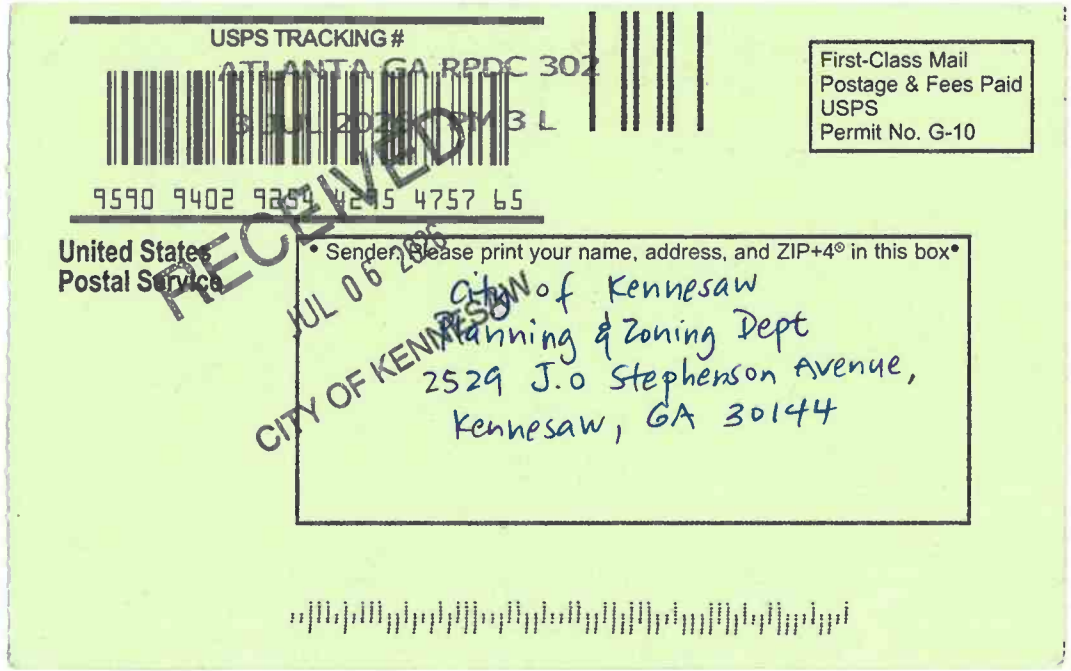
Postmark Here

Sent To: Pamela Mabry, Cobb County Clerk

Street and Apt. No., or PO Box No.: 100 Cherokee St, # 355

City, State, ZIP+4®: Marietta, GA 30090

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


USPS TRACKING #
9590 9402 9259 4295 4757 65
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
United States
Postal Service
• Sender: Please print your name, address, and ZIP+4® in this box•
City of Kennesaw
Planning & Zoning Dept
2529 J.O Stephenson Avenue,
Kennesaw, GA 30144
RECEIVED
JUL 06 2026
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.

1. Article Addressed to:

Pamela Mabry, County Clerk
100 Cherokee St, #355
Marietta, GA 30090

9590 9402 9254 4295 4757 65

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

7017 2620 0000 4224 7983

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X J Evans ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* J EVANS

C. Date of Delivery 1/2/26

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

R22026-05 / AX2026-0

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

COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

Jessica Guinn, AICP
Director

P.O. Box 649
Marietta, GA 30061-0649
Phone (770) 528-2128 Fax: (770) 528-2126
jessica.guinn@cobbcounty.gov

CERTIFIED MAIL
7020 0090 0000 6545 3519

July 6, 2026

The Honorable Derek Easterling
Mayor
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, Georgia 30144

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

Dear Mayor Easterling:

We are in receipt of the above-referenced annexation request. The subject property has the required contiguity with the existing Kennesaw boundary for annexation. No unincorporated islands will be created or extended; in fact, this annexation will reduce an existing unincorporated island created by the Acworth and Kennesaw city boundary. There are no county buildings or facilities on this property. Most of this property is zoned R-20 (Single Family Residential), with approximately 2.22 acres designated as NS (Neighborhood Shopping). Cobb County's Future Land Use Plan (FLU) designates this area as Low Density Residential (LDR). The applicant proposes 35 single-family detached homes, pocket parks, and designated open space. Based on our HB 489 Intergovernmental Agreement, this request is not objectionable.

In summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb County departments below. Should you have any questions or need any additional information, please contact Donald Wells, Intergovernmental Coordinator, at (770) 528-2199 or donald.wells@cobbcounty.gov.

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

Sincerely,

Lisa Cupid, Chairwoman

cc: Jackie McMorris, County Manager – Via Email
Bill Volckmann, Deputy County Manager – Via Email
Debra Blair, County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney- Via Email
Jessica Guinn, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Chanelle Campbell, Director of Planning and Zoning, City of Kennesaw– Via Email
Dr. Jeff Drobney, City Manager, City of Kennesaw- Via Email
Priscilla Coley, Assistant Zoning Administrator & Planner, City of Kennesaw- Via Email

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

[signature page continued]

Sincerely,

Keli Gambrill

Keli Gambrill, District 1 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Bill Volckmann, Deputy County Manager – Via Email
Debra Blair, County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney- Via Email
Jessica Guinn, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Chanelle Campbell, Director of Planning and Zoning, City of Kennesaw– Via Email
Dr. Jeff Drobney, City Manager, City of Kennesaw- Via Email
Priscilla Coley, Assistant Zoning Administrator & Planner, City of Kennesaw- Via Email

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

[signature page continued]

Sincerely,

Erick Allen, District 2 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Bill Volckmann, Deputy County Manager – Via Email
Debra Blair, County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney- Via Email
Jessica Guinn, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Chanelle Campbell, Director of Planning and Zoning, City of Kennesaw– Via Email
Dr. Jeff Drobney, City Manager, City of Kennesaw- Via Email
Priscilla Coley, Assistant Zoning Administrator & Planner, City of Kennesaw- Via Email

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

[signature page continued]

Sincerely,

JoAnn K. Birrell

JoAnn K. Birrell, District 3 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Bill Volckmann, Deputy County Manager – Via Email
Debra Blair, County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney- Via Email
Jessica Guinn, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Chanelle Campbell, Director of Planning and Zoning, City of Kennesaw– Via Email
Dr. Jeff Drobney, City Manager, City of Kennesaw- Via Email
Priscilla Coley, Assistant Zoning Administrator & Planner, City of Kennesaw- Via Email

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

[signature page continued]

Sincerely,

_____

Monique Sheffield, District 4 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Bill Volckmann, Deputy County Manager – Via Email
Debra Blair, County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney- Via Email
Jessica Guinn, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Chanelle Campbell, Director of Planning and Zoning, City of Kennesaw– Via Email
Dr. Jeff Drobney, City Manager, City of Kennesaw- Via Email
Priscilla Coley, Assistant Zoning Administrator & Planner, City of Kennesaw- Via Email

County Staff Comments and Recommendations

Southside of Old 41 Highway, West of Robin Drive
City of Kennesaw

Water System- Chris Duggan

Water service for the proposed annexed properties will be provided by the existing CCWS water mains on Old 41 Hwy

Wastewater for the parcels will be treated at the Northwest treatment plant where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.

Because CCWS will continue to own and maintain water in public rights-of-way and public easements, there would be no infrastructure loss

Planning- Historic Preservation-Mandy Elliott

No comment

Cobb County Fire Marshal's Office-Rock Toler

No Comment

GIS- Brad Gordon

No comment

Cobb DOT-Wilson Collins

Old 41 Highway and Wren Circle are located within the existing right-of-way and will continue to be owned and maintained by Cobb County. If additional adjacent parcels are annexed into the City of Kennesaw, Cobb DOT will reevaluate ownership and maintenance responsibilities at that time.

No known drainage infrastructure has been identified by Cobb DOT within or adjacent to Parcel PIN: 20012600270. Any existing or proposed drainage infrastructure located within the parcel will become the responsibility of the City of Kennesaw upon annexation, transferring ownership and maintenance obligations accordingly.

Since Cobb DOT will retain ownership and maintenance responsibility for the existing right-of-way and no county-maintained drainage infrastructure is present, no infrastructure loss is anticipated at this time.

Cemetery Preservation Committee- Helga Hong

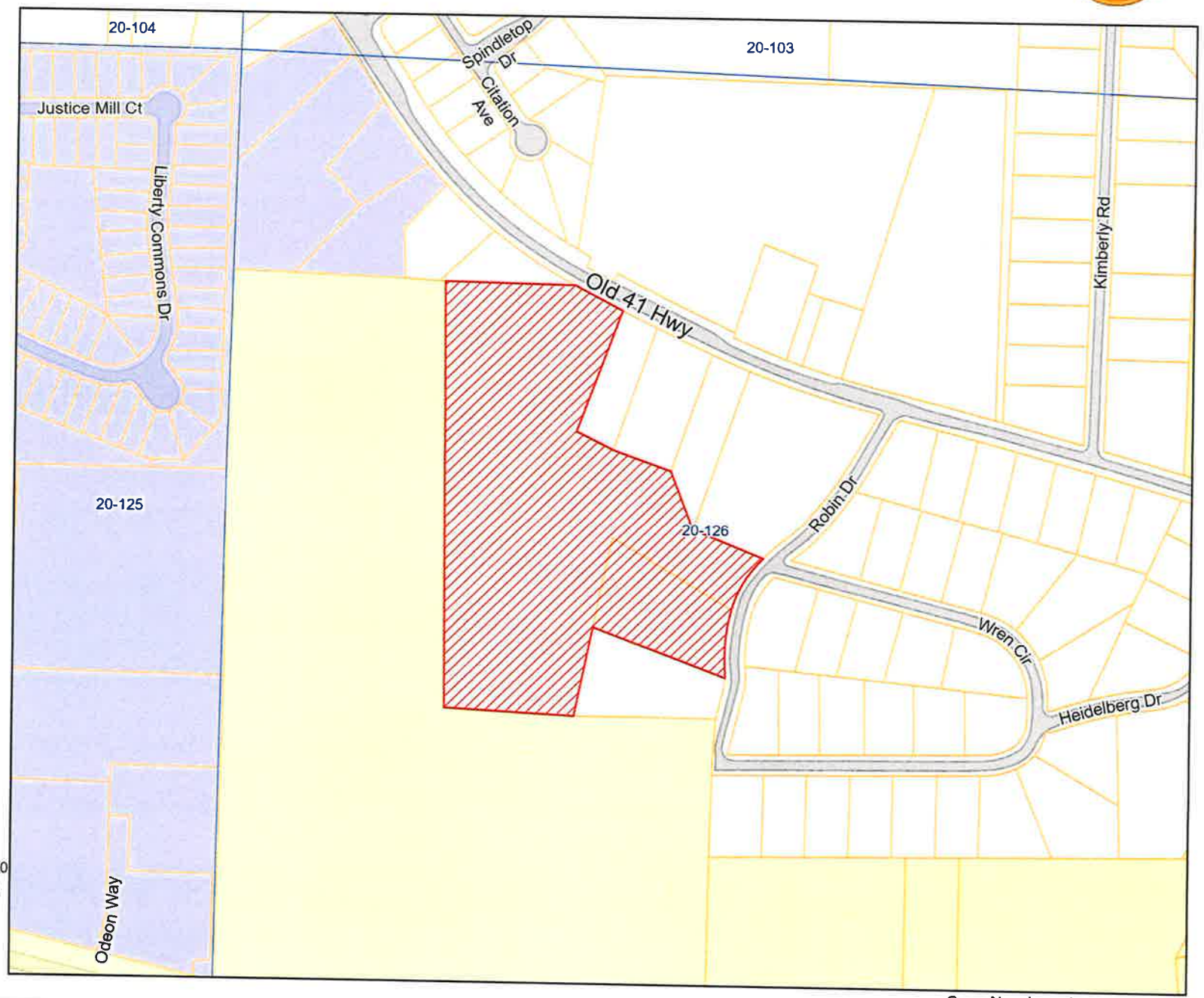
No comment

Annexation Location Map

June 2026

20th District
Land Lots: 126
Parcels: 20012600270
& 20012600260

Acreage: ≈ 12.08



Legend

- De/Annexations
- Acworth
- Austell
- Kennesaw
- Mableton
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Parcels

N

0 100 200 400 600

Feet

Case Number: Ann_2026_008

MOORE INGRAM JOHNSON & STEELE, LLP

Attorneys at Law
326 Roswell Street, Suite 100
Marietta, Georgia 30060
[redacted]

July 10, 2026

RE: PLEASE TAKE NOTICE – NOTIFICATION OF NEARBY ANNEXATION/ZONING APPLICATION
Property: 3227 Old 41 Highway and 3137 Robin Drive, Kennesaw, Georgia 30144
Parcel ID Nos.: 20012600270 and 20012600260

To Whom It May Concern:

This correspondence is to formally notify you that the City of Kennesaw Planning and Zoning Department has received an Annexation/Rezoning Application for two parcels of land within two hundred (200) 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:	Traton, LLC
Applicant's Representative:	J. Kevin Moore, Esq., Moore Ingram Johnson & Steele, LLP [redacted]
Property Address:	3227 Old 41 Highway and 3137 Robin Drive
Parcel Identification Numbers:	20012600270 and 20012600260
Description of Proposal:	Request to rezone from Cobb County zoning classification of R-20 (single-family residential) and Cobb County Neighborhood Shopping ("NS") to City of Kennesaw zoning classification of RA-6 (residential district) to develop a residential community consisting of single-family detached units

The Application will be reviewed and voted on at public hearings by the Planning Commission and the Mayor and City Council. The meeting details are as follows:

Planning Commission Meeting
Date: August 5, 2026
Time: 6:30 p.m.

Mayor and City Council Hearing
Date: August 17, 2026
Time: 6:30 p.m.

Both meetings occur in the City Hall Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia 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 Mayor and City Council.

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore
Attorneys for Applicant and Property Owners

Enclosures

Application Nos. AX2026-001
RZ2026-005

ANNEXATION/REZONING APPLICATION

(Page 1 of 2)
(Amended)

Date Received _____
Staff's Initials _____

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

Date of Consultation 04/01/2026 Staff's Initials _____

ANNEXATION PROPERTY ADDRESS 3227 Old 41 Highway, N.W.

Parcel ID 20012600270 Lot Size 12.216 (Overall) 10.653 (Strickland Tract)

Resident Population 1 Housing Units 1 Other Buildings 0

Zoning Request from:

Present Zoning R-20, NS (Cobb) To RA-6 (City)

For the purpose of Single-Family Detached Community

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____
Notary

May 15, 2026
Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 2026

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Phone #) [redacted] Representative Email [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____
Notary

May 15, 2026
Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

TITLEHOLDER Rosemary James Strickland (Phone#) [redacted]

Titleholder Address 3227 Old 41 Highway, N.W. Kennesaw, GA 30144 Email [redacted]

Signature _____
Rosemary James Strickland

Signed, sealed and delivered in presence of: _____
Notary

April 9, 2026
Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

Z\P&Z FORMS\Applications 2025

Application Nos. AX2026-001
RZ2026-005

ANNEXATION/REZONING APPLICATION
(Page 2 of 2)
(Amended)

Date Received _____
Staff's Initials _____

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

Date of Consultation 04/01/2026 Staff's Initials _____

ANNEXATION PROPERTY ADDRESS 3137 Robin Drive

Parcel ID 20012600260 Lot Size 12.216 (Overall)
1.563 (Torres Tract)

Resident Population 4 Housing Units 1 Other Buildings 2

Zoning Request from:

Present Zoning R-20 (Cobb) To RA-6 (City)

For the purpose of Single-Family Detached Community

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____ May 1, 2026
Notary Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2029

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Phone #) [redacted] Representative Email [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: Carolyn E. Cook May 15, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY GA

TITLEHOLDER Victor Torres (Phone#) [redacted]

3137 Robin Drive
Titleholder Address Kennesaw, GA 30144 **Email** [redacted]

Signature: _____
Victor Torres

Signed, sealed and delivered in presence of: Cilia Rodriguez 5/14/25, 2026
Notary

CILIA RODRIGUEZ BARTOW COUNTY, GEORGIA NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 08, 2030



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX 2026-01	RZ 2026-05	COUNTY R-20, NS	RA-6
DX			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
CITY OF ACWORTH

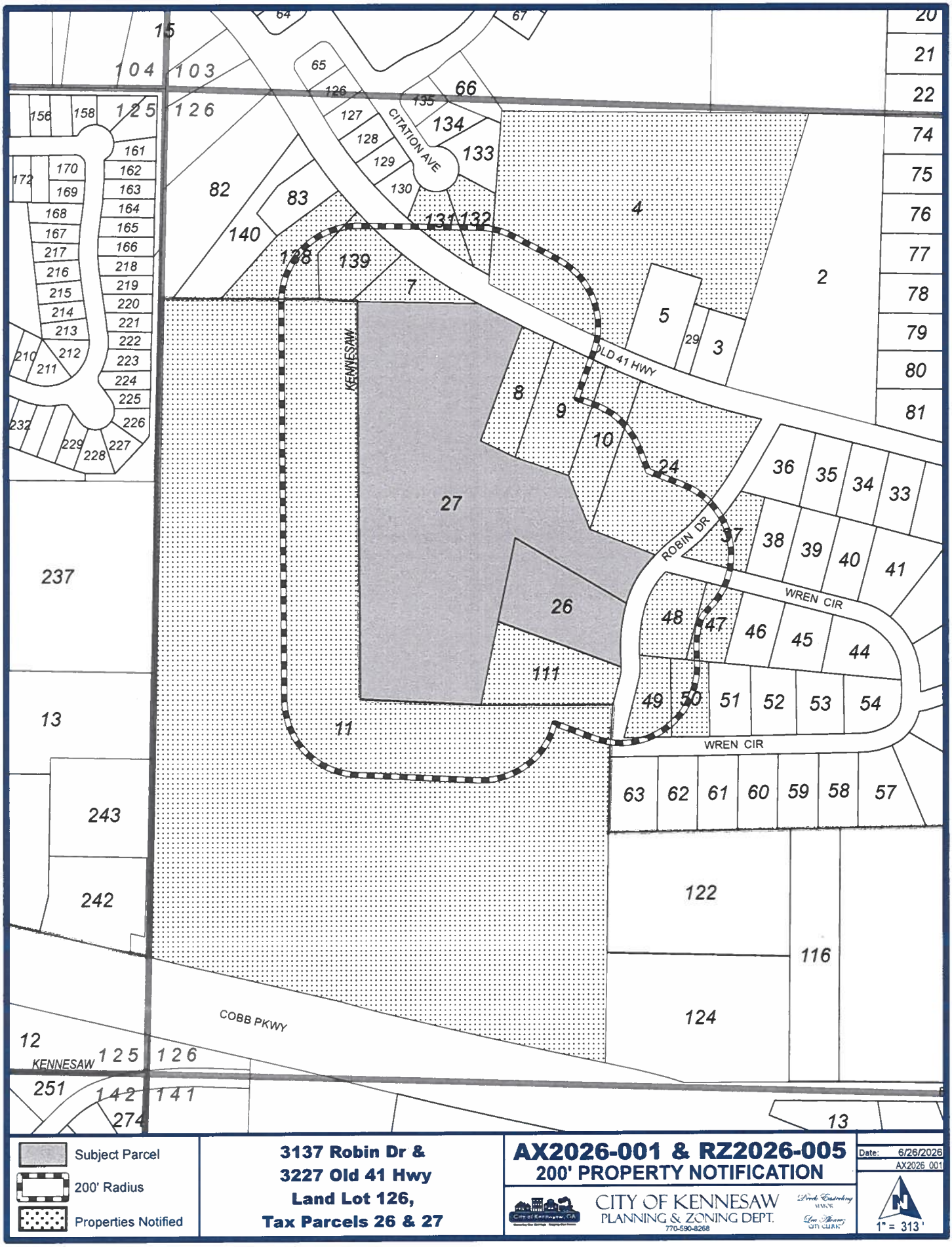
3137 Robin Dr & 3227 Old 41 Hwy
Land Lot 126, Tax Parcels 26 & 27

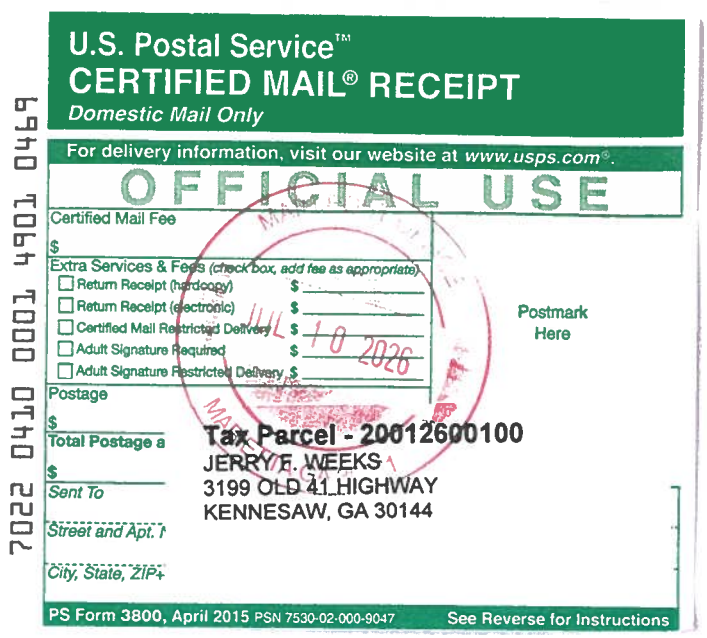
Subject Property

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

Mayor
City Clerk

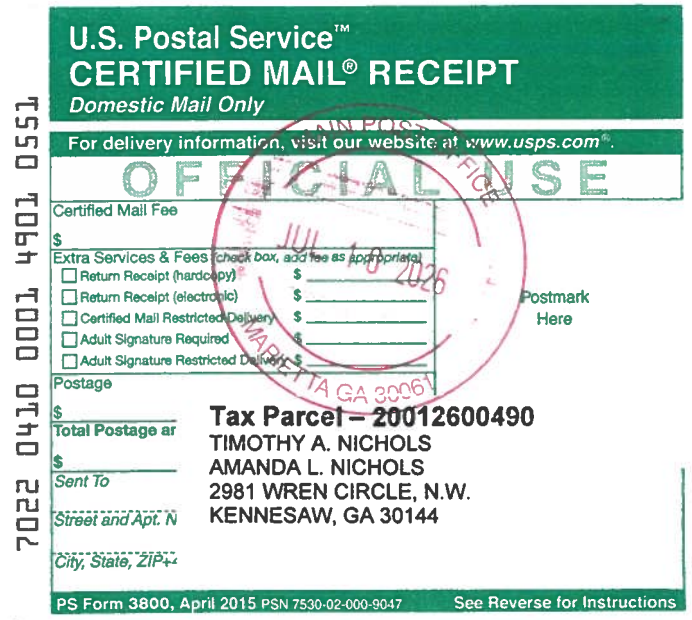
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Print Date: 6/26/2026
AX2026_001

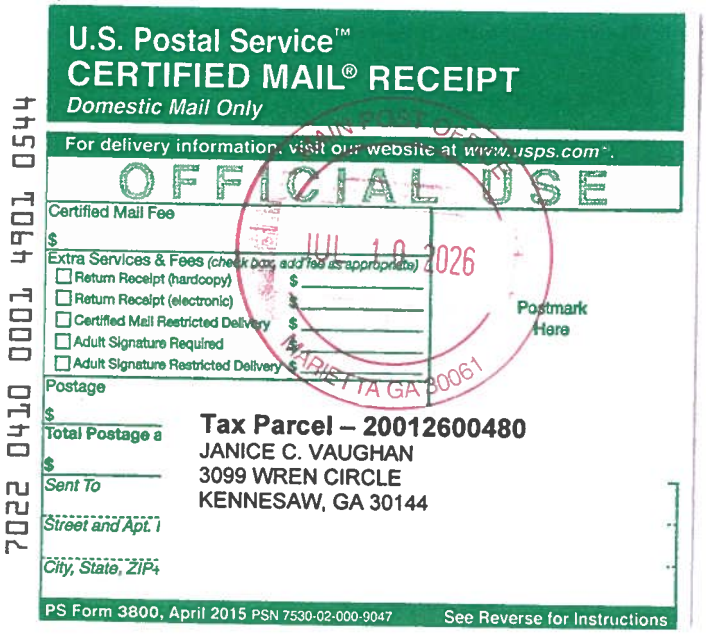

Subject Parcel
200' Radius
Properties Notified
3137 Robin Dr &
3227 Old 41 Hwy
Land Lot 126,
Tax Parcels 26 & 27
AX2026-001 & RZ2026-005
200' PROPERTY NOTIFICATION
CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268
Date: 6/26/2026
AX2026_001
1" = 313'
CITATION AVE
OLD 41 HWY
KENNESAW
ROBIN DR
WREN CIR
WREN CIR
COBB PKWY
KENNESAW


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Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
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Total Postage a
$
Sent To
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JUL 10 2026
Postmark Here
Tax Parcel - 20012600100
JERRY F. WEEKS
3199 OLD 41 HIGHWAY
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7022 0410 0001 4901 0469


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Adult Signature Restricted Delivery $
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Sent To
Street and Apt. N
City, State, ZIP+
JUL 10 2026
Postmark Here
Tax Parcel - 20012600240
DOUGLAS W. OWEN
KAREN SCOTT
3189 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144 – 1145
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
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Adult Signature Required $
Adult Signature Restricted Delivery $
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Total Postage a
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Sent To
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JUL 10 2026
Postmark Here
Tax Parcel – 20012600070
NELSON LOPEZ
3281 OAKCLIFF ROAD
DORAVILLE, GA 30340
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7022 0410 0001 4901 0476

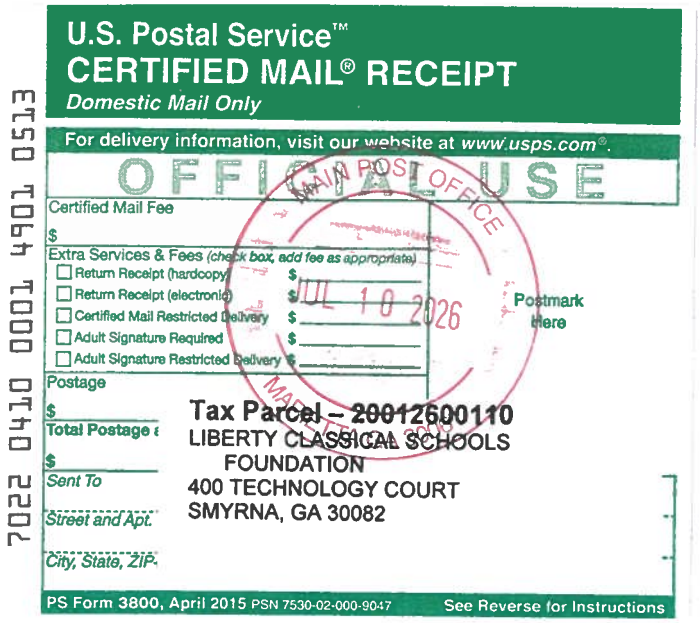

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Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
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Total Postage ar
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Sent To
Street and Apt. N
City, State, ZIP+
JUL 10 2026
Postmark Here
Tax Parcel – 20012600490
TIMOTHY A. NICHOLS
AMANDA L. NICHOLS
2981 WREN CIRCLE, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7022 0410 0001 4901 0551


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Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
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Total Postage a
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Sent To
Street and Apt. I
City, State, ZIP+
JUL 10 2026
Postmark Here
Tax Parcel – 20012600480
JANICE C. VAUGHAN
3099 WREN CIRCLE
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7022 0410 0001 4901 0544

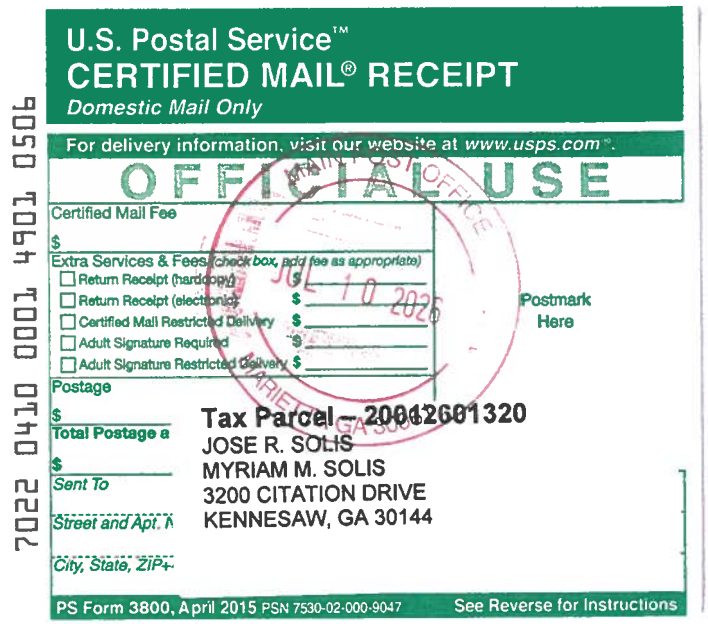

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Adult Signature Required $
Adult Signature Restricted Delivery $
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JUL 10 2026
Postmark Here
Tax Parcel – 20012600470
VIRGINIA F. HOGARD
3091 WREN CIRCLE
KENNESAW, GA 30144-1135
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
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Adult Signature Restricted Delivery
Postage
Total Postage a
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Postmark Here
JUL 10 2026
7022 0410 0001 4901 0520
Tax Parcel – 20012600260
VICTOR TORRES
3137 ROBIN DRIVE
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



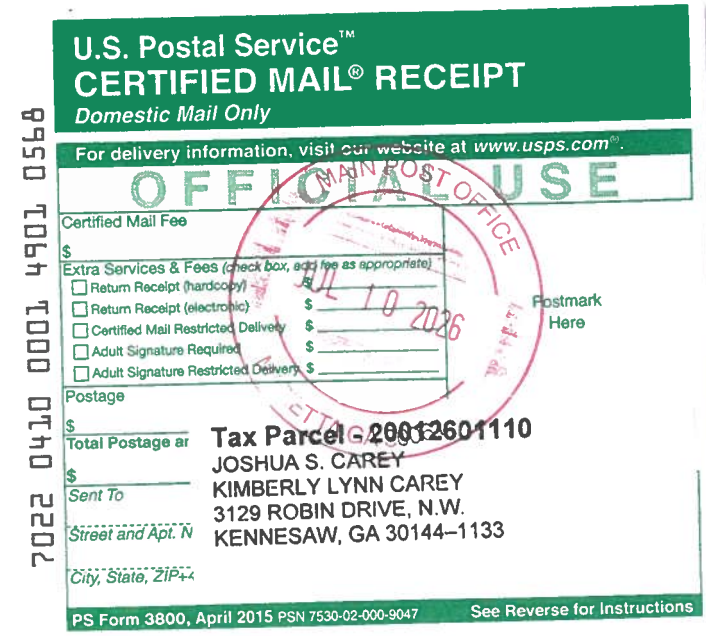
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Adult Signature Restricted Delivery
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7022 0410 0001 4901 0513
Tax Parcel – 20012600110
LIBERTY CLASSICAL SCHOOLS FOUNDATION
400 TECHNOLOGY COURT
SMYRNA, GA 30082
PS Form 3800, April 2015 PSN 7530-02-000-9047
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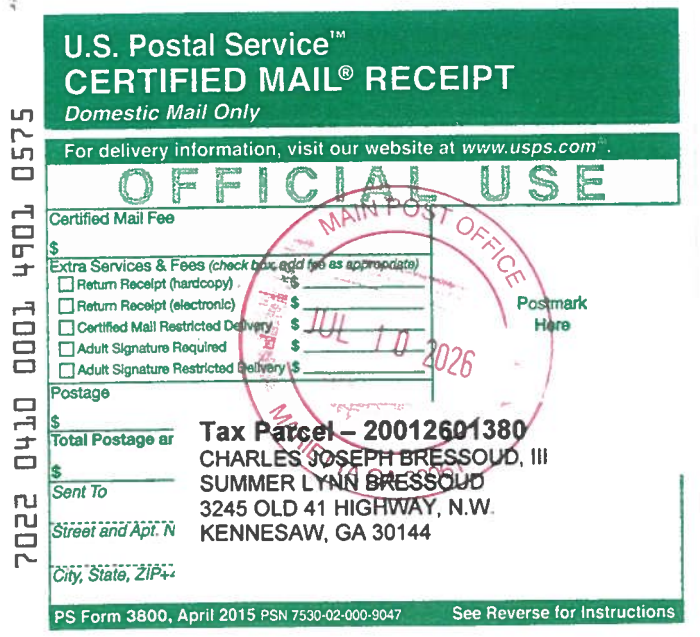
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JUL 10 2026
7022 0410 0001 4901 0506
Tax Parcel – 20012601320
JOSE R. SOLIS
MYRIAM M. SOLIS
3200 CITATION DRIVE
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
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JUL 10 2026
7022 0410 0001 4901 0490
Tax Parcel – 20012600500
JOSIAH BENNETT HILL, JR.
PATRICIA ANN HILL
2993 WREN CIRCLE, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
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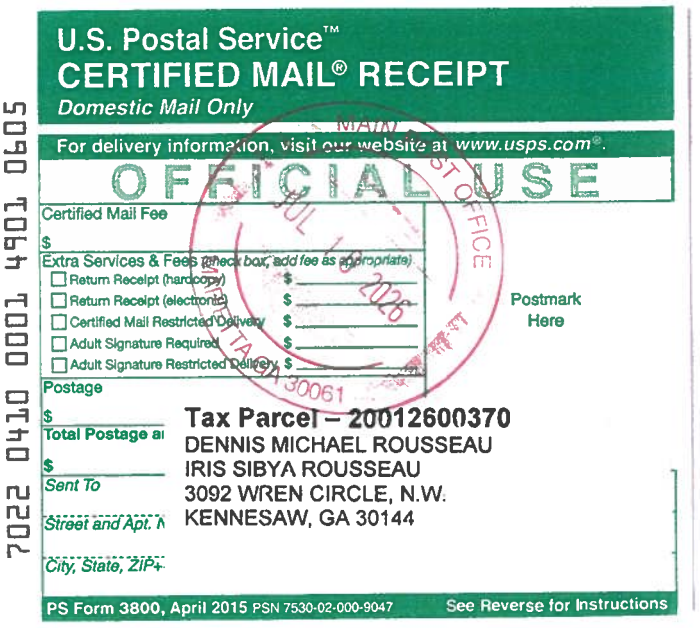
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Sent To
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Postmark Here
JUL 10 2026
7022 0410 0001 4901 0568
Tax Parcel – 20012601110
JOSHUA S. CAREY
KIMBERLY LYNN CAREY
3129 ROBIN DRIVE, N.W.
KENNESAW, GA 30144–1133
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

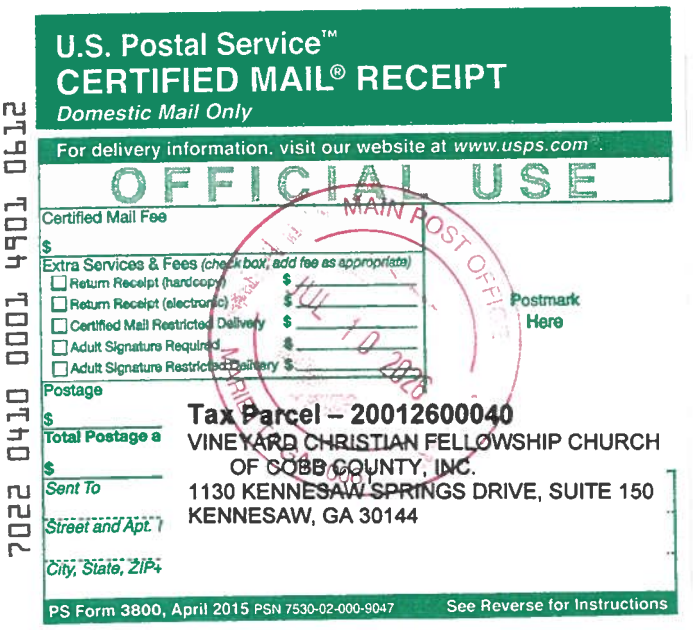


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Sent To
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City, State, ZIP+
Postmark Here
JUL 10 2026
7022 0410 0001 4901 0575
Tax Parcel – 20012601380
CHARLES JOSEPH BRESSOUD, III
SUMMER LYNN BRESSOUD
3245 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
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Adult Signature Restricted Delivery
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MAIN POST OFFICE
JUL 10 2026
Tax Parcel – 20012601390
FRANCYNE GARCIA TERRA MACEDO
3339 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
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MAIN POST OFFICE
JUL 10 2026
Tax Parcel – 20012601310
JENNIFER E. BROWN
KENNETH L. BROWN
3201 CITATION AVENUE
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
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Postage
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Sent To
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MAIN POST OFFICE
JUL 10 2026
Tax Parcel – 20012600370
DENNIS MICHAEL ROUSSEAU
IRIS SIBYA ROUSSEAU
3092 WREN CIRCLE, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
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Adult Signature Restricted Delivery
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Sent To
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MAIN POST OFFICE
JUL 10 2026
Tax Parcel – 20012600040
VINEYARD CHRISTIAN FELLOWSHIP CHURCH
OF COBB COUNTY, INC.
1130 KENNESAW SPRINGS DRIVE, SUITE 150
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
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Return Receipt (electronic)
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Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
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Postmark Here
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JUL 10 2026
Tax Parcel – 20012600080
BETTY L. CHAMBERS
3213 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144-1127
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 0636


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Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
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JUL 10 2026
Tax Parcel – 20012600080
KRISTIN GOODRICH
3207 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 0629

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 – 20012601310
JENNIFER E. BROWN
KENNETH L. BROWN
3201 CITATION AVENUE
KENNESAW, GA 30144

9590 9402 8958 4064 4650 50

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0599

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* K BROWN C. Date of Delivery 7/30

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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 – 20012600500
JOSIAH BENNETT HILL, JR.
PATRICIA ANN HILL
2993 WREN CIRCLE, N.W.
KENNESAW, GA 30144

9590 9402 8958 4064 4651 04

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0490

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 7/30

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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 – 20012600080
BETTY L. CHAMBERS
3213 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144–1127

9590 9402 8958 4064 4650 98

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0636

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 7/30

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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 - 20012600240
DOUGLAS W. OWEN
KAREN SCOTT
3189 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144 – 1145

9590 9402 8958 4064 4653 88

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0483

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Doug Owen C. Date of Delivery 7/30

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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CITY OF KENNESAW

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

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

RZ 2026-05

USPS TRACKING #

9590 9402 8958 4064 4650 74

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Permit No. G-10

United States Postal Service

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JUL 15 2026
CITY OF KENNESAW

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

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

RZ 2026-05

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CITY OF KENNESAW

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

RZ 2026-05

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CITY OF KENNESAW

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City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

RZ-2026-05

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1. Article Addressed to:

Tax Parcel – 20012600070
NELSON LOPEZ
3281 OAKCLIFF ROAD
DORAVILLE, GA 30340

9590 9402 8958 4064 4653 71

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0476

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* LOPEZ | 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
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1. Article Addressed to:

Tax Parcel – 20012600090
KRISTIN GOODRICH
3207 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144

9590 9402 8958 4064 4650 81

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0629

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

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A. Signature
X K. Goodrich ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* K. Goodrich | C. Date of Delivery 7/15/26

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
☐ Insured Mail
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1. Article Addressed to:

Tax Parcel – 20012600080
TIMOTHY A. NICHOLS
AMANDA L. NICHOLS
2981 WREN CIRCLE, N.W.
KENNESAW, GA 30144

9590 9402 8958 4064 4653 64

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0551

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

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A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Amanda Nichols | C. Date of Delivery 7/14/2026

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

3. Service Type
☐ Adult Signature
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☐ Certified Mail Restricted Delivery
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1. Article Addressed to:

Tax Parcel - 20012600100
JERRY F. WEEKS
3199 OLD 41 HIGHWAY
KENNESAW, GA 30144

9590 9402 7567 2098 2222 31

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0469

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* JERRY F. WEEKS | C. Date of Delivery 7/14/2026

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
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CITY OF KENNESAW

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RZ 2026-05

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JUL 16 2026
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City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

RZ 2026-05

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CITY OF KENNESAW

USPS TRACKING #

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

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JUL 16 2026
CITY OF KENNESAW

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1. Article Addressed to:

Tax Parcel – 20012601390
FRANCYNE GARCIA TERRA MACEDO
3339 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144

9590 9402 8958 4064 4650 43

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

7022 0410 0001 4901 0582

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A. Signature

X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
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3. Service Type

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2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

RZ 2026-05

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1. Article Addressed to:

Tax Parcel – 20012600470
VIRGINIA F. HOGARD
3091 WREN CIRCLE
KENNESAW, GA 30144-1135

9590 9402 8958 4064 4653 40

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0537

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* V. A. Hogard
C. Date of Delivery 7/15/26

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Page 158 of 387

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1. Article Addressed to:

Tax Parcel - 20012601110
JOSHUA S. CAREY
KIMBERLY LYNN CAREY
3129 ROBIN DRIVE, N.W.
KENNESAW, GA 30144–1133

9590 9402 8958 4064 4650 29

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0568

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A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Joshua Carey
C. Date of Delivery 07/15/2026

D. Is delivery address different from item 1? ☐ Yes
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3. Service Type
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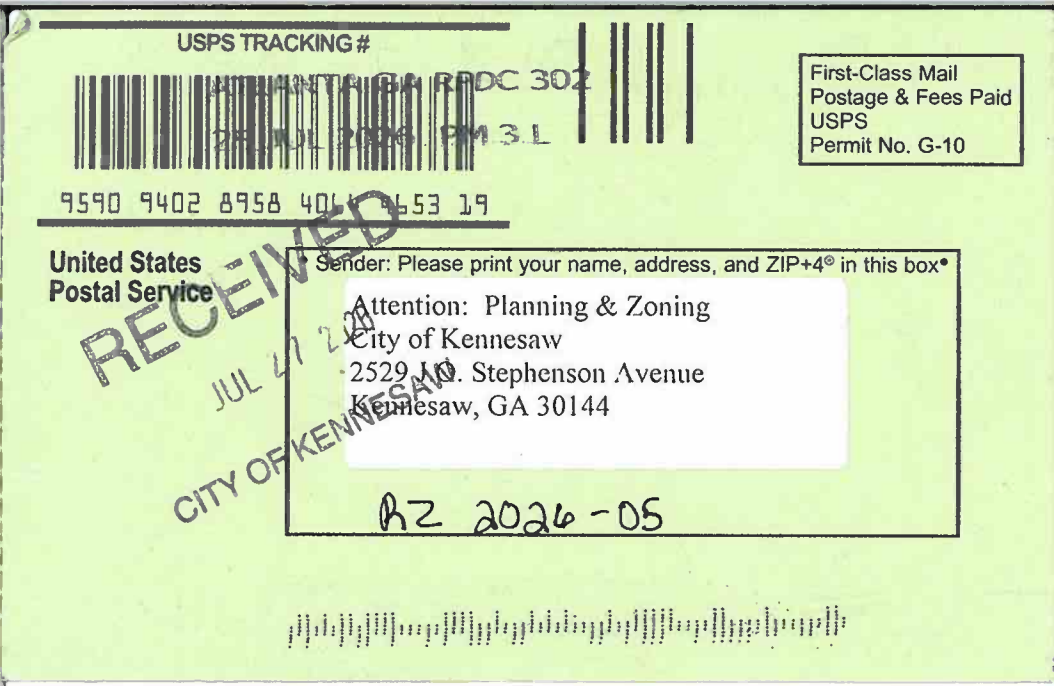
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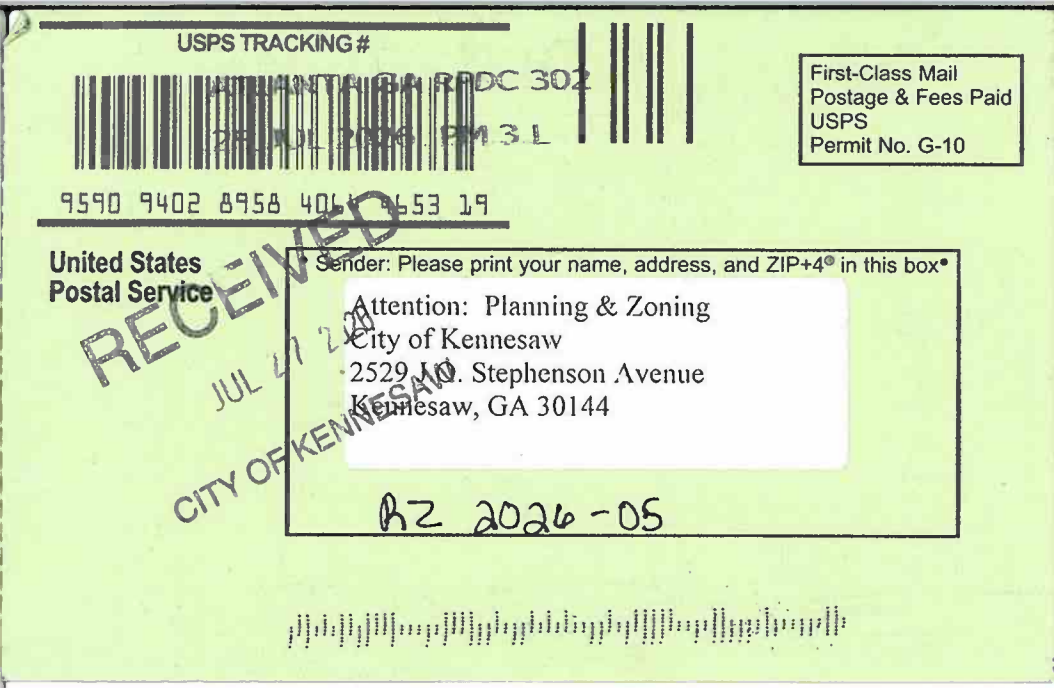
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Kennesaw, GA 30144

RZ 2026-05

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Kennesaw, GA 30144
RZ 2026-05


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City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144
RZ 2026-05

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS — Printed at 07/15/26 09:22 by khick-tj

Acct #: 110016 — Ad #: 567703 — Status: New WHOLD

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

Start: 07/17/2026 — Stop: 07/17/2026
Times Ord: 1 — Times Run: ***
LEG 1.00 X 3.03 Words: 200
Total LEG 3.03
Class: 8003 PUBLIC HEARING
Rate: LEGL — Cost: 30.00
Ad Descrpt: PH-4277 3227 OLD HWY 41
Descr Cont: MDJ-4277 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: 3227 OLD HWY 41
Created: khick 07/15/26 09:18
Last Changed: khick 07/15/26 09:22

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

PUB	ZONE	EDT	TP	RUN DATES
MDJ	A		95 S	07/17

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-4277
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for an annexation/rezoning request submitted by Traton, LLC. Said request is to annex/rezone the properties located at 3327 Old 41 Highway and 3137 Robin Drive (20012600270 & 20012600260) from County R-20, Single Family Residential and County Neighborhood Shopping (NS) to City RA-6, Residential District for the development of a single family detached community. The parcels lie in Land Lot 126, Tax Parcels 27 & 26 of the 20th District, 2nd Section, Cobb County Georgia.

Said meetings shall be held before the Planning Commission on August 5, 2026, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on August 17, 2026, at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. 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/

7:17-2026

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # AX2026-01 / RZ2026-05

PURPOSE Annex and rezone from County R-20 and County NS to City RA-6 to develop a single family detached community.

DATE OF PUBLIC MEETING: 8/5/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 8/17/2026 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

FOR FURTHER INFORMATION PLEASE CALL :

PLANNING AND ZONING DEPARTMENT 770-590-8268

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # ZV2026-03

PURPOSE Variance to reduce the minimum front setback for RA-6 from 40ft to 20ft

DATE OF PUBLIC MEETING: 8/5/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 8/17/2026 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

FOR FURTHER INFORMATION PLEASE CALL :

PLANNING AND ZONING DEPARTMENT 770-590-8268

07.17.2026 09:55


CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # AX2026-01 / RZ2026-05
PURPOSE Annex and rezone from County R-20 and County NS to City RA-6 to develop a single family detached community.
DATE OF PUBLIC MEETING: 8/5/2026 TIME: 6:30PM
DATE OF PUBLIC MEETING: 8/17/2026 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
FOR FURTHER INFORMATION PLEASE CALL :
PLANNING AND ZONING DEPARTMENT 770-590-8268
CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # ZV2026-03
PURPOSE Variance to reduce the minimum front setback for RA-6 from 40ft to 20ft
DATE OF PUBLIC MEETING: 8/5/2026 TIME: 6:30PM
DATE OF PUBLIC MEETING: 8/17/2026 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.
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HTTP://WWW.KENNESAW-GA.GOV
FOR FURTHER INFORMATION PLEASE CALL :
PLANNING AND ZONING DEPARTMENT 770-590-8268
07.17.2026 09:57

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # AX2026-01 / RZ2026-05

PURPOSE Annex and rezone from County R-20 and County NS to City RA-6 to develop a single family detached community.

DATE OF PUBLIC MEETING: 8/5/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 8/17/2026 TIME: 6:30PM

PLACE: CITY HALL KENNESAW, GA

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CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # ZV2026-03

PURPOSE Variance to reduce the minimum front setback for RA-6 from 40ft to 20ft

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DATE OF PUBLIC MEETING: 8/17/2026 TIME: 6:30PM

PLACE: CITY HALL KENNESAW, GA

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HTTP://WWW.KENNESAW.GA.GOV

07.17.2026 09:53

Chanelle Campbell

From: KRISTIN BOLTON [redacted]
Sent: Monday, July 13, 2026 5:41 PM
To: Chanelle Campbell
Subject: Rezoning of 3227 Old 41 Hwy and 3137 Robin Drive

Date: July 13, 2026
To: The City of Kennesaw Planning Commission
Regarding: Public Hearing for 3227 Old 41 Hwy NW and 3137 Robin Drive (August 5, 2026)
Subject Property: 3227 Old 41 Hwy NW, and 3137 Robin Drive Kennesaw, GA 30144
Parcel IDs: 20012600270 & 20012600260

Honorable Commissioners,

I am writing as a nearby property owner to express my strong opposition to the proposed rezoning application to change Parcels 20012600270 and 20012600260 from R-20 to R-6. While I understand the inevitability of local infill development, the requested jump to a high-density R-6 classification would impose significant, direct negative externalities on neighboring single-family structures and the existing infrastructure of Old 41 Highway.

Specifically, I request that the Planning Commission recommend **DENIAL** of this application based on the following zoning metrics:

1. **Spot Zoning and Density Shock:** The request to jump from R-20 to R-6 represents an aggressive **333% density shock** that violates the established land-use fabric of this corridor. R-20 zoning acts as a critical low-density sponge for stormwater management and traffic mitigation along Old 41 Highway. Forcing an R-6 high-density subdivision into an area defined by large-lot R-20 metrics constitutes spot-zoning that serves only the developer's financial margin while degrading neighboring property values.
2. **The Setback Collapse:** Transitioning to R-6 allows the developer to legally collapse side setbacks down to a tight 5-to-7-foot margin and halve front setbacks. This extreme spatial reduction means a wall of multi-story structures will be built directly along our shared property lines, creating an immediate invasion of privacy, removing natural light, and choking out the native root systems of mature border trees.
3. **Incompatibility with the Future Land Use Map (FLUM):** The City's master plan sets clear expectations for character districts. Introducing an intensive R-6 footprint here breaks the low-density/suburban residential transition and compromises established neighborhood visual boundaries.
4. **Infrastructure Overburden on Old 41 Highway:** This corridor already faces critical peak-hour traffic pressure. Adding a high-density complex without a completed, independent Traffic Impact Study (TIS) compromises motorist and pedestrian safety.

If the Commission moves toward approval despite these severe conflicts, I formally request the attachment of the following binding stipulations to protect neighboring properties:

- **Setback Preservation:** No reduction of standard front, side, or rear zoning buffers.

- **Buffer Mandates:** A mandatory, developer-funded 30-foot undisturbed natural buffer paired with an 8-foot opaque structural privacy fence alongside adjacent single-family properties.
- **Lighting Mitigations:** Strict compliance with commercial "dark sky" standards to avoid security lighting bleeding into surrounding bedroom windows.

Thank you for your time, service, and diligence in protecting Kennesaw's neighborhood character.

Sincerely,

Kristin Goodrich
[redacted]**, Kennesaw, GA 30144**

[redacted]

Chanelle Campbell

From: Jim Musgrave [redacted]
Sent: Monday, July 13, 2026 7:00 PM
To: Chanelle Campbell
Cc: Debbie Musgrave
Subject: Opposition to Rezoning Application for two parcels at 3227 Old 41 Hwy NW and 3137 Robin Drive (Parcel IDs 20012600270 and 20012600260) from R-20 to R-6

This email is to state opposition to a rezoning application.
I just read a post on the Nextdoor App about a High-Density Development Proposed for 3227 Old 41 Hwy NW and 3137 Robin Drive, Kennesaw, GA 30144. The post says "A developer has applied to rezone the two parcels at 3227 Old 41 Hwy NW and 3137 Robin Drive (Parcel IDs 20012600270 and 20012600260) from R-20 to R-6."

Looking a map, for anyone who uses Old 41 near the Swift Cantrell Park, it is easy to see the unwanted congestion this high density development will cause. The congestion at times on Old 41 is bad enough now, adding more traffic for NOT ONLY THE ROAD, BUT ALSO Swift Cantrell Park. Both experience heavy use NOW.

FYI, Old 41 is often used by many to avoid the hellacious traffic on Cobb Pkwy. It offers an alternative route that many people use now to reach schools, doctors, shopping, etc.

Lastly, I cannot imagine the undesirable impact on adjacent housing residents. They bought with intent to have space/distance and privacy between their residence and neighbor per current zoning. The proposed rezoning destroys that vision of property ownership and will no doubt impact property values in a negative manner.

Please deny the rezoning application. Let’s protect our infrastructure, privacy, and property values.

Sincerely,
James F Musgrave
[redacted]
Kennesaw, GA 30144\
[redacted]

Chanelle Campbell

From: Dannielle Cortolano [redacted]
Sent: Monday, July 13, 2026 10:22 PM
To: Chanelle Campbell
Subject: No more rezoning for Large development in and around downtown Kennesaw

Hi,

I am writing to you as a concerned citizen who lives and pays taxes to live in Kennesaw. I grew up here and I love it here. But enough is enough with all these developments and no commerce coming.

It is hurting the people who live here and pay taxes here. We want to enjoy our community and be able to spend our money i our community to give back, but the city council the past 10 years has let everything slide when it comes to residential development over what the people of kennesaw want.

I promise you we don't want any more apartments or townhomes no one can afford or another monster neighborhood that again no one can afford.
How about for a change we worry about our neighbors that have to sit in this traffic as they commute to their homes or to get to work or the store or kids to school. It takes 3x as long to go five miles around here than it did 2 years ago.

Also let's talk about all the vacant houses and businesses. Before we start building more stuff and destroying nature.

There is a house across the street from me that was built 8 Mos and is empty... still for sale because it priced outrageously.

These are just my two cents, but I am tired of my community and my taxes going to shit with nothing to show for it.

Thank you

Dannielle Cortolano Smith

[redacted]

Chanelle Campbell

From: Alan Daugherty [redacted]
Sent: Monday, July 13, 2026 10:29 PM
To: Chanelle Campbell
Subject: Against rezoning Robin Drive to allow multi housing town home

I live on the corner lot [redacted] Kennesaw , Ga. 30144 . I oppose the rezoning of the property in question to allow the builder to build the town homes in this location and also City of Kennesaw to Annex this property . I don't have issue with single lot homes or a subdivision being build with single lot homes but town home or apartment style homes is not suitable for this location. My phone number is [redacted]. I plan on being at the August 5th. Meeting at the Kennesaw City Hall.

Chanelle Campbell

From: Susan Dollar [redacted]
Sent: Tuesday, July 14, 2026 8:47 AM
To: Chanelle Campbell
Subject: Rezoning

Ms Campbell,

I read a message last night that stated the property at the top of the hill in our neighborhood is possibly being rezoned. The address is 3137 Robin Drive. My family lives on Wren Circle. We have lived here since 1991. We LOVE our neighborhood! I must admit I do not understand all the terminology in a rezoning request. However, I do understand that putting more homes between Jiles Road and Nolan Road would be a huge detriment to this area. Already when existing our neighborhood from Robin Drive it is difficult to turn left onto Old 41. Oftentimes when we have our grandboys in the vehicle with us we will turn right and go way out of our way, just to feel safe. This area sits between 3 schools and a major park. The cluster that is being discussed to be rezoned, the one on Robin and 3227 Old 41 Hwy is really the only green space in this stretch of mile. PLEASE ENOUGH IS ENOUGH!!! I'm not sure how this could be stopped, but we do not need anything else built. We especially do not need traffic coming out onto Robin Drive, which would ultimately cause traffic on Wren Circle.

Thank you for your attention to this matter.
Susan Dollar

Chanelle Campbell

From: Floyd Peede [redacted]
Sent: Saturday, July 18, 2026 7:28 PM
To: Chanelle Campbell
Subject: NO to rezone (Parcel IDs 20012600270 and 20012600260) from R-20 to R-6.

Dear Ms Campbell,

My name is Floyd Peede,
I own a home at:
[redacted]
Kennesaw, GA 30152.

I am opposed to the rezoning for these parcels (Parcel IDs 20012600270 and 20012600260) from R-20 to R-6.

Thank you,

Floyd Peede

Item Report

TO: The Planning Commission

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: August 5, 2026

TITLE: **RZ2026-05** - Consideration to rezone property located at 3227 Old 41 Highway and 3137 Robin Drive (20012600270 & 20012600260) from County Neighborhood Shopping (NS) and R-20, Single Family Residential to City RA-6, Residential District as submitted by Traton, LLC. Said request is for the development of a single family detached community. Property consists of 12.216 +/- acres and lies in Land Lot 126, Tax Parcels 27 and 26.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. AX2026-01 & RZ2026-05_3227 Old 41 Hwy & 3137 Robin Dr_Staff Analysis
2. AX2026-01 & RZ2026-05_3227 Old 41 Hwy & 3137 Robin Dr_Annexation & Rezoning 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
EMAIL: zoningdept@kennesaw-ga.gov

COMMUNITY DEVELOPMENT
Planning and Zoning

2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
AUGUST 17, 2026

PLANNING COMMISSION
AUGUST 5, 2026

LEGAL ADVERTISEMENTS
JULY 17, 2026

PUBLIC NOTICE SIGN
JULY 17, 2026

APPLICATION SUBMITTED
JUNE 25, 2026

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

Property Addresses
3227 Old 41 Hwy & 3137 Robin Drive

Applicant
Traton, LLC

Representative
J. Kevin Moore - Moore, Ingram, Johnson & Steele, LLP

Property Owners
Rosemary James Strickland & Victor Torres

Current Zoning
County R-20, Single Family & County Neighborhood Shopping (NS)

Future Land Use Category
County Low Density Residential

Project Request: Annex and rezone property from County R-20, Single Family and NS, Neighborhood Shopping to City RA-6 , Residential district for the construction of subdivision consisting of 35 single family detached units.



Aerial view of subject property

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes
Historic District: No
Cemetery: No **Floodplain:** No **Stream:** Yes
Parcel ID #: 20012600270 & 20012600260
Land Lot #: 126 **Tax Parcel #:** 27 & 26
Land Area: 12.216+/-

RECOMMENDATION

Staff Recommendation:
Approval with conditions of the annexation/ rezoning and **approval** of the variance request.

ADJACENT PROPERTY DETAILS

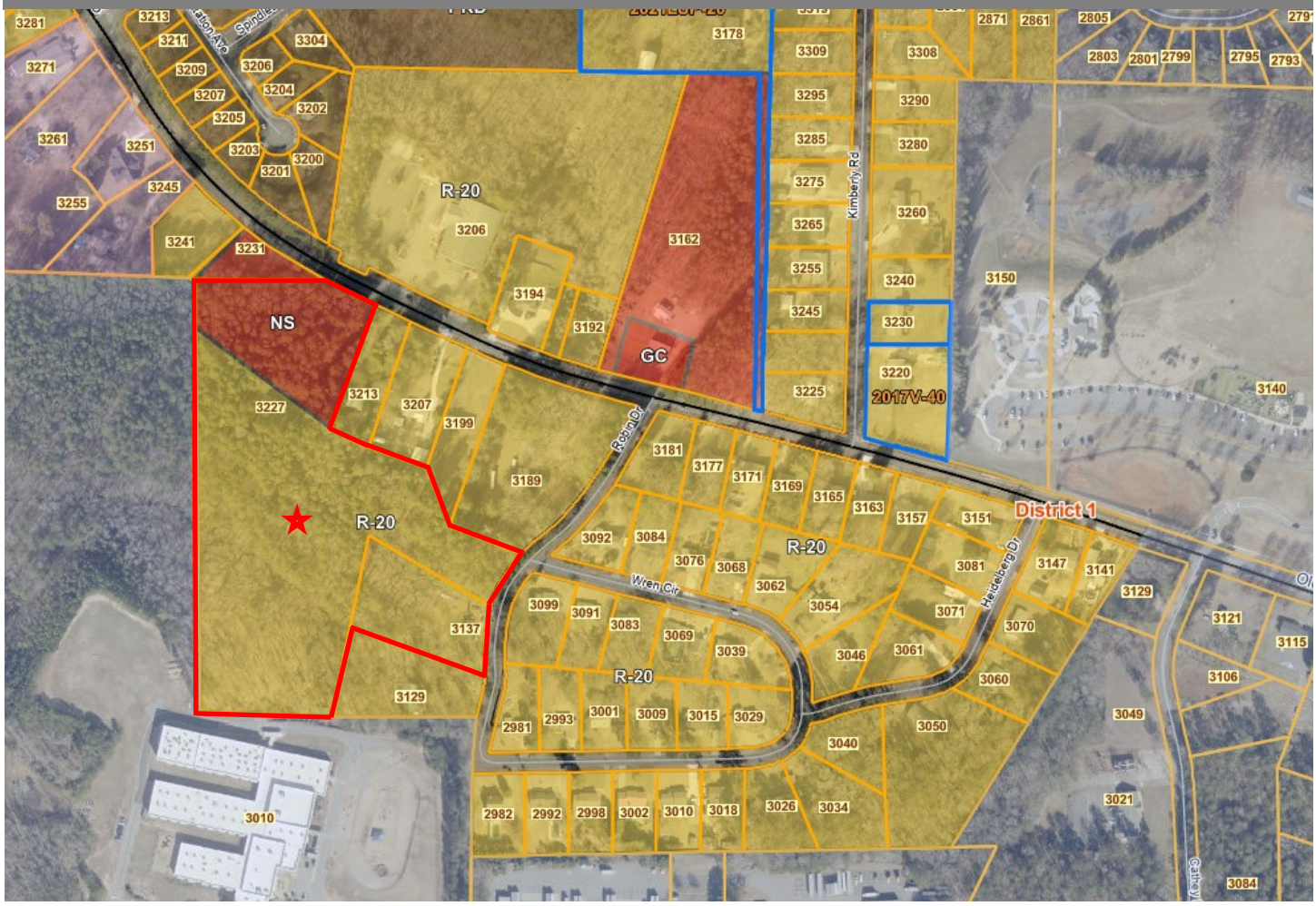
Surrounding Zoning Dist. and Future Land Use

North: Old 41 Hwy
Zoning: County R-20, Single Family Residential
Future Land Use: County Low Density Residential
South: No Street
Zoning: OI, Office/Institutional
Future Land Use: Public Service/Institutional (PI)
East: Robin Drive
Zoning: County R-20, Single Family Residential
Future Land Use: County Low Density Residential
West: No Street
Zoning: OI, Office/Institutional
Future Land Use: Public Service/Institutional (PI)

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

COBB COUNTY ZONING MAP



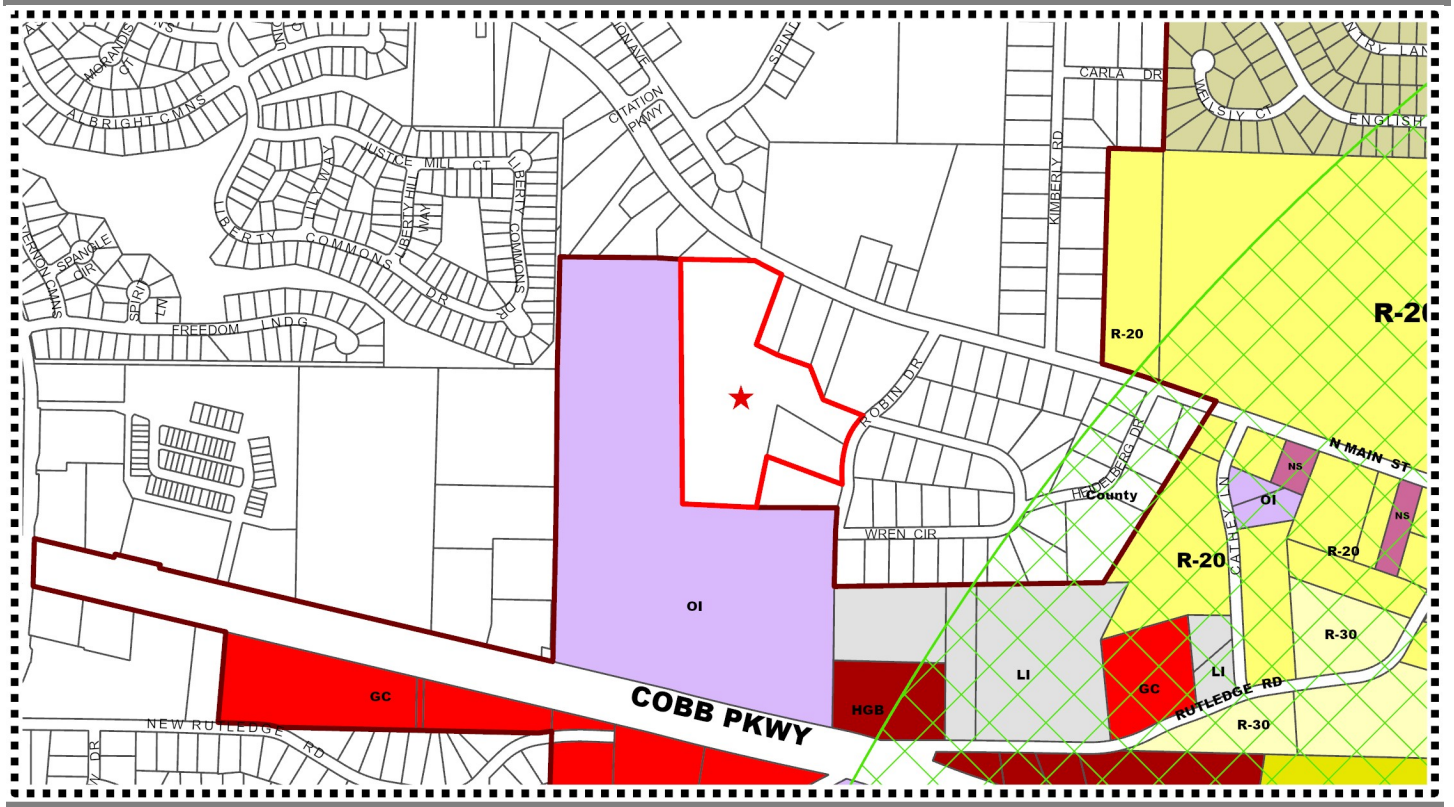
LOCATION:

The combined 12.216+/- acre tract is located off Old 41 Highway and Robin Drive and currently lies within unincorporated Cobb County. The surrounding area includes a mix of residential uses with limited commercial activity. To the east and north, the adjacent properties consist of various residential zoning classifications, including County R-20, Single Family Residential, and PRD, Planned Residential Development, characterized by single family detached homes. To the west and south, the property is bordered by a City zoned Office Institutional (OI) district, occupied by Northwest Classical Academy, a public charter school serving students in grades K–12.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

ZONING MAP



LEGEND

Zoning Districts

CBD	HI	OI	R-12	RA-5			
CRC	LI	PBSH	R-15	RA-6			
FST	MHP	PSC	R-20	RM-8			
GC	NRC	PUD-R	R-30	RM-12			
HGB	NS	PVC	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

The subject parcels are located in unincorporated Cobb County and are bordered to the south and west by City zoned parcels designated Office Institutional (OI). The parcels adjacent to the subject property to the north and east are also outside the City limits and are zoned County Neighborhood Shopping (NS) and R-20, Single Family Residential, creating a transition between City zoned institutional uses and County zoned commercial and residential districts.

Both subject properties are developed with older single-family homes. The property located at 3227 Old 41 Highway contains an approximately 1,874 sq. ft. single family dwelling constructed in 1964 on roughly 10.97 +/- acres, while the property located at 3137 Robin Drive is accessed from Robin Drive and includes an approximately 1,280 sq. ft. ranch-style dwelling built in 1955.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

COBB COUNTY FUTURE LAND USE MAP



FUTURE LAND USE LEGEND

	RR	Rural Residential
	VLDR	Very Low Density Residential
	LDR	Low Density Residential
	MDR	Medium Density Residential
	HDR	High Density Residential
	NAC	Neighborhood Activity Center
	CAC	Community Activity Center
	RAC	Regional Activity Center (Note: Sub-Categories)
	IC	Industrial Compatible
	IND	Industrial
	PIA	Priority Industrial Area
	TCU	Transportation/Communication/Utilities
	PRC	Park/Recreation/Conservation
	PI	Public Institutional

The Future Land Use Map does not categorize any land as Undeveloped or Agriculture/Forestry; development is anticipated throughout the county.

LOCATION:

The parcels are located in unincorporated Cobb County and carry a Future Land Use (FLU) designation of Low Density Residential (LDR). According to the Cobb County Comprehensive Plan, the LDR category identifies areas appropriate for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, with the option for non-supportive senior living housing to reach up to five (5) dwelling units per acre under specific circumstances. Allowable residential density is influenced by factors such as product type and mix, building height, tract size, topography, and overall compatibility with adjacent residential uses.

Under the HB 489 Intergovernmental Agreement between the City and Cobb County, any annexation and rezoning of County parcels with an LDR future land use designation into the City limits is subject to a maximum allowable density of 3 dwelling units per acre (DUA). This density cap ensures compatibility with surrounding County zoned neighborhoods while allowing the City to provide urban-level services and maintain consistent development patterns along jurisdictional boundaries.

Together, these parcels form a large, contiguous tract that establishes a strong foundation for the future development of a single-family subdivision. Their size, configuration, and existing residential character make them well- suited for a coordinated subdivision layout and compatible density transitions between County and City zoning districts.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

EXISTING SITE CONDITIONS - 3227 OLD 41 HWY





STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

EXISTING SITE CONDITIONS - 3137 ROBIN DRIVE





STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

DESCRIPTION OF ZONING REQUEST: **ANNEXATION/REZONING AND VARIANCE**

This is a annexation/rezoning and concurrent variance request submitted for 3227 Old 41 Hwy and 3137 Robin Drive.

REZONING:
The applicant seeks to annex the parcels into city limits and change the zoning designation from County Neighborhood Shopping (NS) and R-20, Single Family to City RA-6 Single Family Residential consisting of 35 single family dwelling units.

VARIANCE:
Request to reduce the front setback from forty (40) feet to twenty (20) feet as required by section 2.01.03.10 of the Unified Development Code (UDC).

PROJECT INTENT

The applicant is requesting to annex and rezone the property to city RA-6, Single Family district.

- Number of Units: 35 units (2.90 units/acres)
- Maximum Density: 6 units/acres
- Setbacks:
  - Front: 20 feet
  - Side: 5 feet
  - Rear: 30 feet
- Maximum Building height: 35 feet

PROPERTY DETAILS

1. **Address: 3227 Old 41 Hwy**
   Parcel ID#: 20012600270
   Total Land Acres: 10.653 +/- acres
   Property Owner: Strickland Rosemary James
   Cemeteries, Architectural, Archeological landmarks: Not apparent on this property
   State Water: Yes

2. **Address: 3137 Robin Dr**
   Parcel ID#: 20012600260
   Total Land Acres: 1.563 +/- acres
   Property Owner: Torres Victor
   Cemeteries, Architectural, Archeological landmarks: Not apparent on this property
   State Water: No

UNIFIED DEVELOPMENT CODE

Section 2.01.03.10 - Lot size, setback and building height requirements for developments within the RA-6 Residential district.

The RA-6 district is established to provide locations for the development of affordable single-family detached or attached residential dwelling units including the combination of duplexes, triplexes, and quadraplexes, with access to both public water and sewerage for medium to high density residential classifications as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time.

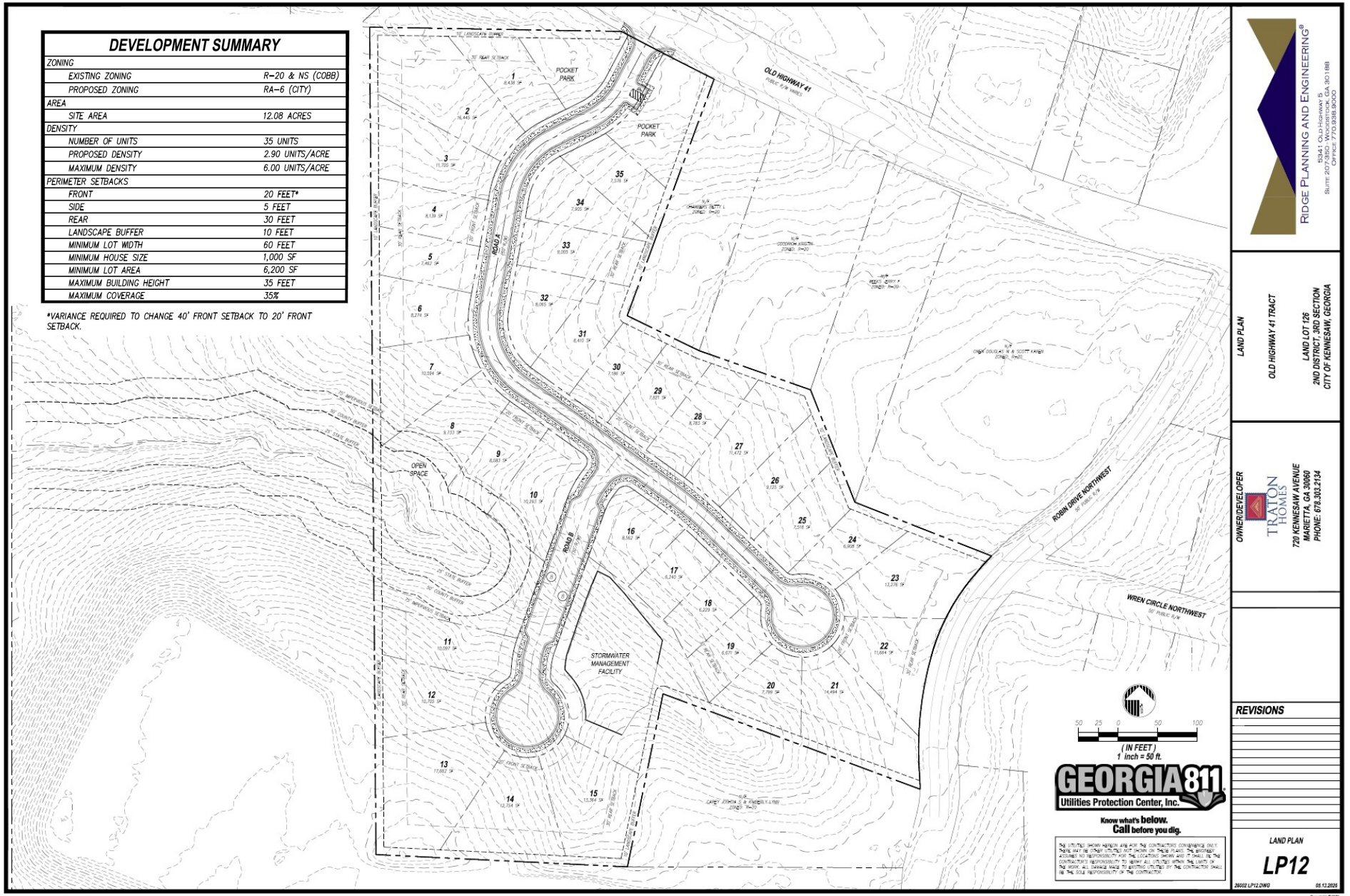
Minimum lot size	6,200 sq. ft.
Minimum acreage required	80,000 sq. ft.
Maximum acreage required	20 acres
Maximum Density	6 units per acre
Minimum floor area	1,000 sq. ft
Minimum lot width at front setback line	60 ft; cul-de-sac, 60
Minimum public road frontage	70 feet; cul-de-sac, 35 feet; 50 feet minimum public road frontage if interior to development
Maximum cover	35%
Maximum building height	35 ft
Minimum building setback	(a) Front yard as measured from arterial: 50 feet. (b) Side yard (aka minor side yard): 10 feet (if not interior portion of development); 5 feet (if interior portion of development). (c) Rear yard: 30 feet (if not interior portion of development); 30 feet (if interior portion of development). (d) Major side: 25 feet

PROPOSED SITE PLAN

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-20 & NS (COBB)
PROPOSED ZONING	RA-6 (CITY)
AREA	
SITE AREA	12.08 ACRES
DENSITY	
NUMBER OF UNITS	35 UNITS
PROPOSED DENSITY	2.90 UNITS/ACRE
MAXIMUM DENSITY	6.00 UNITS/ACRE
PERIMETER SETBACKS	
FRONT	20 FEET*
SIDE	5 FEET
REAR	30 FEET
LANDSCAPE BUFFER	10 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM HOUSE SIZE	1,000 SF
MINIMUM LOT AREA	6,200 SF
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	35%

*VARIANCE REQUIRED TO CHANGE 40' FRONT SETBACK TO 20' FRONT SETBACK.



PROPOSED SITE PLAN

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03



STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

PROPOSED ELEVATIONS & RENDERINGS





STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

PROPOSED ELEVATIONS & RENDERINGS



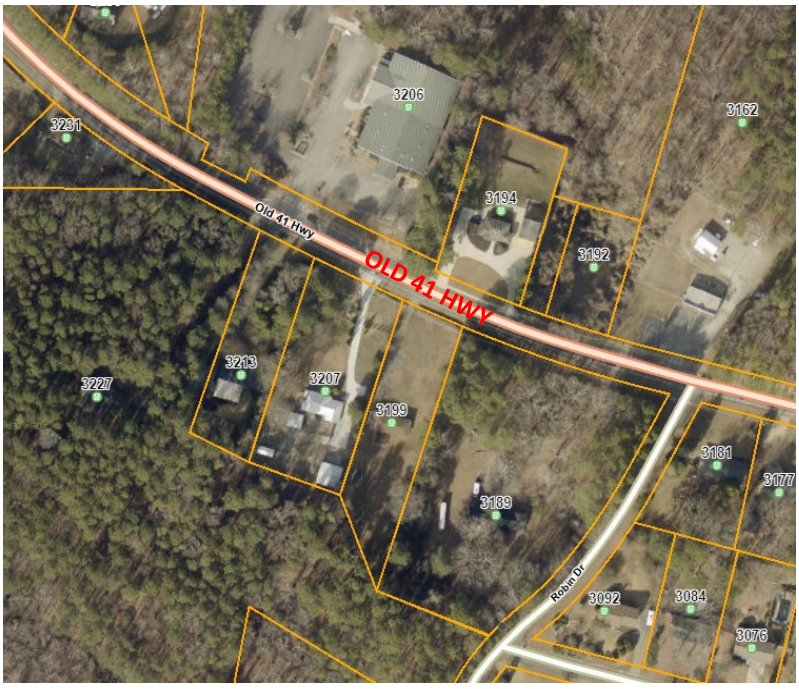


STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

TRANSPORTATION DATA:

AERIAL OF ROAD #1



ROAD #1

Roadway Name
Old 41 Hwy

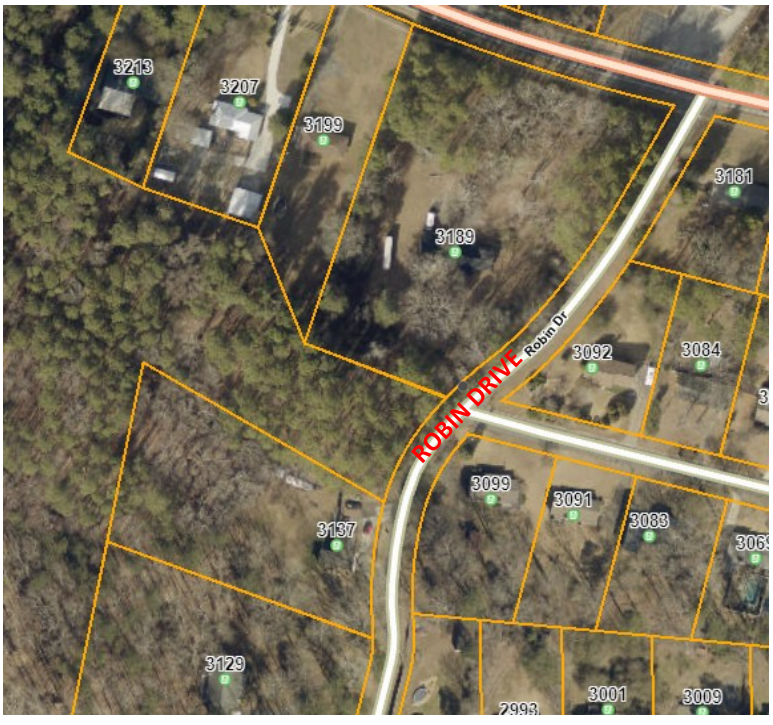
Roadway Classification
Arterials

Speed Limit
45 MPH

Jurisdictional Control
Cobb County

Minimum Width of Right-of -Way requirement
100-feet

AERIAL OF ROAD #2



ROAD #2

Roadway Name
Robin Drive

Roadway Classification
Local

Speed Limit
25 MPH

Jurisdictional Control
Cobb County

Minimum Width of Right-of-Way requirement
100-feet

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

ENVIRONMENTAL

Floodplain:
___ Yes
✓ No
___ Not Verified

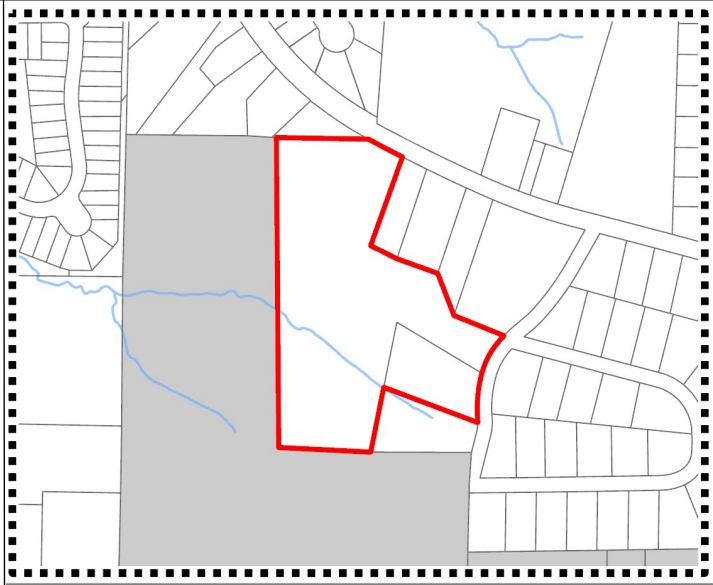
Wetlands:
___ Yes
✓ No
___ Not Verified

Drainage Basin:
___ None
___ FEMA 100-year floodplain area
___ Flood Damage Prevention Ordinance[1]
___ Project subject to Cobb County Damage Prevention Requirements
___ Dam Breach Zone (Upstream)[2]
___ 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[3]
___ Chattahoochee River Corridor Tributary Area[4]
___ Georgia Erosion-Sediment Control Law and County Ordinance[5]
___ 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-feet undisturbed buffer each side of waterway.
4. Cobb County review (___-feet undisturbed buffer on each side)
5. State of Georgia and Cobb County review.

FEMA FLOOD ZONE MAP



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

ADDITIONAL COMMENTS REGARDING PROJECT:

A stream is located along the western portion of the property, which will require compliance with all applicable stream buffer regulations and environmental protection standards during development. 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.

JUL 13 2026
CITY CLERK
CITY OF KENNESAW

COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

Jessica Guinn, AICP
Director

P.O. Box 649
Marietta, GA 30061-0649
Phone (770) 528-2128 Fax: (770) 528-2126
jessica.guinn@cobbcounty.gov

CERTIFIED MAIL
7020 0090 0000 6545 3519

July 6, 2026

RECEIVED
JUL 13 2026
CITY CLERK
CITY OF KENNESAW

The Honorable Derek Easterling
Mayor
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, Georgia 30144

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

Dear Mayor Easterling:

We are in receipt of the above-referenced annexation request. The subject property has the required contiguity with the existing Kennesaw boundary for annexation. No unincorporated islands will be created or extended; in fact, this annexation will reduce an existing unincorporated island created by the Acworth and Kennesaw city boundary. There are no county buildings or facilities on this property. Most of this property is zoned R-20 (Single Family Residential), with approximately 2.22 acres designated as NS (Neighborhood Shopping). Cobb County's Future Land Use Plan (FLU) designates this area as Low Density Residential (LDR). The applicant proposes 35 single-family detached homes, pocket parks, and designated open space. Based on our HB 489 Intergovernmental Agreement, this request is not objectionable.

In summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb County departments below. Should you have any questions or need any additional information, please contact Donald Wells, Intergovernmental Coordinator, at (770) 528-2199 or donald.wells@cobbcounty.gov.

County Staff Comments and Recommendations

Southside of Old 41 Highway, West of Robin Drive
City of Kennesaw

Water System- Chris Duggan

Water service for the proposed annexed properties will be provided by the existing CCWS water mains on Old 41 Hwy

Wastewater for the parcels will be treated at the Northwest treatment plant where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.

Because CCWS will continue to own and maintain water in public rights-of-way and public easements, there would be no infrastructure loss

Planning- Historic Preservation-Mandy Elliott

No comment

Cobb County Fire Marshal's Office-Rock Toler

No Comment

GIS- Brad Gordon

No comment

Cobb DOT-Wilson Collins

Old 41 Highway and Wren Circle are located within the existing right-of-way and will continue to be owned and maintained by Cobb County. If additional adjacent parcels are annexed into the City of Kennesaw, Cobb DOT will reevaluate ownership and maintenance responsibilities at that time.

No known drainage infrastructure has been identified by Cobb DOT within or adjacent to Parcel PIN: 20012600270. Any existing or proposed drainage infrastructure located within the parcel will become the responsibility of the City of Kennesaw upon annexation, transferring ownership and maintenance obligations accordingly.

Since Cobb DOT will retain ownership and maintenance responsibility for the existing right-of-way and no county-maintained drainage infrastructure is present, no infrastructure loss is anticipated at this time.

Cemetery Preservation Committee- Helga Hong

No comment

ANN-8-2026

COMMUNITY INPUT AND STAFF FINDINGS

Staff has received numerous comments from community members regarding the proposed development. Based on the emails and calls received, the primary concerns relate to density and traffic congestion. Staff has reviewed these concerns with the following findings:

Traffic:

Both Old 41 Highway and Robin Drive are under the jurisdiction of Cobb County Department of Transportation (Cobb DOT). While the City does not have authority over roadway improvements or traffic control measures along these corridors, the application was transmitted to Cobb DOT for review as part of the intergovernmental coordination process.

Cobb DOT did not identify any objections to the proposed development and did not request additional off-site improvements. The subdivision proposes a single access point onto Old 41 Highway, which aligns with Cobb DOT's access management standards for developments of this scale.

Density:

Based on the application, the applicant is requesting to rezone the property to City RA-6, which permits low to medium density single family detached and attached residential uses. The proposed 35 single-family detached homes fall within the allowable density range for RA-6 and are consistent with the HB 489 Intergovernmental Agreement, which caps density at 3 dwelling units per acre (DUA) for annexed parcels originating from Cobb County with a Low Density Residential (LDR) Future Land Use designation.

The proposed development achieves a density of approximately 2.9 DUA, which complies with the HB 489 density limitation and maintains compatibility with surrounding County zoned neighborhoods. The lot sizes, ranging from 6,200 sq. ft. to 17,662 sq. ft., further support a transitionary density pattern appropriate for this location.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

PLANNING AND ZONING

Site Visit:
✓ Yes
___ No

Staff Member:
Name: Chanelle Campbell
Date of Visit: 07/29/26

Land Use Recommendation:
Residential development is a compatible use

Historic Preservation:
Not located in the historic district

Cemetery Preservation:
No cemeteries on site

DENSITY ANALYSIS

RESIDENTIAL: 35 Units

Total Land Area: 12.216 +/- acres
Maximum Density: 6.0 Units/Acres
Proposed Density: 2.90 Units/Acres

Parking Requirement: 2 spaces per dwelling unit minimum, plus .35 parking spaces per new unit for overall new development = 35 X 2.35 =82 parking

- Proposed: 2 car garage per unit = 70 parking
- Guest parking = 16
- Total = 86 parking spaces

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

STAFF ANALYSIS - **ANNEXATION & REZONING**

The applicant, Traton, LLC, represented by J. Kevin Moore of Moore, Ingram, Johnson & Steele, LLP, is requesting annexation and rezoning of approximately 12.216 +/- acres from County R-20, Single Family Residential, and NS, Neighborhood Shopping, to City RA-6, Residential. The request is intended to accommodate a new subdivision consisting of 35 single-family detached homes on lots ranging from 6,200 sq. ft. to 17,662 sq. ft.

The subject parcels are located in unincorporated Cobb County off Old 41 Highway and Robin Drive, surrounded primarily by residential uses with limited commercial activity. To the north is Cobb Vineyard Church, and to the south is Northwest Classical Academy, a public charter school serving grades K–12. This area reflects a transitional pattern of established residential neighborhoods supported by civic and institutional uses. The proposed homes are anticipated to be priced around $400,000, with the development intended to support workforce housing, providing attainable homeownership opportunities for households employed within the community.

The site plan features a cohesive residential layout supported by community oriented amenities, including pocket parks and dedicated open space gathering areas. Each home will include a two-car garage and additional driveway space with a minimum depth of 20 feet, measured from the sidewalk, allowing two additional vehicles to park without obstructing pedestrian access. The subdivision will be served by a single point of access from Old 41 Highway.

Exterior materials will consist of high-quality finishes, including brick, stone, stacked stone, cementitious lap siding, architectural shingles, board and batten ensuring visual compatibility with surrounding development patterns and maintaining a consistent architectural character throughout the neighborhood.

A copy of the application was transmitted to Cobb County for review in accordance with the HB 489 Intergovernmental Agreement. Staff subsequently received the County's formal notice of non-objection to the proposed annexation and rezoning. No additional concerns were identified regarding the development's impact on existing public infrastructure or County provided services, indicating that the request is consistent with the coordination procedures outlined in HB 489.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

STAFF ANALYSIS - **VARIANCE**

The applicant has submitted a concurrent variance application to deviate from section 2.01.03.10 of the Unified Development Code. The applicant is requesting to:

1. Request to reduce the front setback from forty (40) feet to twenty (20) feet.

The applicant has submitted a variance request to reduce the required minimum front setback from forty (40) feet to twenty (20) feet. Due to the irregular shape of the tract and the resulting limitations on building placement, the reduced setback provides necessary flexibility for the subdivision layout. This adjustment allows the homes to be sited appropriately while ensuring the land is efficiently utilized and that functional, adequately sized backyards remain available to future homeowners.

The request has been reviewed based on the standards outlined in *Section 9.02.00* of the Unified Development Code which states that variances may be granted using the following criteria:

A. There is extraordinary and exceptional conditions pertaining to the property because of its size, shape or topography;

B. The application of the UDC standards to property creates practical difficulty or unnecessary hardship.

C. The practical difficulty and/or unnecessary hardship are conditions which are peculiar to the property involved; and

D. Relief, if granted, would not cause substantial detriment to the public good or impede the purposes and intent of the UDC

The proposed site is encumbered by an on-site stream along the western boundary and has an irregular overall shape, both of which significantly constrain the developable area and limit the placement of homes in the development. These physical conditions create challenges for establishing a uniform lot layout and meeting standard setback requirements while still providing functional yards and maintaining compatibility with surrounding residential development.

Taken together, these extraordinary physical conditions create limitations that are unique to this parcel and not commonly found on surrounding properties. Because these constraints directly impair the reasonable use of the land under standard zoning requirements, the circumstances meet the threshold for considering a variance, as the hardship arises from the inherent characteristics of the property rather than from actions of the applicant.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

STAFF ANALYSIS - **RECOMMENDATIONS**

Staff has evaluated the applicant's request in accordance with the standards for decision outlined in Section 10.01.02, Rezoning Procedures, as well as the requirements of Section 2.01.03.10, RA-6 Residential District, Section 4.01.02, Development Standards for Development, and Section 9.02.00 of the Unified Development Code (UDC), with the following observations:

According to the UDC, the RA-6 Residential District is established to provide locations for the development of affordable single-family detached or attached residential dwelling units, including duplexes, triplexes, and quadraplexes, with access to public water and sewer. The district supports medium to high density residential classifications as defined by the City of Kennesaw Comprehensive Land Use Plan, as amended.

The proposed project aligns with the intent of the RA-6 district by introducing affordable, single-family detached homes within a density framework that supports attainable housing options. The subdivision layout, lot sizes, and anticipated price point further reinforce the district's purpose of expanding housing opportunities for a range of household types while maintaining compatibility with surrounding residential development patterns.

ZONING ADMINISTRATOR'S RECOMMENDATION:

Based on the findings outlined in the analysis section of the staff report, City Staff recommends:

1. **Approval** of the request to annex the property into the city limits
2. **Approval with conditions** of the rezoning request from County Neighborhood Shopping (NS) and R-20, Single Family to City RA-6 Single Family Residential consisting of 35 single-family dwelling units.
3. Further more City Staff recommends **approval** of the following variance request:
    1. Request to reduce the front setback from forty (40) feet to twenty (20) feet.

PROPOSED ZONING CONDITIONS:

1. The rezoning of the Subject Property to City RA-6, (Single Family) Residential 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 outlined in the UDC for RA-6 zoning district.
2. The Subject Property shall be developed as a residential subdivision consisting of a maximum of thirty-five (35) single family detached homes, each with a two-car garage and additional driveway space with a minimum depth of 20 feet, measured from the sidewalk.
3. The development shall maintain its workforce housing intent by offering homes at an anticipated price point consistent with the application (approximately $400,000, subject to market conditions).
4. Architectural style and building composition shall be in reasonable conformity with the renderings/ elevations submitted with the application. Exterior materials shall consist of high quality finishes, including brick, stone, stacked stone, cementitious lap siding, architectural shingles, board and batten.
5. The development shall include pocket parks and designated open-space areas, professionally designed and integrated into the subdivision layout.
6. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.

7. Compliance with the recommendations from Cobb Department of Transportation regarding traffic infrastructures and access management.
8. Applicant agrees to the protection of all required stream buffers affecting the Property and shall utilize such areas as a passive amenity for the proposed development; any potential impact to the stream(s) due to revisions to the site plans will require a variance.
9. Landscaping for the entrance area, signage areas, amenity 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.
10. The proposed community shall utilize the City or Cobb County utility services as is typical for such residential development.
11. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site.
12. Applicant shall create a mandatory Homeowners Association ("HOA") and prepare and file a Declaration of Covenants, Conditions and Restrictions ("CCRs") to be made applicable to the Property, which shall include, among other components, a restriction on the total number of units that may be rented at any one time to no more than 10% of the total number of units.
13. The homeowners association shall be solely responsible for the upkeep and maintenance of all common areas, mail kiosk, amenities, and amenity areas; including the entrance areas, boundary landscape buffers, stormwater management systems, driveways and parking lot.

PLANNING COMMISSION RECOMMENDATION:

To be determined on August 5, 2026.

MAYOR AND COUNCIL RECOMMENDATION:

To be determined on August 17, 2026.

Application Nos. AX2026-001
RZ2026-005

ANNEXATION/REZONING APPLICATION

(Page 1 of 2)
(Amended)

Date Received 6/25/26
Staff's Initials RG

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

Date of Consultation 04/01/2026 Staff's Initials _____

ANNEXATION PROPERTY ADDRESS 3227 Old 41 Highway, N.W.

Parcel ID 20012600270 Lot Size 12.216 (Overall)
10.653 (Strickland Tract)

Resident Population 1 Housing Units 1 Other Buildings 0

Zoning Request from:

Present Zoning R-20, NS (Cobb) To RA-6 (City)

For the purpose of Single-Family Detached Community

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____
Notary

May 15, 2026
Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 2029

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Phone #) [redacted] Representative Email [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____
Notary

May 15, 2026
Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA EXP. JAN 10, 2027

TITLEHOLDER Rosemary James Strickland (Phone#) [redacted]

Titleholder Address 3227 Old 41 Highway, N.W.
Kennesaw, GA 30144 **Email** [redacted]

Signature _____
Rosemary James Strickland

Signed, sealed and delivered in presence of: _____
Notary

April 9, 2026
Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA EXP. JAN 10, 2027

Z\P&Z FORMS\Applications 2025

Application Nos. AX2026-001
RZ2026-005

ANNEXATION/REZONING APPLICATION
(Page 2 of 2)
(Amended)

Date Received 6/25/26
Staff's Initials RG

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

Date of Consultation 04/01/2026 Staff's Initials _____

ANNEXATION PROPERTY ADDRESS 3137 Robin Drive

Parcel ID 20012600260 Lot Size 12.216 (Overall)
1.563 (Torres Tract)

Resident Population 4 Housing Units 1 Other Buildings 2

Zoning Request from:

Present Zoning R-20 (Cobb) To RA-6 (City)

For the purpose of Single-Family Detached Community

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____ May 1, 2026
Notary Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2029

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Phone #) [redacted] Representative Email [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____ May 15, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY GA

TITLEHOLDER Victor Torres (Phone#) [redacted]

Titleholder Address 3137 Robin Drive
Kennesaw, GA 30144 **Email** [redacted]

Signature: _____
Victor Torres

Signed, sealed and delivered in presence of: _____ 5/25, 2026
Notary Date

CILIA RODRIGUEZ BARTOW COUNTY GEORGIA NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 08, 2030

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

A separate form must be completed by each applicant

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No.

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:
Not Applicable.

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:
Not Applicable.

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: Not Applicable.

I certify that the foregoing information is true and correct, this 6th day of May, 2026

Traton, LLC

BY: _____

Applicants Signature

William C. Poston, Jr., Authorized Signatory

[1] If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2] Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

A separate form must be completed by each applicant

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No.

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:
Not Applicable.

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:
Not Applicable.

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: Not Applicable.

I certify that the foregoing information is true and correct, this 15th day of May, 2026

Moore Ingram Johnson & Steele, LLP

BY: _____

Applicants Signature

J. Kevin Moore; GA Bar No. 519728

Attorneys for Applicant and Titleholders

[1] If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2] Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

CITY OF KENNESAW

Section 1908 Standards for Decisions – Annexation/Rezoning

Section 1908 of the Kennesaw Zoning Code details thirteen [sic] zoning review factors, which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages if necessary:

(1) Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals and objective?

The proposed rezoning is consistent with the City's Future Land Use Map, and would allow for the highest and best use of the property. Further, the proposed residential community would be compatible with and complementary to the surrounding area.

(2) Would the proposed amendment tend to increase, decrease, or have no impact on traffic safety and congestion in the streets?

The proposed rezoning will have minimal traffic impact given the existing traffic volumes on Old Highway 41.

(3) Would the proposed amendment tend to increase, decrease, or have no relationship to safety from fire and other dangers?

The proposed community would meet all public safety and fire requirements and would enable full development of the property as intended without the dangers associated with undeveloped portions.

(4) Would the proposed amendment tend to promote, diminish, or have no influence on the public health and general welfare of the City?

The proposed rezoning would promote the public health and general welfare of the City by providing additional, quality homeownership in close proximity to parks and downtown Kennesaw.

(5) Would the proposed amendment tend to increase, decrease, or have no influence on the adequate (provisions) of light or air?

The proposed rezoning will have no impact on adequate light or air.

(6) Would the proposed amendment tend to cause, prevent, or have no influence on the overcrowding of land?

The proposed rezoning will have no influence on the overcrowding of land. The proposed community fully protects all sensitive streams and stream buffers as well as includes multiple areas for community parks and open space.

(7) Would the proposed amendment tend to cause, prevent, or have no relationship on the population distribution within the City creating any area as dense in population as to adversely affect the health, safety, and general welfare of the City?

The proposed rezoning will have no adverse effect on the distribution of the population within the City.

(8) Would the proposed amendment tend to impede, facilitate, or have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or facilities?

The proposed rezoning will have no adverse impact on public services, utilities and facilities.

(9) Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?

The proposed rezoning is compatible to environmental conditions of surrounding properties as the proposal fully protects streams and stream buffers; as well as, includes multiple areas for community parks and open space.

(10) Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds?

The proposed rezoning will require no expenditure of public funds.

(11) Would the proposed amendment tend to promote, diminish or have no influence upon the aesthetic effect of existing and future uses of property and the surrounding area?

The proposed rezoning will promote the aesthetics of the surrounding area by adding quality, new homes proximate to existing parks and downtown Kennesaw.

(12) Would the proposed amendment have measurable adverse economic effect on the value of the surrounding or adjacent property?

The proposed rezoning will have a measurable, positive economic effect on the surrounding property by allowing quality development of property for further homeownership opportunities within the City of Kennesaw.

RE: AX2026-01/RZ2026-05 &
ZV2026-03

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on July 10, 2026 in accordance with the application requirements.

MOORE INGRAM JOHNSON & STEELE, LLP

July 14, 2026
Date

BY: _____
~~Applicant~~ Authorized Agent
J. Kevin Moore; GA Bar No. 519728
Attorneys for Applicant and Property Owners

Sworn and subscribed before me this 14th day of July 2026

Carolyn E. Cook
Notary Public

My Commission Expires January 10, 2027

CAROLYN E COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA

Independent
Probate

CERTIFICATE OF ORDER OF YEAR'S SUPPORT
(Pursuant to Official Code of Georgia Annotated § 53-3-11)
Estate No.: 06-0267
GEORGIA, COBB COUNTY

DATE ORDER GRANTED: March 21, 2006

GRANTOR: (NAME OF DECEDENT) **HERSHEL EDWARD STRICKLAND**

GRANTEE: (FULL NAME OF SURVIVING SPOUSE, ~~AND EACH MINOR CHILD, AND DATE OF BIRTH OF EACH MINOR~~)
ROSEMARY JAMES STRICKLAND

Legal Description of Real Property and Interest Therein:
All that tract or parcel of land lying and being in Land Lot 126 of the 20th District, 2nd Section of Cobb County, Georgia, and being 10.97 acres as per plat of survey by Robert T. Weaver, Surveyor, dated June 3, 1964, and being more particularly described as follows:

BEGINNING at a point on the westerly side of Robin Drive, which point is located 459 feet south of the southwest intersection of Old U. S. Highway No. 41 and Robin Drive, at a point and corner marked by an iron pin; thence north 72 degrees 32 minutes west 181.5 feet to a point and corner marked by an iron pin; thence north 15 degrees 01 minutes east 173.8 feet to a point and corner marked by an iron pin; thence north 82 degrees 48 minutes west 101.9 feet to a point and corner marked by an iron pin; thence south 15 degrees 17 minutes west 45 feet to a point and corner marked by an iron pin; thence north 75 degrees 26 minutes west 149.3 feet to a point and corner marked by an iron pin; thence north 68 degrees 51 minutes west 101 feet to a point and corner marked by an iron pin; thence north 15 degrees 12 minutes east 319.4 feet to a point and corner on Old U.S. Highway No. 41; thence north 68 degrees 10 minutes west 135 feet to a point and corner marked by an iron pin; thence south 86 degrees 33 minutes west 322.4 feet to a point and corner marked by an iron pin; thence south 5 degrees 45 minutes east 1052.5 feet to a point and corner marked by an iron pin; thence north 87 degrees 55 minutes east 316 feet to a point and corner marked by an iron pin; thence north 6 degrees 42 minutes east 449 feet to a point and corner marked by an iron pin; thence south 64 degrees 23 minutes east 351.6 feet to a point and corner marked by an iron pin on the west side of Robin Drive; thence north 14 degrees east along Robin Drive 100 feet to a point and corner marked by an iron pin; thence north 33 degrees 35 minutes east 50 feet to the point of beginning.

Also land in _____ Count(y)(ies).

Certificate prepared by:

SEN

I do certify that the information herein is true and correct.

JUDGE OF THE PROBATE COURT

Signature of Attorney **Donald D. Smith**
State Bar No. 655800

By: _____
Clerk, Probate Court of
Cobb County

Delivered to **Cobb County** Superior Court, April 6, , **2006.**

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Deed Book 14311 Pg 1936
Filed and Recorded Apr-06-2006 09:59am
[illegible]
Real Estate Transfer Tax $0.00

Deed Book 12926 Pg 393
Filed and Recorded Sep-24-1999 08:02am
1999-0160512
Real Estate Transfer Tax $93.90

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

RETURN TO:
MORRIS & SCHNEIDER, P.C.
2781 WHITLEY ROAD
ATLANTA, GEORGIA 30339
89P0502M

10.00

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture made this **31st** day of **August,** in the year **One Thousand Nine Hundred Ninety-Nine**, between **JEFFREY M. BALL and DEBORAH M. BALL**, of the County of COBB, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **VICTOR TORRES**, 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** 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, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING 1.582 ACRES AS PER PLAT OF SURVEY PREPARED FOR JEFFREY M. BALL, DATED FEBRUARY 20, 1992, AND PREPARED BY ANASTASIOS COSTARIDES, GEORGIA REGISTERED LAND SURVEYOR NO. 2448, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE INCH CRIMP TOP IRON PIN LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF ROBIN DRIVE, WHICH IRON PIN IS 646.00 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY SIDE OF THE RIGHT OF WAY OF ROBIN DRIVE; RUNNING THENCE SOUTH 07 DEGREES 18 MINUTES 22 SECONDS WEST ALONG THE WESTERLY SIDE OF THE RIGHT OF WAY OR ROBIN DRIVE FOR A DISTANCE OF 185.14 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE NORTH 68 DEGREES 23 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 348.39 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE NORTH 08 DEGREES 33 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 224.83 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE SOUTH 61 DEGREES 59 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 355.66 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS IMPROVED PROPERTY WITH A HOUSE LOCATED THEREON KNOWN AS 3137 ROBIN DRIVE, KENNESAW, GEORGIA, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN COBB COUNTY, GEORGIA, AND IS ALSO SHOWN ON THAT CERTAIN PLAT OF SURVEY RECORDED IN PLAT BOOK 68, PAGE 165, COBB COUNTY, GEORGIA RECORDS.

Subject to all easements and restrictions 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 of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness

Notary Public

CYNTHIA MARX NOTARY PUBLIC EXPIRES GEORGIA DEC. 20, 1999 COBB COUNTY STATE OF GEORGIA

Jeffrey M. Ball (Seal)
JEFFREY M. BALL

Deborah M. Ball (Seal)
DEBORAH M. BALL

Written Description: Old 41 Highway and Robin Drive Overall

All that tract or parcel of land lying and being in Land Lot 126 of the 20th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a nail set at the centerline intersection of Robin Drive (50’ public right of way) and Wren Circle (50’ public right of way);
thence N35°41'53"W for a distance of 29.33 feet to a 1/2” rebar found at the westerly right of way of Robin Drive (50’ public right of way), said point being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
thence along the said right of way of Robin Drive the following courses and distances:
149.98 feet along the arc of a curve to the left, said curve having a radius of 238.53 feet and being subtended by a chord of S28°58'08"W, 147.52 feet to a 1/2" rebar set;
S06°30'58"W for a distance of 189.04 feet to a 1/2" rebar found;
thence leaving said right of way N66°17'54"W for a distance of 348.42 feet to a 1/2" rebar found (bent);
thence S10°37'02"W for a distance of 223.91 feet to a 1-1/2” crimped top pipe found;
thence N87°39'27"W for a distance of 315.70 feet to a 1-1/4” crimped top pipe found;
thence N01°18'41"W for a distance of 1050.87 feet to a 1/2" rebar set;
thence S88°56'55"E for a distance of 321.92 feet to a 1/2” rebar found at the southerly right of way of Old 41 Highway (apparent 60’ width public right of way);
thence along said right of way S63°51'43"E for a distance of 136.42 feet to a 1/2" rebar found;
thence leaving said right of way S19°51'21"W for a distance of 323.01 feet to a 3/4” rebar found;
thence S67°00'57"E for a distance of 98.78 feet to a 1/2” rebar found;
thence S70°35'00"E for a distance of 149.97 feet to a 1” crimped top pipe found;
thence S22°21'27"E for a distance of 151.79 feet to a 1/2" rebar found;
thence S67°57'38"E for a distance of 181.17 feet to a 1/2” rebar found at the westerly right of way of Robin Drive, said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land contains 12.216 acres.

Printed: 4/16/2026

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:
TORRES VICTOR

TORRES VICTOR

Payment Date: 12/5/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20012600260	10/15/2025	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$39.41	$107.24	$0.00	$0.00	$2,291.35	**$0.00**

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

Printed: 3/20/2026

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:
Rosemary Strickland

STRICKLAND ROSEMARY JAMES

Payment Date: 9/4/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20012600270	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	$1,570.21	**$0.00**

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

TOTAL AREA= 12.216 ACRES

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 34,881. IT HAS BEEN ADJUSTED USING THE COMPASS METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF
1 IN 615,104 (OVERALL)
1 IN 1,627,382 (TRACT 1)
1 IN 136,173 (TRACT 2)

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 ROBOTIC TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: 5–4–2026

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13067C0017H DATED 10/05/2018 AND 13067C0019H DATED 10/5/2018.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. THE UNDERGROUND UTILITIES ARE SHOWN HEREON BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES
P.O. BOX 813399
SMYRNA, GEORGIA 30081
TEL. (404.874.8585)

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE) WERE LOCATED BY RHD SERVICES UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON–METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES NOT PROVIDED TO SURVEYOR AND CANNOT BE VERIFIED.

LOCATION OF JURISDICTIONAL WATERS NOT INCLUDED IN THE SCOPE OF THIS SURVEY. SUCH WATERS MAY EXIST THAT ARE NOT SHOWN HEREON.

REFERENCE:
1) PB 47, PG 138

SYMBOL LEGEND

- IPF 1/2" REBAR FOUND
- IPS 1/2" REBAR SET
- RIGHT–OF–WAY MONUMENT FOUND
- (42) ADJOINING LOT NUMBER
- (26) LOT NUMBER
- (175) LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- HANDICAP PARKING SPOT
- SIGN
- MANHOLE – UNKNOWN TYPE
- HANDHOLE
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELEC ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- GUY POLE
- LIGHT POLE (LP)
- POWER POLE (PP)
- SERVICE POLE
- HIGH VOLTAGE POWER POLE (HVPP)
- TRANSFORMER
- GAS MANHOLE
- GAS VALVE
- GAS METER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER CLEAN OUT
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- PEDESTAL INLET
- YARD INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- PEDESTRIAN SIGNAL POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- W WATER VAULT
- TREE

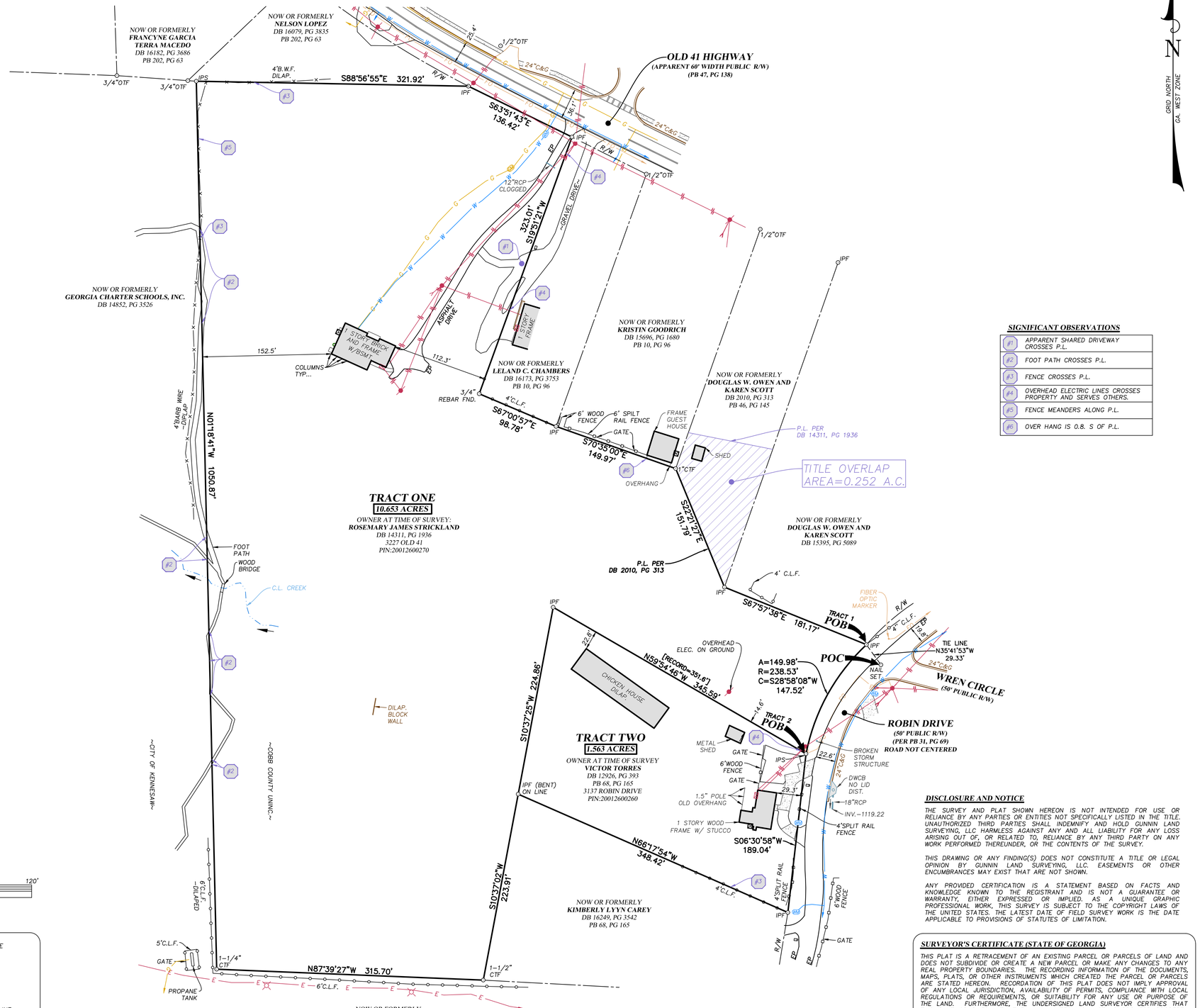
ABBREVIATIONS

A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTF	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTF	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
U.E.	UTILITY EASEMENT
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
SWCB	SINGLE WING CATCH BASIN
PI	PEDESTAL INLET
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE

60' 0 60' 120'
1"=60'
SCALE IN FEET

LINE TYPE LEGEND

- ADJOINING PROPERTY LINE
- RIGHT–OF–WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- GUARDRAIL
- RAILROAD TRACK
- OHU OVERHEAD UTILITY LINE
- TV UNDERGROUND CABLE TV LINE
- E UNDERGROUND ELECTRIC LINE
- FO UNDERGROUND FIBER OPTIC LINE
- G UNDERGROUND GAS PIPE
- SS UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- SL UNDERGROUND STREET LIGHTING LINE
- T UNDERGROUND TELEPHONE LINE
- TR UNDERGROUND TRAFFIC LINE
- W UNDERGROUND WATER PIPE



SIGNIFICANT OBSERVATIONS

#1	APPARENT SHARED DRIVEWAY CROSSES P.L.
#2	FOOT PATH CROSSES P.L.
#3	FENCE CROSSES P.L.
#4	OVERHEAD ELECTRIC LINES CROSSES PROPERTY AND SERVES OTHERS.
#5	FENCE MEANDERS ALONG P.L.
#6	OVER HANG IS 0.8. S OF P.L.

DISCLOSURE AND NOTICE

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SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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JESSE R. GUNNIN, GA RLS NO. 3079 — 5–13–26 DATE

GRID NORTH GA. WEST ZONE

REVISION	DATE

BOUNDARY SURVEY FOR:
TRATON HOMES
LOCATED IN LAND LOT 126
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
MAY 13, 2026

GUNNIN SURVEY
www.gunninsurvey.com
6782807592
141 Railroad Street, Suite 116
Canton, Georgia 30114
Georgia LSF 001033 - Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **26032**

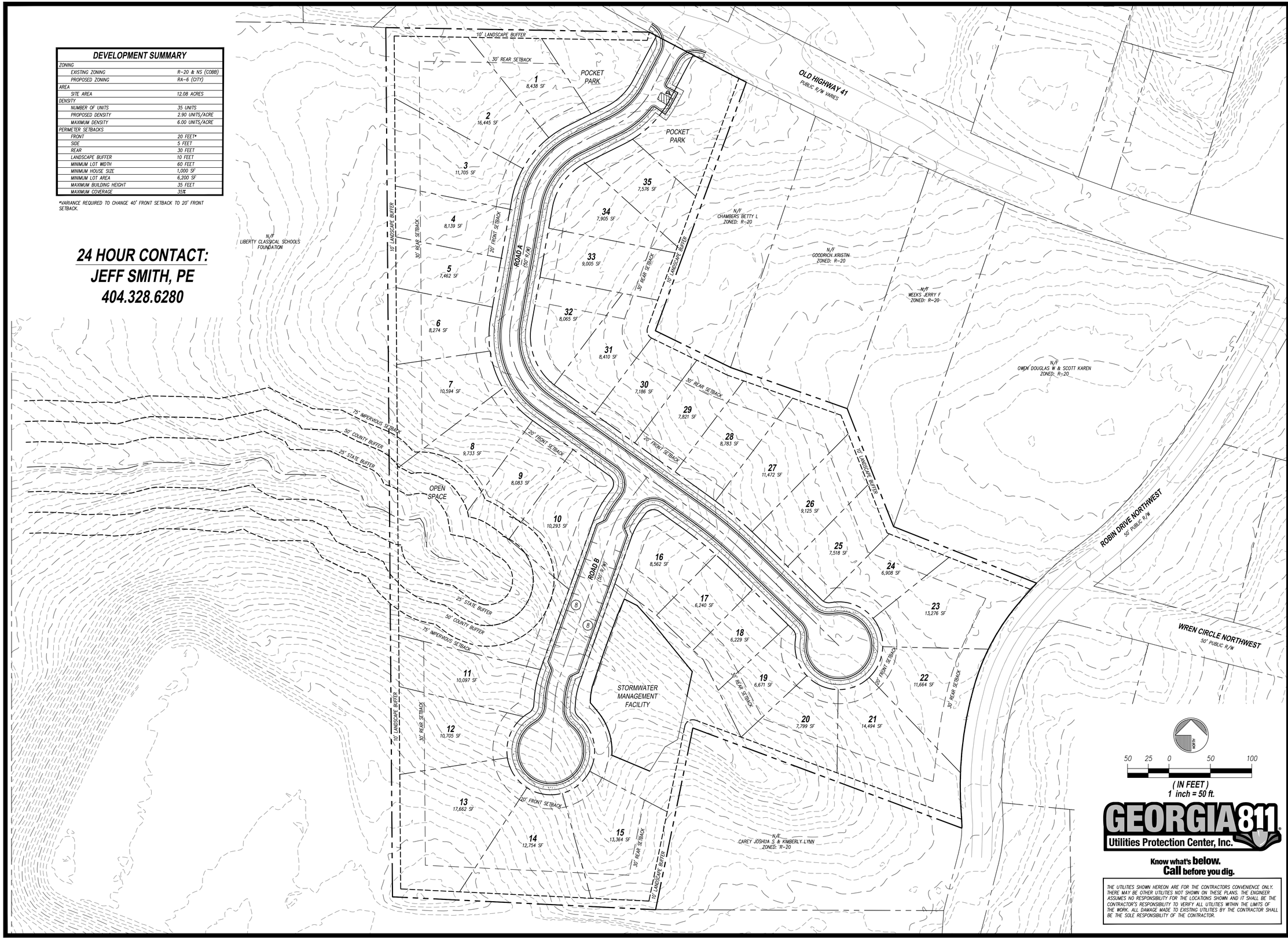
SHEET	OF
1	1

FILENAME: 26032 Old 41 Highway 3227.dwg PLOT DATE: 05.13.2026

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-20 & NS (COBB)
PROPOSED ZONING	RA-6 (CITY)
AREA	
SITE AREA	12.08 ACRES
DENSITY	
NUMBER OF UNITS	35 UNITS
PROPOSED DENSITY	2.90 UNITS/ACRE
MAXIMUM DENSITY	6.00 UNITS/ACRE
PERIMETER SETBACKS	
FRONT	20 FEET*
SIDE	5 FEET
REAR	30 FEET
LANDSCAPE BUFFER	10 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM HOUSE SIZE	1,000 SF
MINIMUM LOT AREA	6,200 SF
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	35%

*VARIANCE REQUIRED TO CHANGE 40' FRONT SETBACK TO 20' FRONT SETBACK.

24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280



GEORGIA 811
Utilities Protection Center, Inc.
Know what's **below.**
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THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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SUITE 207,350 - WOODSTOCK, GA 30188
OFFICE 770.938.9000

LAND PLAN
OLD HIGHWAY 41 TRACT
LAND LOT 126
2ND DISTRICT, 3RD SECTION
CITY OF KENNESAW, GEORGIA

OWNER/DEVELOPER
TRATON HOMES
720 KENNESAW AVENUE
MARIETTA, GA 30060
PHONE: 678.303.2134

REVISIONS

LAND PLAN
LP12

26002 LP12.DWG 05.13.2026

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DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-20 & NS (COBB)
PROPOSED ZONING	RA-6 (CITY)
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SITE AREA	12.08 ACRES
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MAXIMUM COVERAGE	35%

*VARIANCE REQUIRED TO CHANGE 40' FRONT SETBACK TO 20' FRONT SETBACK.

24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280

LEGEND
- Single-Family Lots (35 lots, 7.77 ac)
- Open Space / Common Area (2.5 ac)
- Right-of-Way (1.9 ac)
- Pavement

OLD HIGHWAY 41
PUBLIC R/W VARIES

ROBIN DRIVE NORTHWEST
50' PUBLIC R/W

WREN CIRCLE NORTHWEST
50' PUBLIC R/W

ROAD A
(50' R/W)

ROAD B
(50' R/W)

POCKET PARK

POCKET PARK

OPEN SPACE

STORMWATER MANAGEMENT FACILITY

N/F
LIBERTY CLASSICAL SCHOOLS FOUNDATION

N/F
CHAMBERS BETTY L
ZONED: R-20

N/F
GOODRICH KRISTIN
ZONED: R-20

N/F
WEEKS JERRY F
ZONED: R-20

N/F
OWEN DOUGLAS W & SCOTT KAREN
ZONED: R-20

N/F
CAREY JOSHUA S & KIMBERLY LYNN
ZONED: R-20

LOT	SF
1	8,438 SF
2	16,445 SF
3	11,705 SF
4	8,139 SF
5	7,462 SF
6	8,274 SF
7	10,594 SF
8	9,733 SF
9	8,083 SF
10	10,293 SF
11	10,097 SF
12	10,705 SF
13	17,662 SF
14	12,754 SF
15	13,364 SF
16	8,562 SF
17	6,240 SF
18	6,229 SF
19	6,671 SF
20	7,799 SF
21	14,494 SF
22	11,664 SF
23	13,276 SF
24	6,908 SF
25	7,518 SF
26	9,125 SF
27	11,472 SF
28	8,783 SF
29	7,821 SF
30	7,186 SF
31	8,410 SF
32	8,065 SF
33	9,005 SF
34	7,905 SF
35	7,576 SF

10' LANDSCAPE BUFFER
30' REAR SETBACK
20' FRONT SETBACK
75' IMPERVIOUS SETBACK
50' COUNTY BUFFER
25' STATE BUFFER

50 25 0 50 100
(IN FEET)
1 inch = 50 ft.

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ATTACHMENT TO ANNEXATION/REZONING APPLICATION

(Amended June 25, 2026)

Application Nos.:	**AX2026-001; RZ2026-005**
Hearing Dates:	**August 5, 2026** **August 10, 2026** **August 17, 2026**
Applicant:	**Traton, LLC**
Titleholders:	**Rosemary James Strickland;** **Victor Torres**
Tax Parcel Identification Nos.:	**20012600270; 20012600260**

AMENDED LETTER OF INTENT

(Amended June 25, 2026)

The property which is the subject of the Rezoning Application consists of two tracts, totaling 12.216 acres, more or less, and is located along the southerly side of Old 41 Highway and the westerly side of Robin Circle, Land Lot 126, 20th District, 2nd Section, unincorporated Cobb County, Georgia (hereinafter "Property" or "Subject Property"). A small portion of the Property located along Old 41 Highway is zoned Neighborhood Shopping ("NS"), with the remainder of the Property being zoned R-20, per the Cobb County Zoning Ordinance. Applicant seeks annexation of the Subject Property into the City of Kennesaw and rezoning to the City's RA-6 zoning classification to allow for development of a single-family detached community.

The proposed single-family detached community will contain a maximum of thirty-five (35) homes; as well as, an amenity area, together with open space areas surrounding the overall development and pocket park areas among the residences. The architecture of the residences will be traditional and cottage style with exteriors consisting of brick, stone, stacked stone, cementitious lap siding, architectural shingles, board and batten, and combinations thereof. The residences will be a maximum of two-stories in height and contain approximately 2,500 square feet. Access to the community will be from Old 41 Highway.

Due to the location of creek and flood plain issues, development of the Property is restrictive. Applicant's proposed single-family detached community takes into account the restrictions of the Property and utilizes it to its highest and best use. The proposed rezoning to the City's RA-6 zoning category will provide a more suitable use for the Subject Property than uses allowed under Cobb County's existing NS and R-20 zoning classifications. Additionally, the proposed community will be better suited and less intrusive to the area and adjacent properties than uses allowed under the existing NS and R-20 zoning classifications. The proposed residential development will provide a quality and affordable community for future residents of the City of Kennesaw. The community is within walking distance of Swift Cantrell Park and other parks, venues, and businesses. The proposed community will not adversely affect the use or usability of adjacent or nearby properties. Approval of the proposed annexation and RA-6 zoning category will provide rezoning which is

better suited for the Property and the surrounding area, while having minimal impact on schools, public safety and emergency facilities, wastewater, stormwater facilities, and other public services.

Applicant is very excited about the opportunity of the proposed community and being able to provide additional quality living areas within the City of Kennesaw. The use of the Property for the proposed community is ideal in light of the surrounding uses and the Property's limitations. Given the project is adjacent to the existing residential areas, there should be little to no impact on nearby properties and uses.

ATTACHMENT TO ANNEXATION/REZONING APPLICATION
(Amended June 25, 2026)

Application Nos.: **AX2026-001; RZ2026-005**
Hearing Dates: **August 5, 2026**
August 10, 2026
August 17, 2026

BEFORE THE PLANNING COMMISSION AND THE MAYOR AND CITY COUNCIL FOR THE CITY OF KENNESAW, GEORGIA

AMENDED CONSTITUTIONAL CHALLENGE
ATTACHMENT TO ANNEXATION/REZONING APPLICATION

COME NOW, Applicant, TRATON, LLC (hereinafter referred to as "Applicant"), and Titleholders, ROSEMARY JAMES STRICKLAND and VICTOR TORRES (hereinafter collectively referred to as "Titleholders"), and assert the following:

1.

By Annexation/Rezoning Application dated and submitted on May 15, 2026, Applicant and Titleholders applied for annexation and rezoning of certain real property, being approximately 12.216 acres, more or less, lying and being in unincorporated Cobb County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the "Property" or the "Subject Property").

2.

By amendment to the Annexation/Rezoning Application submitted contemporaneously, Applicant and Titleholders seek rezoning of the Property from the existing zoning categories of Neighborhood Shopping ("NS") and R-20, as established by the governing authority of Cobb County, under and pursuant to Ga. Laws 1956, p. 2006 (hereinafter the "Zoning and Planning Ordinance of Cobb County"), as amended, to the

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Suite 100
Marietta, GA 30060
(770) 429-1499
FAX (770) 429-8631

proposed zoning category of RA-6, as established by the governing authority of the City of Kennesaw, Georgia, under and pursuant to The Unified Development Code City of Kennesaw, Georgia (hereinafter the "Unified Development Code of the City of Kennesaw").

3.

With respect to the Property within the NS zoning classification (Cobb County), Applicant and Titleholders do contend the Zoning and Planning Ordinance of Cobb County and the Unified Development Code of the City of Kennesaw (hereinafter collectively "Ordinances") are unconstitutional as applied to the Subject Property in that said Ordinances do not permit the Applicant and Titleholders to utilize the Property to the highest and best use set forth within the Annexation/Rezoning Application without the necessity of rezoning. However, Applicant and Titleholders do not contend the current zoning category of NS (Cobb County) is unconstitutional, per se, only as applied. Thus, the Ordinances deprive Applicant and Titleholders of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. Also violated are the Applicant's and Titleholders' rights to unfettered use of their Property, as stated above, in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are, therefore, confiscatory and void. Further, said Ordinances are unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholders.

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4.

With respect to the remainder of the Property within the R-20 (Cobb County) zoning classification, the Ordinances are unconstitutional as applied to the Property in that said Ordinances deprive the Applicant and Titleholders of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The R-20 (Cobb Couty) zoning category, as it presently exists, together with any intervening zoning categories between the existing R-20 (Cobb County) category and the requested RA-6 (City of Kennesaw) category, violates the Applicant's and Titleholders' rights to unfettered use of their Property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinances are unconstitutional in that they are arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholders.

5.

To the extent the Unified Development Code of the City of Kennesaw allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates the Applicant's and Titleholders' constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Unified Development Code of the City of Kennesaw, is an unconstitutional use of the

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zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

6.

The Unified Development Code of the City of Kennesaw is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Annexation/Rezoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 25th day of June, 2026.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____
J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Titleholders

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FAX (770) 429-8631

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

COUNCIL
Mayor Pro Tem Antonio Jones
Madelyn Orochena
Tracey Viars
Jonathon Bothers
Anthony Gutierrez-Leon

June 25, 2026

Pamela Mabry, County Clerk
Cobb County
100 Cherokee Street, #355
Marietta, Georgia 30090-9679

Subject: City of Kennesaw Zoning Applications (Case #RZ2026-05 & AX2026-01)
3227 Old 41 Hwy & 3137 Robin Dr, Kennesaw, GA – Parcel IDs 20012600270 & 2001200260

Dear Ms. Mabry,

Attached, please find an annexation and rezoning application submitted by Traton LLC, with legal representation by J. Kevin Moore of Moore, Ingram, Johnson & Steele, LLP requesting to annex and rezone approximately 12.216 +/- acres from County R-20, Single Family Residential and County Neighborhood Shopping (NS), to City RA-6, Residential District. The proposed annexation and rezoning would allow for the development of residential community consisting of single family detached units at the subject property. This letter and enclosed application are being provided in accordance with the House Bill 489 Intergovernmental Agreement on Services Delivery Strategy, Land Use section.

This case is set to go before the Kennesaw **Planning Commission on Wednesday, August 5, 2026,** at 6:30 p.m. and **Mayor and Council on Monday, August 17, 2026,** at 6:30 p.m. for public hearing as well.

Thank you for your attention. Should you have any questions, please feel free to contact Planning and Zoning at 770-590-8268 or send an e-mail to ccampbell@kennesaw-ga.gov.

Sincerely,

Chanelle Campbell

Chanelle Campbell
Director of Planning and Zoning

Enclosure: Annexation and Rezoning Application Packet

cc: **Jessica Guinn, AICP, Community Development Agency Director (Via Certified Mail)**
Dr. Jackie McMorris, Cobb County Manager (Via Certified Mail)
Phillip Westbrook, Senior Planner, Cobb County Community Development (Via Certified Mail)
Donald Wells, Intergovernmental Coordinator/Planner III, Cobb County Community Dev. (Via Certified Mail)
Dr. Jeff Drobney, City Manager, City of Kennesaw (Via Certified Mail)
Priscilla Coley, Assistant Zoning Administrator/ City Planner (Via Certified Mail)

Application Nos. AX2026-001
RZ2026-005

ANNEXATION/REZONING APPLICATION

(Page 1 of 2)
(Amended)

Date Received _____
Staff's Initials _____

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

Date of Consultation 04/01/2026 Staff's Initials _____

ANNEXATION PROPERTY ADDRESS 3227 Old 41 Highway, N.W.

Parcel ID 20012600270 Lot Size 12.216 (Overall)
10.653 (Strickland Tract)

Resident Population 1 Housing Units 1 Other Buildings 0

Zoning Request from:

Present Zoning R-20, NS (Cobb) To RA-6 (City)

For the purpose of Single-Family Detached Community

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____
Notary

May 12, 2026
Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 03, 2026

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Phone #) [redacted] Representative Email [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____
Notary

May 15, 2026
Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

TITLEHOLDER Rosemary James Strickland (Phone#) [redacted]

Titleholder Address 3227 Old 41 Highway, N.W. Kennesaw, GA 30144 **Email** [redacted]

Signature _____
Rosemary James Strickland

Signed, sealed and delivered in presence of: _____
Notary

April 9, 2026
Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

Z\P&Z FORMS\Applications 2025

Application Nos. AX2026-001
RZ2026-005

ANNEXATION/REZONING APPLICATION
(Page 2 of 2)
(Amended)

Date Received _____
Staff's Initials _____

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

Date of Consultation 04/01/2026 Staff's Initials _____

ANNEXATION PROPERTY ADDRESS 3137 Robin Drive

Parcel ID 20012600260 Lot Size 12.216 (Overall)
1.563 (Torres Tract)

Resident Population 4 Housing Units 1 Other Buildings 2

Zoning Request from:

Present Zoning R-20 (Cobb) To RA-6 (City)

For the purpose of Single-Family Detached Community

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____ May 1, 2026
Notary Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2029

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Phone #) [redacted] Representative Email [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____ May 15, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY GA

TITLEHOLDER Victor Torres (Phone#) [redacted]

3137 Robin Drive
Titleholder Address Kennesaw, GA 30144 **Email** [redacted]

Signature: _____
Victor Torres

Signed, sealed and delivered in presence of: Cilia Rodriguez _____ 04/25, 2026
Notary Date

CILIA RODRIGUEZ BARTOW COUNTY GEORGIA NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 08, 2030

ATTACHMENT TO ANNEXATION/REZONING APPLICATION

(Amended June 25, 2026)

Application Nos.:	**AX2026-001; RZ2026-005**
Hearing Dates:	**August 5, 2026** **August 10, 2026** **August 17, 2026**
Applicant:	**Traton, LLC**
Titleholders:	**Rosemary James Strickland;** **Victor Torres**
Tax Parcel Identification Nos.:	**20012600270; 20012600260**

AMENDED LETTER OF INTENT

(Amended June 25, 2026)

The property which is the subject of the Rezoning Application consists of two tracts, totaling 12.216 acres, more or less, and is located along the southerly side of Old 41 Highway and the westerly side of Robin Circle, Land Lot 126, 20th District, 2nd Section, unincorporated Cobb County, Georgia (hereinafter "Property" or "Subject Property"). A small portion of the Property located along Old 41 Highway is zoned Neighborhood Shopping ("NS"), with the remainder of the Property being zoned R-20, per the Cobb County Zoning Ordinance. Applicant seeks annexation of the Subject Property into the City of Kennesaw and rezoning to the City's RA-6 zoning classification to allow for development of a single-family detached community.

The proposed single-family detached community will contain a maximum of thirty-five (35) homes; as well as, an amenity area, together with open space areas surrounding the overall development and pocket park areas among the residences. The architecture of the residences will be traditional and cottage style with exteriors consisting of brick, stone, stacked stone, cementitious lap siding, architectural shingles, board and batten, and combinations thereof. The residences will be a maximum of two-stories in height and contain approximately 2,500 square feet. Access to the community will be from Old 41 Highway.

Due to the location of creek and flood plain issues, development of the Property is restrictive. Applicant's proposed single-family detached community takes into account the restrictions of the Property and utilizes it to its highest and best use. The proposed rezoning to the City's RA-6 zoning category will provide a more suitable use for the Subject Property than uses allowed under Cobb County's existing NS and R-20 zoning classifications. Additionally, the proposed community will be better suited and less intrusive to the area and adjacent properties than uses allowed under the existing NS and R-20 zoning classifications. The proposed residential development will provide a quality and affordable community for future residents of the City of Kennesaw. The community is within walking distance of Swift Cantrell Park and other parks, venues, and businesses. The proposed community will not adversely affect the use or usability of adjacent or nearby properties. Approval of the proposed annexation and RA-6 zoning category will provide rezoning which is

better suited for the Property and the surrounding area, while having minimal impact on schools, public safety and emergency facilities, wastewater, stormwater facilities, and other public services.

Applicant is very excited about the opportunity of the proposed community and being able to provide additional quality living areas within the City of Kennesaw. The use of the Property for the proposed community is ideal in light of the surrounding uses and the Property's limitations. Given the project is adjacent to the existing residential areas, there should be little to no impact on nearby properties and uses.

ATTACHMENT TO ANNEXATION/REZONING APPLICATION
(Amended June 25, 2026)

Application Nos.: **AX2026-001; RZ2026-005**
Hearing Dates: **August 5, 2026**
August 10, 2026
August 17, 2026

BEFORE THE PLANNING COMMISSION AND THE MAYOR AND CITY COUNCIL FOR THE CITY OF KENNESAW, GEORGIA

AMENDED CONSTITUTIONAL CHALLENGE
ATTACHMENT TO ANNEXATION/REZONING APPLICATION

COME NOW, Applicant, TRATON, LLC (hereinafter referred to as "Applicant"), and Titleholders, ROSEMARY JAMES STRICKLAND and VICTOR TORRES (hereinafter collectively referred to as "Titleholders"), and assert the following:

1.

By Annexation/Rezoning Application dated and submitted on May 15, 2026, Applicant and Titleholders applied for annexation and rezoning of certain real property, being approximately 12.216 acres, more or less, lying and being in unincorporated Cobb County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the "Property" or the "Subject Property").

2.

By amendment to the Annexation/Rezoning Application submitted contemporaneously, Applicant and Titleholders seek rezoning of the Property from the existing zoning categories of Neighborhood Shopping ("NS") and R-20, as established by the governing authority of Cobb County, under and pursuant to Ga. Laws 1956, p. 2006 (hereinafter the "Zoning and Planning Ordinance of Cobb County"), as amended, to the

MOORE INGRAM
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A Limited Liability Partnership
Emerson Overlook
326 Roswell Street
Suite 100
Marietta, GA 30060
(770) 429-1499
FAX (770) 429-8631

proposed zoning category of RA-6, as established by the governing authority of the City of Kennesaw, Georgia, under and pursuant to The Unified Development Code City of Kennesaw, Georgia (hereinafter the "Unified Development Code of the City of Kennesaw").

3.

With respect to the Property within the NS zoning classification (Cobb County), Applicant and Titleholders do contend the Zoning and Planning Ordinance of Cobb County and the Unified Development Code of the City of Kennesaw (hereinafter collectively "Ordinances") are unconstitutional as applied to the Subject Property in that said Ordinances do not permit the Applicant and Titleholders to utilize the Property to the highest and best use set forth within the Annexation/Rezoning Application without the necessity of rezoning. However, Applicant and Titleholders do not contend the current zoning category of NS (Cobb County) is unconstitutional, per se, only as applied. Thus, the Ordinances deprive Applicant and Titleholders of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. Also violated are the Applicant's and Titleholders' rights to unfettered use of their Property, as stated above, in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are, therefore, confiscatory and void. Further, said Ordinances are unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholders.

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4.

With respect to the remainder of the Property within the R-20 (Cobb County) zoning classification, the Ordinances are unconstitutional as applied to the Property in that said Ordinances deprive the Applicant and Titleholders of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The R-20 (Cobb Couty) zoning category, as it presently exists, together with any intervening zoning categories between the existing R-20 (Cobb County) category and the requested RA-6 (City of Kennesaw) category, violates the Applicant's and Titleholders' rights to unfettered use of their Property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinances are unconstitutional in that they are arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Titleholders.

5.

To the extent the Unified Development Code of the City of Kennesaw allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates the Applicant's and Titleholders' constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Unified Development Code of the City of Kennesaw, is an unconstitutional use of the

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zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

6.

The Unified Development Code of the City of Kennesaw is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Annexation/Rezoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 25th day of June, 2026.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____

J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Titleholders

MOORE INGRAM
JOHNSON & STEELE
A Limited Liability Partnership
Emerson Overlook
326 Roswell Street
Suite 100
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Independent Probate

CERTIFICATE OF ORDER OF YEAR'S SUPPORT
(Pursuant to Official Code of Georgia Annotated § 53-3-11)
Estate No.: 06-0267
GEORGIA, COBB COUNTY

DATE ORDER GRANTED: March 21, 2006

GRANTOR: (NAME OF DECEDENT) **HERSHEL EDWARD STRICKLAND**

GRANTEE: (FULL NAME OF SURVIVING SPOUSE, ~~AND EACH MINOR CHILD, AND DATE OF BIRTH OF EACH MINOR~~)
ROSEMARY JAMES STRICKLAND

Legal Description of Real Property and Interest Therein:
All that tract or parcel of land lying and being in Land Lot 126 of the 20th District, 2nd Section of Cobb County, Georgia, and being 10.97 acres as per plat of survey by Robert T. Weaver, Surveyor, dated June 3, 1964, and being more particularly described as follows:

BEGINNING at a point on the westerly side of Robin Drive, which point is located 459 feet south of the southwest intersection of Old U. S. Highway No. 41 and Robin Drive, at a point and corner marked by an iron pin; thence north 72 degrees 32 minutes west 181.5 feet to a point and corner marked by an iron pin; thence north 15 degrees 01 minutes east 173.8 feet to a point and corner marked by an iron pin; thence north 82 degrees 48 minutes west 101.9 feet to a point and corner marked by an iron pin; thence south 15 degrees 17 minutes west 45 feet to a point and corner marked by an iron pin; thence north 75 degrees 26 minutes west 149.3 feet to a point and corner marked by an iron pin; thence north 68 degrees 51 minutes west 101 feet to a point and corner marked by an iron pin; thence north 15 degrees 12 minutes east 319.4 feet to a point and corner on Old U.S. Highway No. 41; thence north 68 degrees 10 minutes west 135 feet to a point and corner marked by an iron pin; thence south 86 degrees 33 minutes west 322.4 feet to a point and corner marked by an iron pin; thence south 5 degrees 45 minutes east 1052.5 feet to a point and corner marked by an iron pin; thence north 87 degrees 55 minutes east 316 feet to a point and corner marked by an iron pin; thence north 6 degrees 42 minutes east 449 feet to a point and corner marked by an iron pin; thence south 64 degrees 23 minutes east 351.6 feet to a point and corner marked by an iron pin on the west side of Robin Drive; thence north 14 degrees east along Robin Drive 100 feet to a point and corner marked by an iron pin; thence north 33 degrees 35 minutes east 50 feet to the point of beginning.

Also land in _____ Count(y)(ies).

Certificate prepared by:

I do certify that the information herein is true and correct.

SEN

JUDGE OF THE PROBATE COURT

Signature of Attorney **Donald D. Smith**
State Bar No. 655800

By: _____
Clerk, Probate Court of
Cobb County

Delivered to **Cobb County** Superior Court, April 6, , **2006.**

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Deed Book 14311 Pg 1936
Filed and Recorded Apr-06-2006 09:59am
[illegible]
Real Estate Transfer Tax $0.00

Deed Book 12926 Pg 393
Filed and Recorded Sep-24-1999 08:02am
1999-0160512
Real Estate Transfer Tax $93.90

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

RETURN TO:
MORRIS & SCHNEIDER, P.C.
2781 WHITLEY ROAD
ATLANTA, GEORGIA 30339
89P0502M

10.00

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture made this **31st** day of **August,** in the year **One Thousand Nine Hundred Ninety-Nine**, between **JEFFREY M. BALL and DEBORAH M. BALL**, of the County of COBB, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **VICTOR TORRES**, 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** 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, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING 1.582 ACRES AS PER PLAT OF SURVEY PREPARED FOR JEFFREY M. BALL, DATED FEBRUARY 20, 1992, AND PREPARED BY ANASTASIOS COSTARIDES, GEORGIA REGISTERED LAND SURVEYOR NO. 2448, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE INCH CRIMP TOP IRON PIN LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF ROBIN DRIVE, WHICH IRON PIN IS 646.00 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY SIDE OF THE RIGHT OF WAY OF ROBIN DRIVE; RUNNING THENCE SOUTH 07 DEGREES 18 MINUTES 22 SECONDS WEST ALONG THE WESTERLY SIDE OF THE RIGHT OF WAY OR ROBIN DRIVE FOR A DISTANCE OF 185.14 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE NORTH 68 DEGREES 23 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 348.39 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE NORTH 08 DEGREES 33 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 224.83 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE SOUTH 61 DEGREES 59 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 355.66 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS IMPROVED PROPERTY WITH A HOUSE LOCATED THEREON KNOWN AS 3137 ROBIN DRIVE, KENNESAW, GEORGIA, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN COBB COUNTY, GEORGIA, AND IS ALSO SHOWN ON THAT CERTAIN PLAT OF SURVEY RECORDED IN PLAT BOOK 68, PAGE 165, COBB COUNTY, GEORGIA RECORDS.

Subject to all easements and restrictions 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 of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness

Notary Public

CYNTHIA MARX NOTARY PUBLIC EXPIRES GEORGIA DEC. 20, 1999 COBB COUNTY STATE OF GEORGIA

Jeffrey M. Ball (Seal)
JEFFREY M. BALL

Deborah M. Ball (Seal)
DEBORAH M. BALL

Written Description: Old 41 Highway and Robin Drive Overall

All that tract or parcel of land lying and being in Land Lot 126 of the 20th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a nail set at the centerline intersection of Robin Drive (50’ public right of way) and Wren Circle (50’ public right of way);
thence N35°41'53"W for a distance of 29.33 feet to a 1/2” rebar found at the westerly right of way of Robin Drive (50’ public right of way), said point being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
thence along the said right of way of Robin Drive the following courses and distances:
149.98 feet along the arc of a curve to the left, said curve having a radius of 238.53 feet and being subtended by a chord of S28°58'08"W, 147.52 feet to a 1/2" rebar set;
S06°30'58"W for a distance of 189.04 feet to a 1/2" rebar found;
thence leaving said right of way N66°17'54"W for a distance of 348.42 feet to a 1/2" rebar found (bent);
thence S10°37'02"W for a distance of 223.91 feet to a 1-1/2” crimped top pipe found;
thence N87°39'27"W for a distance of 315.70 feet to a 1-1/4” crimped top pipe found;
thence N01°18'41"W for a distance of 1050.87 feet to a 1/2" rebar set;
thence S88°56'55"E for a distance of 321.92 feet to a 1/2” rebar found at the southerly right of way of Old 41 Highway (apparent 60’ width public right of way);
thence along said right of way S63°51'43"E for a distance of 136.42 feet to a 1/2" rebar found;
thence leaving said right of way S19°51'21"W for a distance of 323.01 feet to a 3/4” rebar found;
thence S67°00'57"E for a distance of 98.78 feet to a 1/2” rebar found;
thence S70°35'00"E for a distance of 149.97 feet to a 1” crimped top pipe found;
thence S22°21'27"E for a distance of 151.79 feet to a 1/2" rebar found;
thence S67°57'38"E for a distance of 181.17 feet to a 1/2” rebar found at the westerly right of way of Robin Drive, said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land contains 12.216 acres.

ROSEMARY JAMES STRICKLAND

3227 Old 41 Highway, N.W.
Kennesaw, Georgia 30144

April 9, 2026

RE: Property located at 3227 Old 41 Highway, N.W., Cobb County, Georgia
Tax Parcel ID Number: 20012600270

Dear Sir or Madam:

Please accept this as authorization for Traton, LLC, by and through its authorized representatives and counsel, to proceed with the filing and pursuit of an Annexation/Rezoning Application with the City of Kennesaw, Georgia, regarding the above-referenced property.

If you should have any questions or require additional information or documentation, please do not hesitate to contact me.

Very truly yours,

Rosemary James Strickland

Rosemary James Strickland

c: J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP

Traton, LLC

VICTOR TORRES
3137 Robin Drive
Kennesaw, Georgia 30144

April 23, 2026

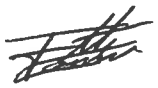
RE: Property located at 3137 Robin Drive, Cobb County, Georgia
Tax Parcel ID Number: 20012600260

Dear Sir or Madam:

Please accept this as authorization for Traton, LLC, by and through its authorized representatives and counsel, to proceed with the filing and pursuit of an Annexation/Rezoning Application with the City of Kennesaw, Georgia, regarding the above-referenced property.

If you should have any questions or require additional information or documentation, please do not hesitate to contact me.

Very truly yours,



Victor Torres

c: J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP

Traton, LLC

Printed: 4/16/2026

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:
TORRES VICTOR

TORRES VICTOR

Payment Date: 12/5/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20012600260	10/15/2025	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$39.41	$107.24	$0.00	$0.00	$2,291.35	**$0.00**

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

Printed: 3/20/2026

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:
Rosemary Strickland

STRICKLAND ROSEMARY JAMES

Payment Date: 9/4/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20012600270	10/15/2025	**Pay:**	N/A	or	$0.00

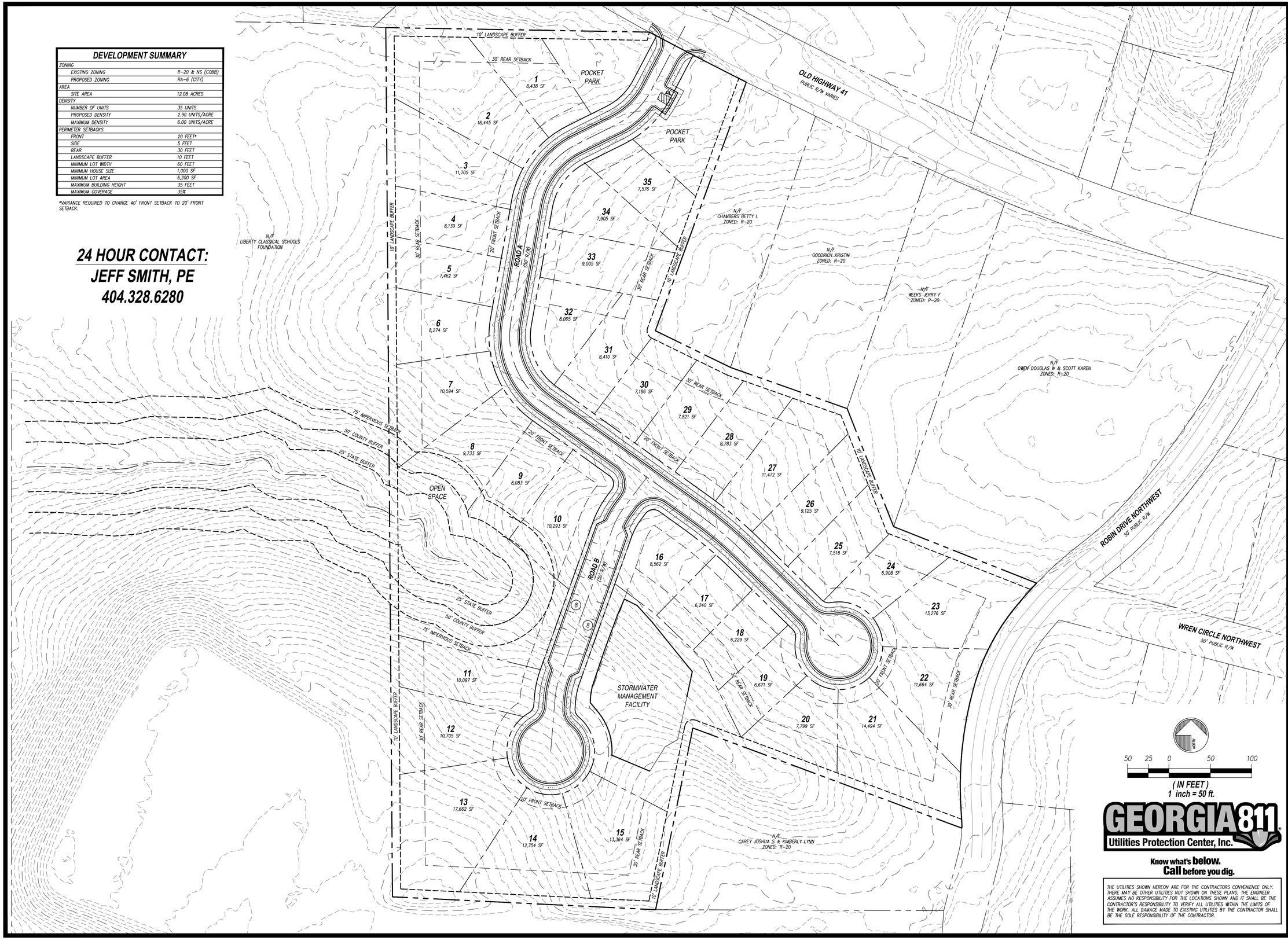
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$1,570.21	**$0.00**

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

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-20 & NS (COBB)
PROPOSED ZONING	RA-6 (CITY)
AREA	
SITE AREA	12.08 ACRES
DENSITY	
NUMBER OF UNITS	35 UNITS
PROPOSED DENSITY	2.90 UNITS/ACRE
MAXIMUM DENSITY	6.00 UNITS/ACRE
PERIMETER SETBACKS	
FRONT	20 FEET*
SIDE	5 FEET
REAR	30 FEET
LANDSCAPE BUFFER	10 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM HOUSE SIZE	1,000 SF
MINIMUM LOT AREA	6,200 SF
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	35%

*VARIANCE REQUIRED TO CHANGE 40' FRONT SETBACK TO 20' FRONT SETBACK.

24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280



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5341 OLD HIGHWAY 5
SUITE 207,350 - WOODSTOCK, GA 30188
OFFICE 770.938.9000

LAND PLAN
OLD HIGHWAY 41 TRACT
LAND LOT 126
2ND DISTRICT, 3RD SECTION
CITY OF KENNESAW, GEORGIA

OWNER/DEVELOPER
TRATON HOMES
720 KENNESAW AVENUE
MARIETTA, GA 30060
PHONE: 678.303.2134

REVISIONS

LAND PLAN
LP12

26002 LP12.DWG 05.13.2026

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

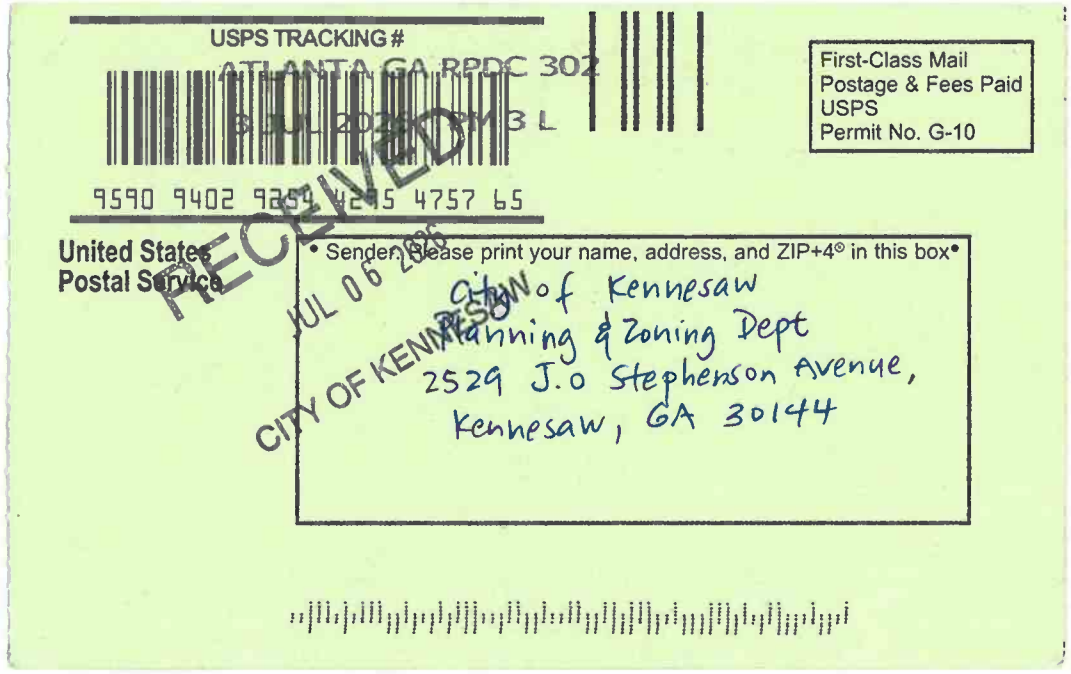
Postmark Here

Sent To: Pamela Mabry, Cobb County Clerk

Street and Apt. No., or PO Box No.: 100 Cherokee St, # 355

City, State, ZIP+4®: Marietta, GA 30090

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


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City of Kennesaw
Planning & Zoning Dept
2529 J.O Stephenson Avenue,
Kennesaw, GA 30144
RECEIVED
JUL 06 2026
CITY OF KENNESAW

SENDER: *COMPLETE THIS SECTION*

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- 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:

Pamela Mabry, County Clerk
100 Cherokee St, #355
Marietta, GA 30090

9590 9402 9254 4295 4757 65

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

7017 2620 0000 4224 7983

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X J Evans ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* J EVANS

C. Date of Delivery 1/2/26

D. Is delivery address different from item 1? ☐ Yes
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R22026-05 / AX2026-0

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

COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

Jessica Guinn, AICP
Director

P.O. Box 649
Marietta, GA 30061-0649
Phone (770) 528-2128 Fax: (770) 528-2126
jessica.guinn@cobbcounty.gov

CERTIFIED MAIL
7020 0090 0000 6545 3519

July 6, 2026

The Honorable Derek Easterling
Mayor
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, Georgia 30144

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

Dear Mayor Easterling:

We are in receipt of the above-referenced annexation request. The subject property has the required contiguity with the existing Kennesaw boundary for annexation. No unincorporated islands will be created or extended; in fact, this annexation will reduce an existing unincorporated island created by the Acworth and Kennesaw city boundary. There are no county buildings or facilities on this property. Most of this property is zoned R-20 (Single Family Residential), with approximately 2.22 acres designated as NS (Neighborhood Shopping). Cobb County's Future Land Use Plan (FLU) designates this area as Low Density Residential (LDR). The applicant proposes 35 single-family detached homes, pocket parks, and designated open space. Based on our HB 489 Intergovernmental Agreement, this request is not objectionable.

In summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb County departments below. Should you have any questions or need any additional information, please contact Donald Wells, Intergovernmental Coordinator, at (770) 528-2199 or donald.wells@cobbcounty.gov.

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

Sincerely,

Lisa Cupid, Chairwoman

cc: Jackie McMorris, County Manager – Via Email
Bill Volckmann, Deputy County Manager – Via Email
Debra Blair, County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney- Via Email
Jessica Guinn, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Chanelle Campbell, Director of Planning and Zoning, City of Kennesaw– Via Email
Dr. Jeff Drobney, City Manager, City of Kennesaw- Via Email
Priscilla Coley, Assistant Zoning Administrator & Planner, City of Kennesaw- Via Email

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

[signature page continued]

Sincerely,

Keli Gambrill

Keli Gambrill, District 1 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Bill Volckmann, Deputy County Manager – Via Email
Debra Blair, County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney- Via Email
Jessica Guinn, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Chanelle Campbell, Director of Planning and Zoning, City of Kennesaw– Via Email
Dr. Jeff Drobney, City Manager, City of Kennesaw- Via Email
Priscilla Coley, Assistant Zoning Administrator & Planner, City of Kennesaw- Via Email

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

[signature page continued]

Sincerely,

Erick Allen, District 2 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Bill Volckmann, Deputy County Manager – Via Email
Debra Blair, County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney- Via Email
Jessica Guinn, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Chanelle Campbell, Director of Planning and Zoning, City of Kennesaw– Via Email
Dr. Jeff Drobney, City Manager, City of Kennesaw- Via Email
Priscilla Coley, Assistant Zoning Administrator & Planner, City of Kennesaw- Via Email

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

[signature page continued]

Sincerely,

JoAnn K. Birrell

JoAnn K. Birrell, District 3 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Bill Volckmann, Deputy County Manager – Via Email
Debra Blair, County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney- Via Email
Jessica Guinn, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Chanelle Campbell, Director of Planning and Zoning, City of Kennesaw– Via Email
Dr. Jeff Drobney, City Manager, City of Kennesaw- Via Email
Priscilla Coley, Assistant Zoning Administrator & Planner, City of Kennesaw- Via Email

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

[signature page continued]

Sincerely,

Monique Sheffield, District 4 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Bill Volckmann, Deputy County Manager – Via Email
Debra Blair, County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney- Via Email
Jessica Guinn, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Chanelle Campbell, Director of Planning and Zoning, City of Kennesaw– Via Email
Dr. Jeff Drobney, City Manager, City of Kennesaw- Via Email
Priscilla Coley, Assistant Zoning Administrator & Planner, City of Kennesaw- Via Email

County Staff Comments and Recommendations

Southside of Old 41 Highway, West of Robin Drive
City of Kennesaw

Water System- Chris Duggan

Water service for the proposed annexed properties will be provided by the existing CCWS water mains on Old 41 Hwy

Wastewater for the parcels will be treated at the Northwest treatment plant where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.

Because CCWS will continue to own and maintain water in public rights-of-way and public easements, there would be no infrastructure loss

Planning- Historic Preservation-Mandy Elliott

No comment

Cobb County Fire Marshal's Office-Rock Toler

No Comment

GIS- Brad Gordon

No comment

Cobb DOT-Wilson Collins

Old 41 Highway and Wren Circle are located within the existing right-of-way and will continue to be owned and maintained by Cobb County. If additional adjacent parcels are annexed into the City of Kennesaw, Cobb DOT will reevaluate ownership and maintenance responsibilities at that time.

No known drainage infrastructure has been identified by Cobb DOT within or adjacent to Parcel PIN: 20012600270. Any existing or proposed drainage infrastructure located within the parcel will become the responsibility of the City of Kennesaw upon annexation, transferring ownership and maintenance obligations accordingly.

Since Cobb DOT will retain ownership and maintenance responsibility for the existing right-of-way and no county-maintained drainage infrastructure is present, no infrastructure loss is anticipated at this time.

Cemetery Preservation Committee- Helga Hong

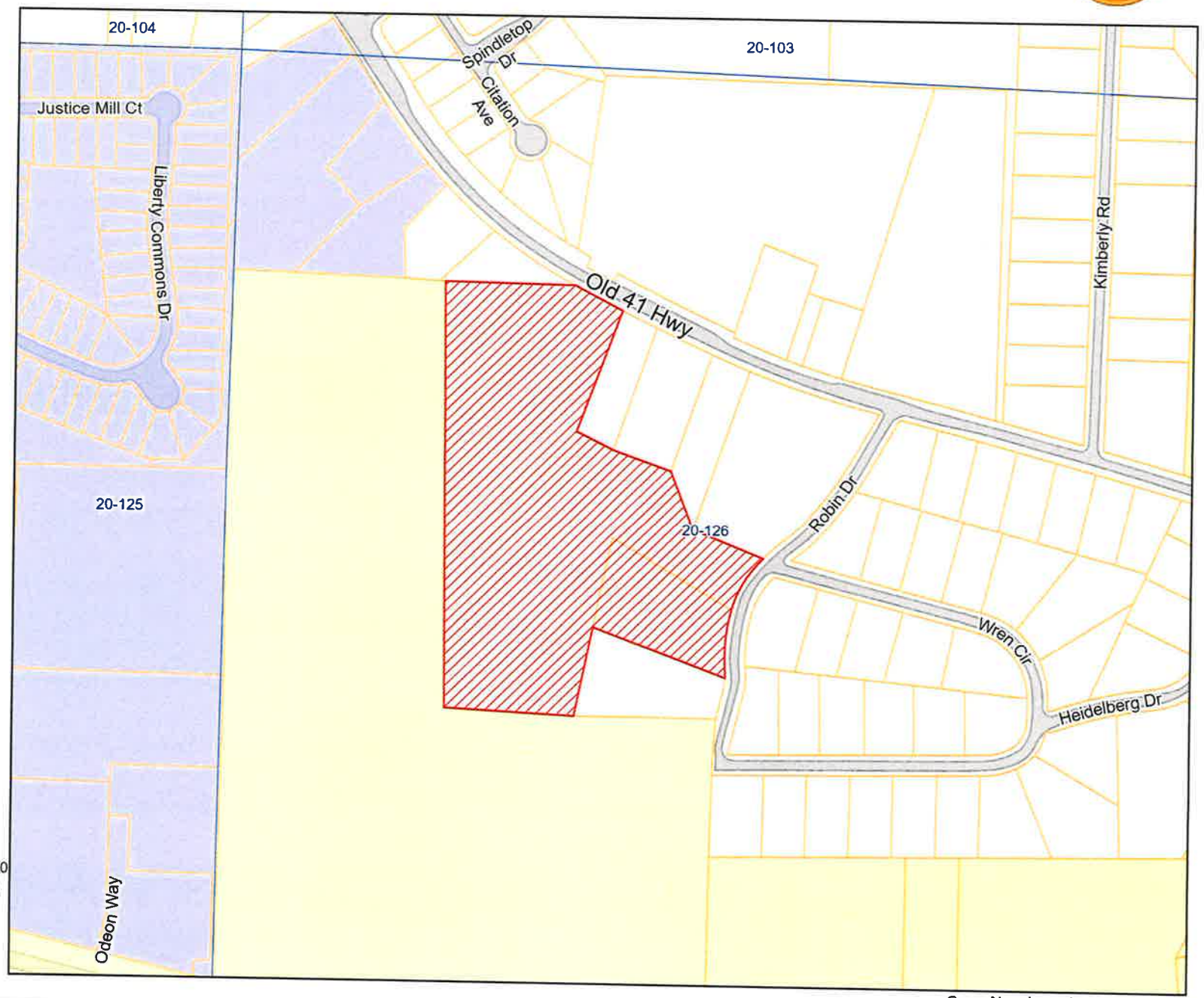
No comment

Annexation Location Map

June 2026

20th District
Land Lots: 126
Parcels: 20012600270
& 20012600260

Acreage: ≈ 12.08



Legend

- De/Annexations
- Acworth
- Austell
- Kennesaw
- Mableton
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Parcels

N

0 100 200 400 600

Feet

Case Number: Ann_2026_008

MOORE INGRAM JOHNSON & STEELE, LLP

Attorneys at Law
326 Roswell Street, Suite 100
Marietta, Georgia 30060
[redacted]

July 10, 2026

RE: PLEASE TAKE NOTICE – NOTIFICATION OF NEARBY ANNEXATION/ZONING APPLICATION
Property: 3227 Old 41 Highway and 3137 Robin Drive, Kennesaw, Georgia 30144
Parcel ID Nos.: 20012600270 and 20012600260

To Whom It May Concern:

This correspondence is to formally notify you that the City of Kennesaw Planning and Zoning Department has received an Annexation/Rezoning Application for two parcels of land within two hundred (200) 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:	Traton, LLC
Applicant's Representative:	J. Kevin Moore, Esq., Moore Ingram Johnson & Steele, LLP [redacted]
Property Address:	3227 Old 41 Highway and 3137 Robin Drive
Parcel Identification Numbers:	20012600270 and 20012600260
Description of Proposal:	Request to rezone from Cobb County zoning classification of R-20 (single-family residential) and Cobb County Neighborhood Shopping ("NS") to City of Kennesaw zoning classification of RA-6 (residential district) to develop a residential community consisting of single-family detached units

The Application will be reviewed and voted on at public hearings by the Planning Commission and the Mayor and City Council. The meeting details are as follows:

Planning Commission Meeting
Date: August 5, 2026
Time: 6:30 p.m.

Mayor and City Council Hearing
Date: August 17, 2026
Time: 6:30 p.m.

Both meetings occur in the City Hall Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia 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 Mayor and City Council.

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore
Attorneys for Applicant and Property Owners

Enclosures

Application Nos. AX2026-001
RZ2026-005

ANNEXATION/REZONING APPLICATION

(Page 1 of 2)
(Amended)

Date Received _____
Staff's Initials _____

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

Date of Consultation 04/01/2026 Staff's Initials _____

ANNEXATION PROPERTY ADDRESS 3227 Old 41 Highway, N.W.

Parcel ID 20012600270 Lot Size 12.216 (Overall) 10.653 (Strickland Tract)

Resident Population 1 Housing Units 1 Other Buildings 0

Zoning Request from:

Present Zoning R-20, NS (Cobb) To RA-6 (City)

For the purpose of Single-Family Detached Community

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____
Notary

May 15, 2026
Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 2026

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Phone #) [redacted] Representative Email [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____
Notary

May 15, 2026
Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

TITLEHOLDER Rosemary James Strickland (Phone#) [redacted]

Titleholder Address 3227 Old 41 Highway, N.W. Kennesaw, GA 30144 Email [redacted]

Signature: _____
Rosemary James Strickland

Signed, sealed and delivered in presence of: _____
Notary

April 9, 2026
Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

Z\P&Z FORMS\Applications 2025

Application Nos. AX2026-001
RZ2026-005

ANNEXATION/REZONING APPLICATION
(Page 2 of 2)
(Amended)

Date Received _____
Staff's Initials _____

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

Date of Consultation 04/01/2026 Staff's Initials _____

ANNEXATION PROPERTY ADDRESS 3137 Robin Drive

Parcel ID 20012600260 Lot Size 12.216 (Overall)
1.563 (Torres Tract)

Resident Population 4 Housing Units 1 Other Buildings 2

Zoning Request from:

Present Zoning R-20 (Cobb) To RA-6 (City)

For the purpose of Single-Family Detached Community

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Phone #) [redacted]

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____ May 15, 2026
Notary Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2029

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Phone #) [redacted] Representative Email [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____ May 15, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY GA

TITLEHOLDER Victor Torres (Phone#) [redacted]

3137 Robin Drive
Titleholder Address Kennesaw, GA 30144 **Email** [redacted]

Signature: _____
Victor Torres

Signed, sealed and delivered in presence of: _____ 04/25, 2026
Notary

CILIA RODRIGUEZ BARTOW COUNTY, GEORGIA NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 08, 2030



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX 2026-01	RZ 2026-05	COUNTY R-20, NS	RA-6
DX			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
CITY OF ACWORTH

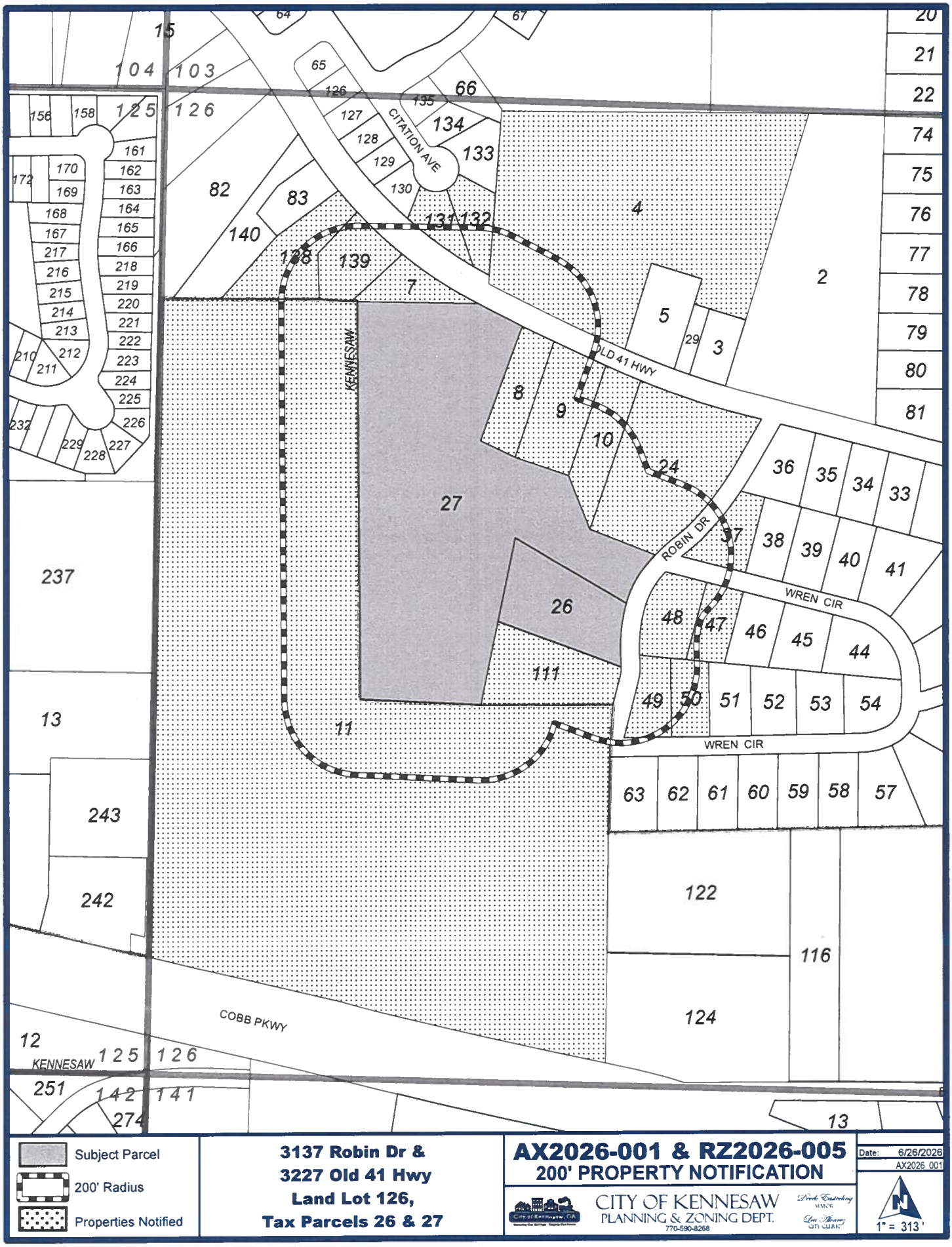
3137 Robin Dr & 3227 Old 41 Hwy
Land Lot 126, Tax Parcels 26 & 27

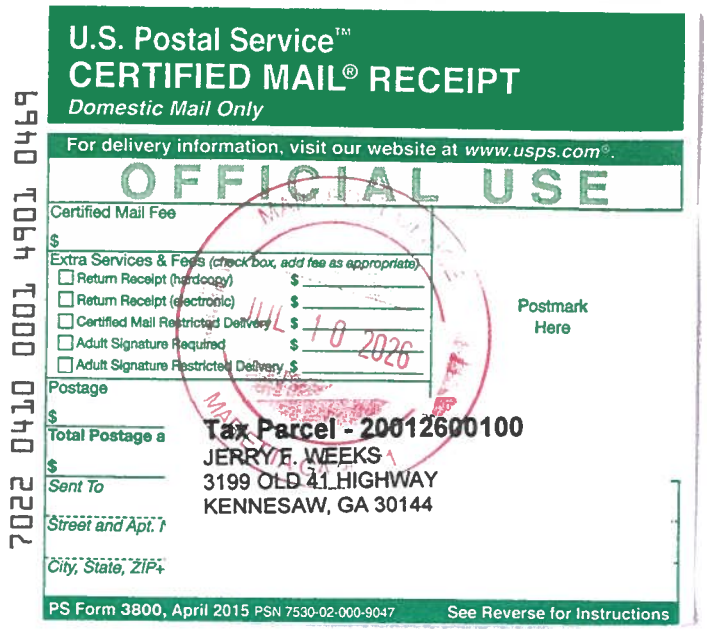
Subject Property

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

Mayor
City Clerk

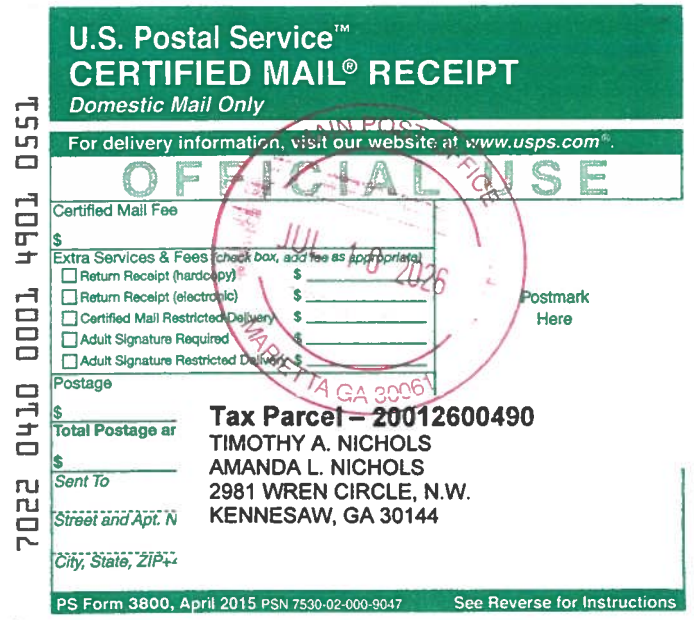
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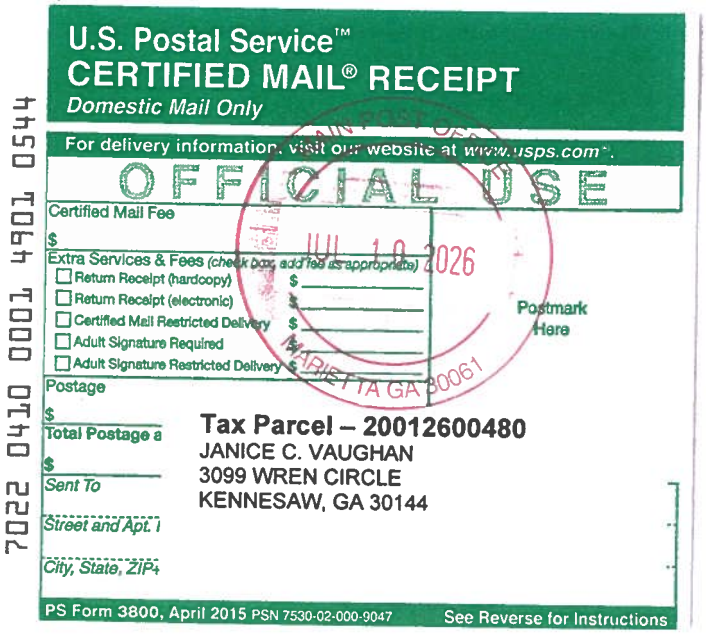

CITATION AVE
OLD 41 HWY
KENNESAW
ROBIN DR
WREN CIR
WREN CIR
COBB PKWY
KENNESAW
Subject Parcel
200' Radius
Properties Notified
3137 Robin Dr &
3227 Old 41 Hwy
Land Lot 126,
Tax Parcels 26 & 27
AX2026-001 & RZ2026-005
200' PROPERTY NOTIFICATION
CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268
Date: 6/26/2026
AX2026_001
1" = 313'


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Tax Parcel - 20012600100
JERRY F. WEEKS
3199 OLD 41 HIGHWAY
KENNESAW, GA 30144
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Tax Parcel - 20012600240
DOUGLAS W. OWEN
KAREN SCOTT
3189 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144 – 1145
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Tax Parcel – 20012600070
NELSON LOPEZ
3281 OAKCLIFF ROAD
DORAVILLE, GA 30340
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
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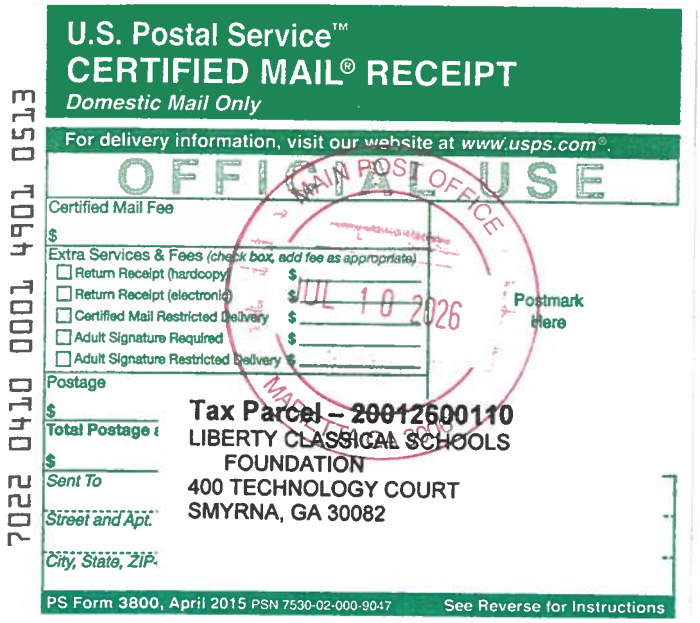

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JUL 10 2026
Postmark Here
Tax Parcel – 20012600490
TIMOTHY A. NICHOLS
AMANDA L. NICHOLS
2981 WREN CIRCLE, N.W.
KENNESAW, GA 30144
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Tax Parcel – 20012600480
JANICE C. VAUGHAN
3099 WREN CIRCLE
KENNESAW, GA 30144
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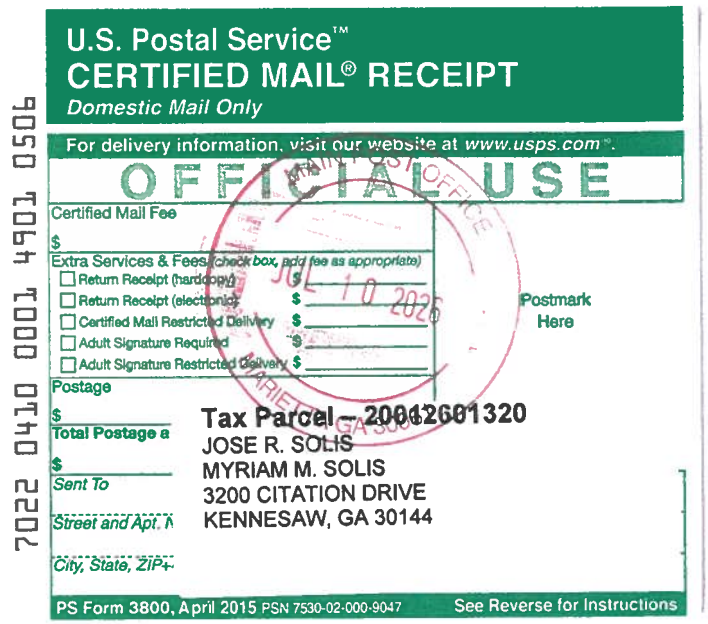

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City, State, ZIP+
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Postmark Here
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VIRGINIA F. HOGARD
3091 WREN CIRCLE
KENNESAW, GA 30144-1135
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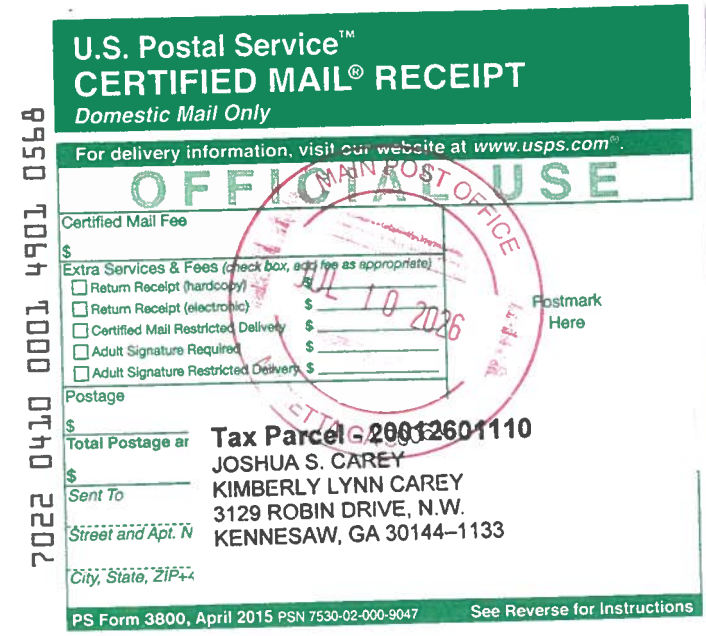
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LIBERTY CLASSICAL SCHOOLS FOUNDATION
400 TECHNOLOGY COURT
SMYRNA, GA 30082
PS Form 3800, April 2015 PSN 7530-02-000-9047
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7022 0410 0001 4901 0513



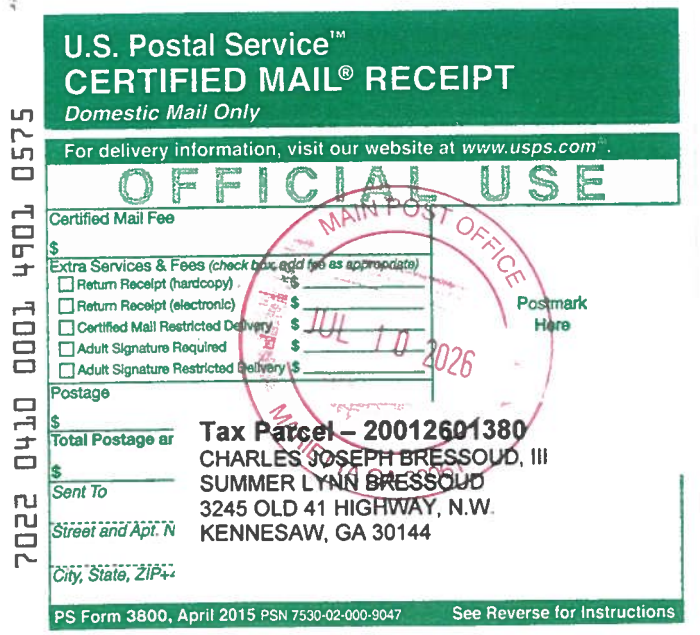
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Adult Signature Restricted Delivery
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Sent To
Street and Apt. N
City, State, ZIP+
MAIN POST OFFICE
JUL 10 2026
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Tax Parcel – 20012601320
JOSE R. SOLIS
MYRIAM M. SOLIS
3200 CITATION DRIVE
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. 1
City, State, ZIP+
MAIN POST OFFICE
JUL 10 2026
Postmark Here
Tax Parcel – 20012600500
JOSIAH BENNETT HILL, JR.
PATRICIA ANN HILL
2993 WREN CIRCLE, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 0490



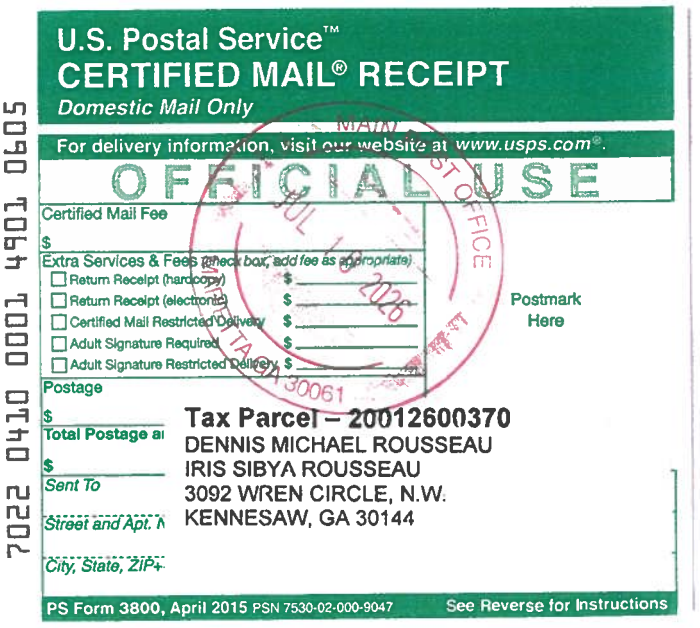
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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage ar
Sent To
Street and Apt. N
City, State, ZIP+
MAIN POST OFFICE
JUL 10 2026
Postmark Here
Tax Parcel – 20012601110
JOSHUA S. CAREY
KIMBERLY LYNN CAREY
3129 ROBIN DRIVE, N.W.
KENNESAW, GA 30144–1133
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 0568

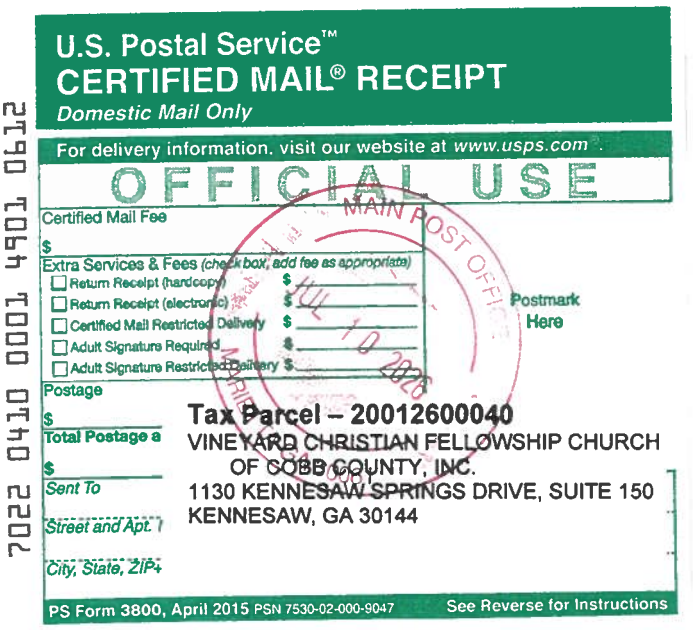


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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage ar
Sent To
Street and Apt. N
City, State, ZIP+
MAIN POST OFFICE
JUL 10 2026
Postmark Here
Tax Parcel – 20012601380
CHARLES JOSEPH BRESSOUD, III
SUMMER LYNN BRESSOUD
3245 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 0410 0001 4901 0575


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
MAIN POST OFFICE
JUL 10 2026
7022 0410 0001 4901 0582
Tax Parcel – 20012601390
FRANCYNE GARCIA TERRA MACEDO
3339 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
MAIN POST OFFICE
JUL 10 2026
7022 0410 0001 4901 0599
Tax Parcel – 20012601310
JENNIFER E. BROWN
KENNETH L. BROWN
3201 CITATION AVENUE
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
JUL 10 2026
7022 0410 0001 4901 0605
Tax Parcel – 20012600370
DENNIS MICHAEL ROUSSEAU
IRIS SIBYA ROUSSEAU
3092 WREN CIRCLE, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt.
City, State, ZIP+
Postmark Here
MAIN POST OFFICE
JUL 10 2026
7022 0410 0001 4901 0612
Tax Parcel – 20012600040
VINEYARD CHRISTIAN FELLOWSHIP CHURCH
OF COBB COUNTY, INC.
1130 KENNESAW SPRINGS DRIVE, SUITE 150
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
MAIN POST OFFICE
JUL 10 2026
7022 0410 0001 4901 0636
Tax Parcel – 20012600080
BETTY L. CHAMBERS
3213 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144-1127
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
MAIN POST OFFICE
JUL 10 2026
7022 0410 0001 4901 0629
Tax Parcel – 20012600080
KRISTIN GOODRICH
3207 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

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 – 20012601310
JENNIFER E. BROWN
KENNETH L. BROWN
3201 CITATION AVENUE
KENNESAW, GA 30144

9590 9402 8958 4064 4650 50

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0599

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* K BROWN C. Date of Delivery 7/30

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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 – 20012600500
JOSIAH BENNETT HILL, JR.
PATRICIA ANN HILL
2993 WREN CIRCLE, N.W.
KENNESAW, GA 30144

9590 9402 8958 4064 4651 04

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0490

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 7/30

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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 – 20012600080
BETTY L. CHAMBERS
3213 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144–1127

9590 9402 8958 4064 4650 98

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0636

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 7/30

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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 - 20012600240
DOUGLAS W. OWEN
KAREN SCOTT
3189 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144 – 1145

9590 9402 8958 4064 4653 88

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0483

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Doug Owen C. Date of Delivery 7/30

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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JUL 15 2026
CITY OF KENNESAW

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

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

RZ 2026-05

USPS TRACKING #

9590 9402 8958 4064 4650 74

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Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

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CITY OF KENNESAW

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

RZ 2026-05

USPS TRACKING #

9590 9402 8958 4064 4650 88

First-Class Mail
Postage & Fees Paid
USPS
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CITY OF KENNESAW

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

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

RZ 2026-05

USPS TRACKING #

9590 9402 8958 4064 4653 86

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

United States Postal Service

RECEIVED
JUL 15 2026
CITY OF KENNESAW

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

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

RZ-2026-05

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 – 20012600070
NELSON LOPEZ
3281 OAKCLIFF ROAD
DORAVILLE, GA 30340

9590 9402 8958 4064 4653 71

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0476

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* LOPEZ | 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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ 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 – 20012600090
KRISTIN GOODRICH
3207 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144

9590 9402 8958 4064 4650 81

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0629

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X K. Goodrich ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* K. Goodrich | C. Date of Delivery 7/15/26

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ 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 – 20012600080
TIMOTHY A. NICHOLS
AMANDA L. NICHOLS
2981 WREN CIRCLE, N.W.
KENNESAW, GA 30144

9590 9402 8958 4064 4653 64

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0551

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Amanda Nichols | C. Date of Delivery 7/14/2026

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ 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 - 20012600100
JERRY F. WEEKS
3199 OLD 41 HIGHWAY
KENNESAW, GA 30144

9590 9402 7567 2098 2222 31

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0469

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* JERRY F. WEEKS | C. Date of Delivery 7/14/2026

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Permit No. G-10

United States
Postal Service

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

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

RZ 2026-05

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JUL 16 2026
CITY OF KENNESAW

USPS TRACKING #

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Postage & Fees Paid
USPS
Permit No. G-10

United States
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2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

RZ 2026-05

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JUL 16 2026
CITY OF KENNESAW

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Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

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2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

RZ 2026-05

RECEIVED
JUL 16 2026
CITY OF KENNESAW

USPS TRACKING #

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Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

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Kennesaw, GA 30144

RZ 2026-05

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JUL 16 2026
CITY OF KENNESAW

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- 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 – 20012601390
FRANCYNE GARCIA TERRA MACEDO
3339 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144

9590 9402 8958 4064 4650 43

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0582

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
- ☐ ıured Mail
- ☐ ıured Mail Restricted Delivery
  ver $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

USPS TRACKING #

9590 9402 8958 4014 4450 43

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

United States Postal Service

RECEIVED
JUL 13 2026
CITY OF KENNESAW

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

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

RZ 2026-05

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 – 20012600470
VIRGINIA F. HOGARD
3091 WREN CIRCLE
KENNESAW, GA 30144-1135

9590 9402 8958 4064 4653 40

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0537

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* V. A. Hogard
C. Date of Delivery 7/15/26

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Page 261 of 287

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 - 20012601110
JOSHUA S. CAREY
KIMBERLY LYNN CAREY
3129 ROBIN DRIVE, N.W.
KENNESAW, GA 30144–1133

9590 9402 8958 4064 4650 29

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0568

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Joshua Carey
C. Date of Delivery 07/15/2026

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
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City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

RZ 2026-05

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JUL 17 2026
CITY OF KENNESAW

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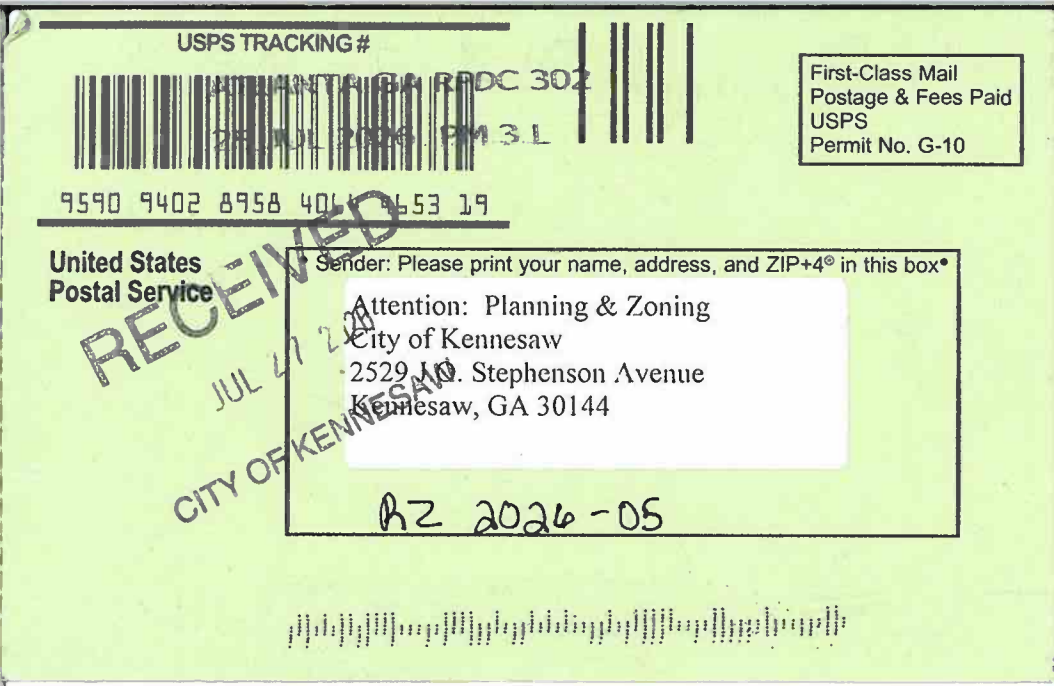
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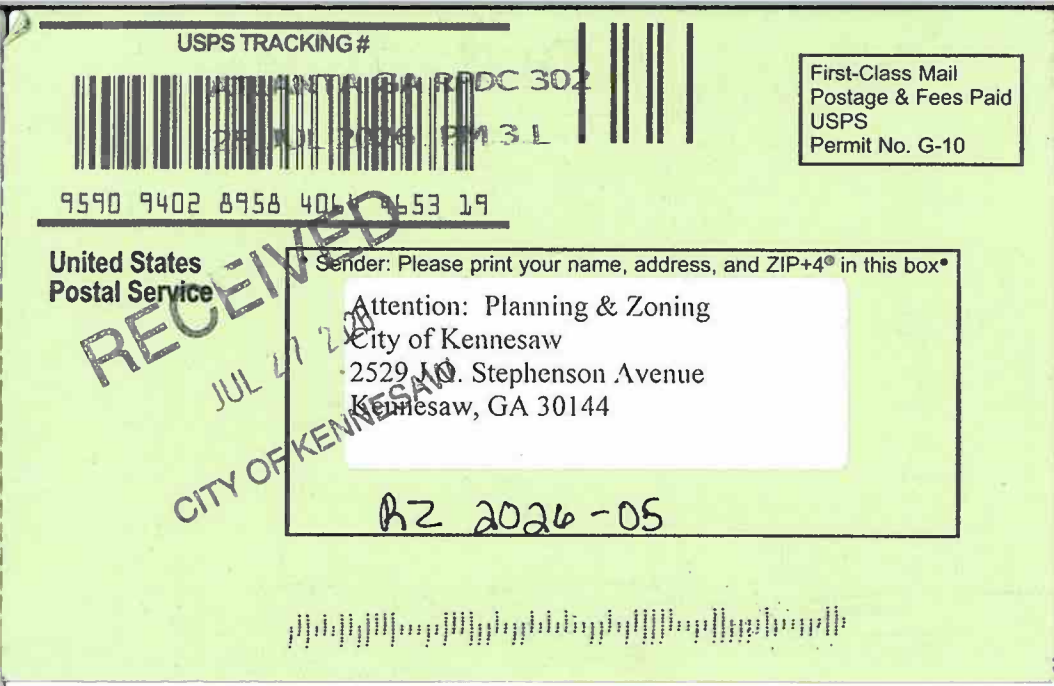
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City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

RZ 2026-05

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CITY OF KENNESAW


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City of Kennesaw
2529 Jr. Stephenson Avenue
Kennesaw, GA 30144
RZ 2026-05


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Kennesaw, GA 30144
RZ 2026-05

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS — Printed at 07/15/26 09:22 by khick-tj

Acct #: 110016 — Ad #: 567703 — Status: New WHOLD

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

Start: 07/17/2026 — Stop: 07/17/2026
Times Ord: 1 — Times Run: ***
LEG 1.00 X 3.03 Words: 200
Total LEG 3.03
Class: 8003 PUBLIC HEARING
Rate: LEGL — Cost: 30.00
Ad Descrpt: PH-4277 3227 OLD HWY 41
Descr Cont: MDJ-4277 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: 3227 OLD HWY 41
Created: khick 07/15/26 09:18
Last Changed: khick 07/15/26 09:22

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

PUB	ZONE	EDT	TP	RUN DATES
MDJ	A		95 S	07/17

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-4277
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for an annexation/rezoning request submitted by Traton, LLC. Said request is to annex/rezone the properties located at 3327 Old 41 Highway and 3137 Robin Drive (20012600270 & 20012600260) from County R-20, Single Family Residential and County Neighborhood Shopping (NS) to City RA-6, Residential District for the development of a single family detached community. The parcels lie in Land Lot 126, Tax Parcels 27 & 26 of the 20th District, 2nd Section, Cobb County Georgia.

Said meetings shall be held before the Planning Commission on August 5, 2026, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on August 17, 2026, at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. 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/

7:17-2026

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # AX2026-01 / RZ2026-05

PURPOSE Annex and rezone from County R-20 and County NS to City RA-6 to develop a single family detached community.

DATE OF PUBLIC MEETING: 8/5/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 8/17/2026 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

FOR FURTHER INFORMATION PLEASE CALL :

PLANNING AND ZONING DEPARTMENT 770-590-8268

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # ZV2026-03

PURPOSE Variance to reduce the minimum front setback for RA-6 from 40ft to 20ft

DATE OF PUBLIC MEETING: 8/5/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 8/17/2026 TIME: 6:30PM

PLACE: CITY HALL KENNESAW, GA

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FOR FURTHER INFORMATION PLEASE CALL :

PLANNING AND ZONING DEPARTMENT 770-590-8268

07.17.2026 09:55


CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # AX2026-01 / RZ2026-05
PURPOSE Annex and rezone from County R-20 and County NS to City RA-6 to develop a single family detached community.
DATE OF PUBLIC MEETING: 8/5/2026 TIME: 6:30PM
DATE OF PUBLIC MEETING: 8/17/2026 TIME: 6:30PM
PLACE: CITY HALL KENNESAW, GA
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FOR FURTHER INFORMATION PLEASE CALL :
PLANNING AND ZONING DEPARTMENT 770-590-8268
CITY OF KENNESAW
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APPLICATION # ZV2026-03
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HTTP://WWW.KENNESAW-GA.GOV
FOR FURTHER INFORMATION PLEASE CALL :
PLANNING AND ZONING DEPARTMENT 770-590-8268
07.17.2026 09:57

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # AX2026-01 / RZ2026-05

PURPOSE Annex and rezone from County R-20 and County NS to City RA-6 to develop a single family detached community.

DATE OF PUBLIC MEETING: 8/5/2026 TIME: 6:30PM

DATE OF PUBLIC MEETING: 8/17/2026 TIME: 6:30PM

PLACE: CITY HALL KENNESAW, GA

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For specific public meeting guidelines and access to all application information please visit our website :

NOTE: ANY [illegible] ALL

FOR FURTHER [illegible] SIGNS [illegible]

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # ZV2026-03

PURPOSE Variance to reduce the minimum front setback for RA-6 from 40ft to 20ft

DATE OF PUBLIC MEETING: 8/5/2026 TIME: 6:30PM

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PLACE: CITY HALL KENNESAW, GA

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For specific public meeting guidelines and access to all application information please visit our website :

HTTP://WWW.KENNESAWGA.ORG

07.17.2026 09:53

Chanelle Campbell

From: KRISTIN BOLTON [redacted]
Sent: Monday, July 13, 2026 5:41 PM
To: Chanelle Campbell
Subject: Rezoning of 3227 Old 41 Hwy and 3137 Robin Drive

Date: July 13, 2026
To: The City of Kennesaw Planning Commission
Regarding: Public Hearing for 3227 Old 41 Hwy NW and 3137 Robin Drive (August 5, 2026)
Subject Property: 3227 Old 41 Hwy NW, and 3137 Robin Drive Kennesaw, GA 30144
Parcel IDs: 20012600270 & 20012600260

Honorable Commissioners,

I am writing as a nearby property owner to express my strong opposition to the proposed rezoning application to change Parcels 20012600270 and 20012600260 from R-20 to R-6. While I understand the inevitability of local infill development, the requested jump to a high-density R-6 classification would impose significant, direct negative externalities on neighboring single-family structures and the existing infrastructure of Old 41 Highway.

Specifically, I request that the Planning Commission recommend **DENIAL** of this application based on the following zoning metrics:

1. **Spot Zoning and Density Shock:** The request to jump from R-20 to R-6 represents an aggressive **333% density shock** that violates the established land-use fabric of this corridor. R-20 zoning acts as a critical low-density sponge for stormwater management and traffic mitigation along Old 41 Highway. Forcing an R-6 high-density subdivision into an area defined by large-lot R-20 metrics constitutes spot-zoning that serves only the developer's financial margin while degrading neighboring property values.
2. **The Setback Collapse:** Transitioning to R-6 allows the developer to legally collapse side setbacks down to a tight 5-to-7-foot margin and halve front setbacks. This extreme spatial reduction means a wall of multi-story structures will be built directly along our shared property lines, creating an immediate invasion of privacy, removing natural light, and choking out the native root systems of mature border trees.
3. **Incompatibility with the Future Land Use Map (FLUM):** The City's master plan sets clear expectations for character districts. Introducing an intensive R-6 footprint here breaks the low-density/suburban residential transition and compromises established neighborhood visual boundaries.
4. **Infrastructure Overburden on Old 41 Highway:** This corridor already faces critical peak-hour traffic pressure. Adding a high-density complex without a completed, independent Traffic Impact Study (TIS) compromises motorist and pedestrian safety.

If the Commission moves toward approval despite these severe conflicts, I formally request the attachment of the following binding stipulations to protect neighboring properties:

- **Setback Preservation:** No reduction of standard front, side, or rear zoning buffers.

- **Buffer Mandates:** A mandatory, developer-funded 30-foot undisturbed natural buffer paired with an 8-foot opaque structural privacy fence alongside adjacent single-family properties.
- **Lighting Mitigations:** Strict compliance with commercial "dark sky" standards to avoid security lighting bleeding into surrounding bedroom windows.

Thank you for your time, service, and diligence in protecting Kennesaw's neighborhood character.

Sincerely,

Kristin Goodrich
[redacted]**, Kennesaw, GA 30144**

[redacted]

Chanelle Campbell

From: Jim Musgrave [redacted]
Sent: Monday, July 13, 2026 7:00 PM
To: Chanelle Campbell
Cc: Debbie Musgrave
Subject: Opposition to Rezoning Application for two parcels at 3227 Old 41 Hwy NW and 3137 Robin Drive (Parcel IDs 20012600270 and 20012600260) from R-20 to R-6

This email is to state opposition to a rezoning application.
I just read a post on the Nextdoor App about a High-Density Development Proposed for 3227 Old 41 Hwy NW and 3137 Robin Drive, Kennesaw, GA 30144. The post says "A developer has applied to rezone the two parcels at 3227 Old 41 Hwy NW and 3137 Robin Drive (Parcel IDs 20012600270 and 20012600260) from R-20 to R-6."

Looking a map, for anyone who uses Old 41 near the Swift Cantrell Park, it is easy to see the unwanted congestion this high density development will cause. The congestion at times on Old 41 is bad enough now, adding more traffic for NOT ONLY THE ROAD, BUT ALSO Swift Cantrell Park. Both experience heavy use NOW.

FYI, Old 41 is often used by many to avoid the hellacious traffic on Cobb Pkwy. It offers an alternative route that many people use now to reach schools, doctors, shopping, etc.

Lastly, I cannot imagine the undesirable impact on adjacent housing residents. They bought with intent to have space/distance and privacy between their residence and neighbor per current zoning. The proposed rezoning destroys that vision of property ownership and will no doubt impact property values in a negative manner.

Please deny the rezoning application. Let’s protect our infrastructure, privacy, and property values.

Sincerely,
James F Musgrave
[redacted]
Kennesaw, GA 30144\
[redacted]

Chanelle Campbell

From: Dannielle Cortolano [redacted]
Sent: Monday, July 13, 2026 10:22 PM
To: Chanelle Campbell
Subject: No more rezoning for Large development in and around downtown Kennesaw

Hi,

I am writing to you as a concerned citizen who lives and pays taxes to live in Kennesaw. I grew up here and I love it here. But enough is enough with all these developments and no commerce coming.

It is hurting the people who live here and pay taxes here. We want to enjoy our community and be able to spend our money i our community to give back, but the city council the past 10 years has let everything slide when it comes to residential development over what the people of kennesaw want.

I promise you we don't want any more apartments or townhomes no one can afford or another monster neighborhood that again no one can afford.
How about for a change we worry about our neighbors that have to sit in this traffic as they commute to their homes or to get to work or the store or kids to school. It takes 3x as long to go five miles around here than it did 2 years ago.

Also let's talk about all the vacant houses and businesses. Before we start building more stuff and destroying nature.

There is a house across the street from me that was built 8 Mos and is empty... still for sale because it priced outrageously.

These are just my two cents, but I am tired of my community and my taxes going to shit with nothing to show for it.

Thank you

Dannielle Cortolano Smith

[redacted]

Chanelle Campbell

From: Alan Daugherty [redacted]
Sent: Monday, July 13, 2026 10:29 PM
To: Chanelle Campbell
Subject: Against rezoning Robin Drive to allow multi housing town home

I live on the corner lot [redacted] Kennesaw , Ga. 30144 . I oppose the rezoning of the property in question to allow the builder to build the town homes in this location and also City of Kennesaw to Annex this property . I don't have issue with single lot homes or a subdivision being build with single lot homes but town home or apartment style homes is not suitable for this location. My phone number is [redacted]. I plan on being at the August 5th. Meeting at the Kennesaw City Hall.

Chanelle Campbell

From: Susan Dollar [redacted]
Sent: Tuesday, July 14, 2026 8:47 AM
To: Chanelle Campbell
Subject: Rezoning

Ms Campbell,

I read a message last night that stated the property at the top of the hill in our neighborhood is possibly being rezoned. The address is 3137 Robin Drive. My family lives on Wren Circle. We have lived here since 1991. We LOVE our neighborhood! I must admit I do not understand all the terminology in a rezoning request. However, I do understand that putting more homes between Jiles Road and Nolan Road would be a huge detriment to this area. Already when existing our neighborhood from Robin Drive it is difficult to turn left onto Old 41. Oftentimes when we have our grandboys in the vehicle with us we will turn right and go way out of our way, just to feel safe. This area sits between 3 schools and a major park. The cluster that is being discussed to be rezoned, the one on Robin and 3227 Old 41 Hwy is really the only green space in this stretch of mile. PLEASE ENOUGH IS ENOUGH!!! I'm not sure how this could be stopped, but we do not need anything else built. We especially do not need traffic coming out onto Robin Drive, which would ultimately cause traffic on Wren Circle.

Thank you for your attention to this matter.
Susan Dollar

Chanelle Campbell

From: Floyd Peede [redacted]
Sent: Saturday, July 18, 2026 7:28 PM
To: Chanelle Campbell
Subject: NO to rezone (Parcel IDs 20012600270 and 20012600260) from R-20 to R-6.

Dear Ms Campbell,

My name is Floyd Peede,
I own a home at:
[redacted]
Kennesaw, GA 30152.

I am opposed to the rezoning for these parcels (Parcel IDs 20012600270 and 20012600260) from R-20 to R-6.

Thank you,

Floyd Peede

Item Report

TO: The Planning Commission

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: August 5, 2026

TITLE: **ZV2026-03** - Consideration for approval of a variance application submitted by Traton, LLC for the properties located at 3227 Old 41 Highway and 3137 Robin Drive (20012600270 & 20012600260). Said request is to reduce the minimum front setback required for RA-6, Residential district from forty (40) feet to twenty (20) feet. Property consists of 12.216 +/- acres and lies in Land Lot 26, Tax Parcels 27 and 26.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. RZ2026-05 & ZV2026-03_3227 Old 41 Hwy & 3137 Robin Dr_Staff Analysis
2. ZV2026-03_3227 Old 41 Hwy & 3137 Robin Drive_Variance 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
EMAIL: zoningdept@kennesaw-ga.gov

COMMUNITY DEVELOPMENT
Planning and Zoning

2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
AUGUST 17, 2026

PLANNING COMMISSION
AUGUST 5, 2026

LEGAL ADVERTISEMENTS
JULY 17, 2026

PUBLIC NOTICE SIGN
JULY 17, 2026

APPLICATION SUBMITTED
JUNE 25, 2026

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

Property Addresses
3227 Old 41 Hwy & 3137 Robin Drive

Applicant
Traton, LLC

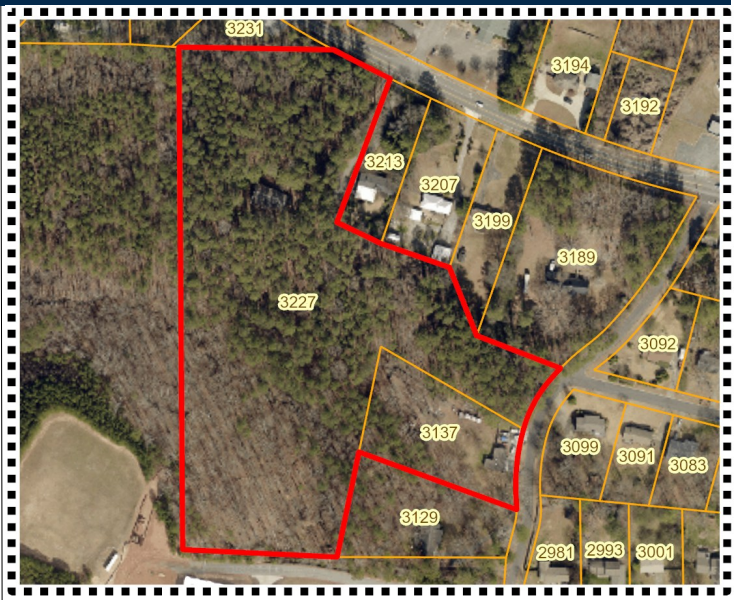
Representative
J. Kevin Moore - Moore, Ingram, Johnson & Steele, LLP

Property Owners
Rosemary James Strickland & Victor Torres

Current Zoning
County R-20, Single Family & County Neighborhood Shopping (NS)

Future Land Use Category
County Low Density Residential

Project Request: Annex and rezone property from County R-20, Single Family and NS, Neighborhood Shopping to City RA-6 , Residential district for the construction of subdivision consisting of 35 single family detached units.



Aerial view of subject property

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes
Historic District: No
Cemetery: No **Floodplain:** No **Stream:** Yes
Parcel ID #: 20012600270 & 20012600260
Land Lot #: 126 **Tax Parcel #:** 27 & 26
Land Area: 12.216+/-

RECOMMENDATION

Staff Recommendation:
Approval with conditions of the annexation/ rezoning and **approval** of the variance request.

ADJACENT PROPERTY DETAILS

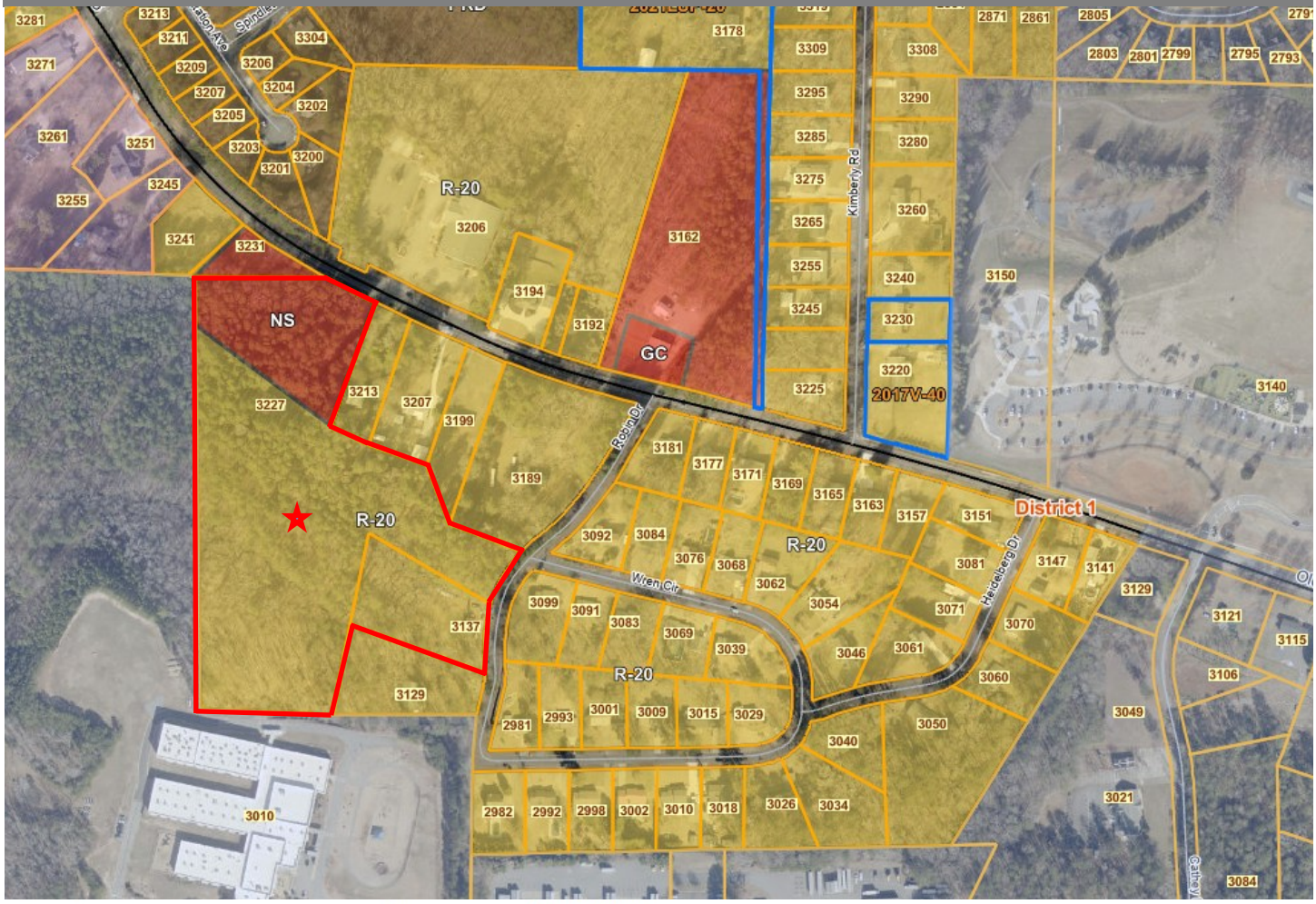
Surrounding Zoning Dist. and Future Land Use

North: Old 41 Hwy
Zoning: County R-20, Single Family Residential
Future Land Use: County Low Density Residential
South: No Street
Zoning: OI, Office/Institutional
Future Land Use: Public Service/Institutional (PI)
East: Robin Drive
Zoning: County R-20, Single Family Residential
Future Land Use: County Low Density Residential
West: No Street
Zoning: OI, Office/Institutional
Future Land Use: Public Service/Institutional (PI)

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

COBB COUNTY ZONING MAP



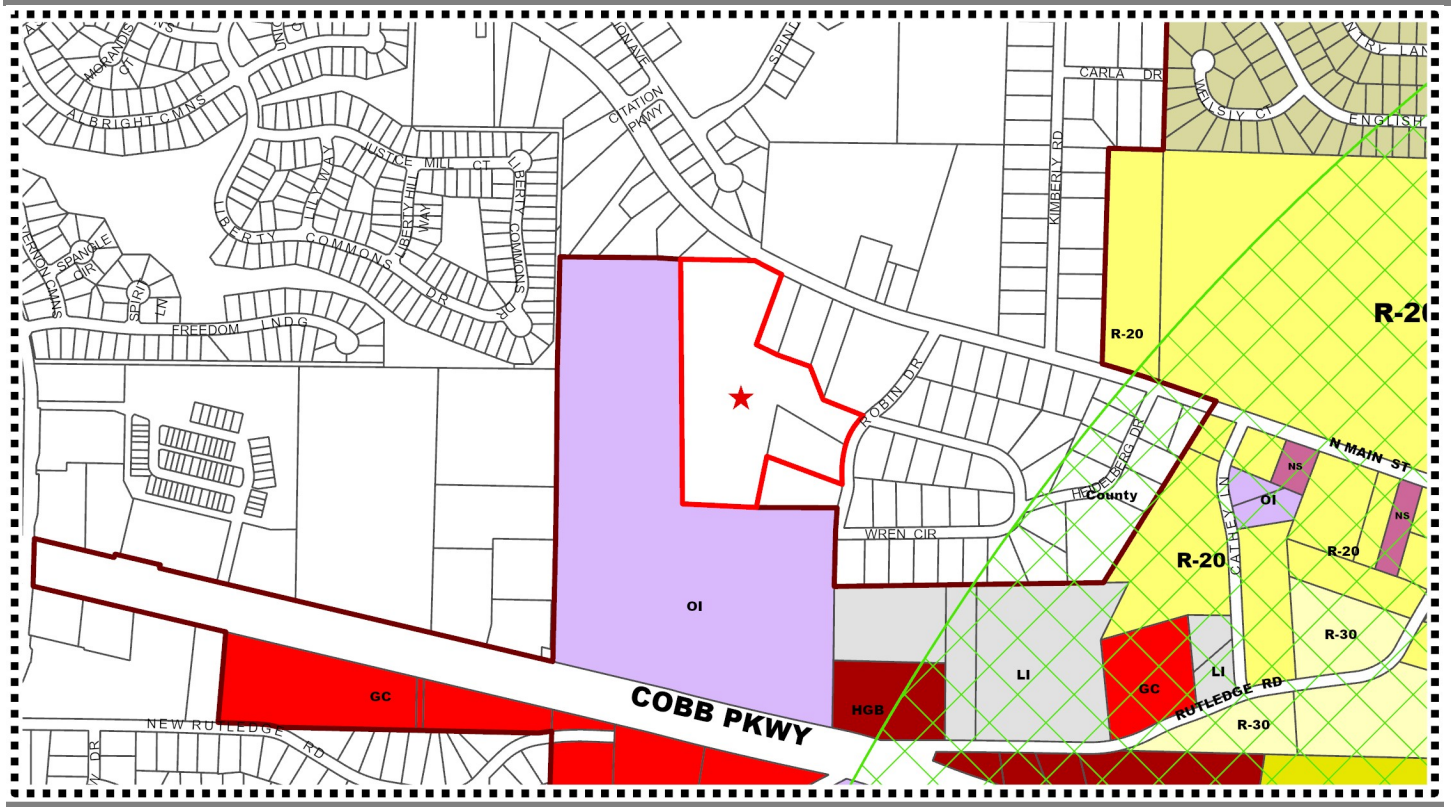
LOCATION:

The combined 12.216+/- acre tract is located off Old 41 Highway and Robin Drive and currently lies within unincorporated Cobb County. The surrounding area includes a mix of residential uses with limited commercial activity. To the east and north, the adjacent properties consist of various residential zoning classifications, including County R-20, Single Family Residential, and PRD, Planned Residential Development, characterized by single family detached homes. To the west and south, the property is bordered by a City zoned Office Institutional (OI) district, occupied by Northwest Classical Academy, a public charter school serving students in grades K–12.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

ZONING MAP



LEGEND

Zoning Districts

CBD	HI	OI	R-12	RA-5
CRC	LI	PBSH	R-15	RA-6
FST	MHP	PSC	R-20	RM-8
GC	NRC	PUD-R	R-30	RM-12
HGB	NS	PVC	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

The subject parcels are located in unincorporated Cobb County and are bordered to the south and west by City zoned parcels designated Office Institutional (OI). The parcels adjacent to the subject property to the north and east are also outside the City limits and are zoned County Neighborhood Shopping (NS) and R-20, Single Family Residential, creating a transition between City zoned institutional uses and County zoned commercial and residential districts.

Both subject properties are developed with older single-family homes. The property located at 3227 Old 41 Highway contains an approximately 1,874 sq. ft. single family dwelling constructed in 1964 on roughly 10.97 +/- acres, while the property located at 3137 Robin Drive is accessed from Robin Drive and includes an approximately 1,280 sq. ft. ranch-style dwelling built in 1955.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

COBB COUNTY FUTURE LAND USE MAP



FUTURE LAND USE LEGEND

RR	Rural Residential
VLDR	Very Low Density Residential
LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighborhood Activity Center
CAC	Community Activity Center
RAC	Regional Activity Center (Note: Sub-Categories)
IC	Industrial Compatible
IND	Industrial
PIA	Priority Industrial Area
TCU	Transportation/Communication/Utilities
PRC	Park/Recreation/Conservation
PI	Public Institutional

The Future Land Use Map does not categorize any land as Undeveloped or Agriculture/Forestry; development is anticipated throughout the county.

LOCATION:

The parcels are located in unincorporated Cobb County and carry a Future Land Use (FLU) designation of Low Density Residential (LDR). According to the Cobb County Comprehensive Plan, the LDR category identifies areas appropriate for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, with the option for non-supportive senior living housing to reach up to five (5) dwelling units per acre under specific circumstances. Allowable residential density is influenced by factors such as product type and mix, building height, tract size, topography, and overall compatibility with adjacent residential uses.

Under the HB 489 Intergovernmental Agreement between the City and Cobb County, any annexation and rezoning of County parcels with an LDR future land use designation into the City limits is subject to a maximum allowable density of 3 dwelling units per acre (DUA). This density cap ensures compatibility with surrounding County zoned neighborhoods while allowing the City to provide urban-level services and maintain consistent development patterns along jurisdictional boundaries.

Together, these parcels form a large, contiguous tract that establishes a strong foundation for the future development of a single-family subdivision. Their size, configuration, and existing residential character make them well- suited for a coordinated subdivision layout and compatible density transitions between County and City zoning districts.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

EXISTING SITE CONDITIONS - 3227 OLD 41 HWY





STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

EXISTING SITE CONDITIONS - 3137 ROBIN DRIVE





STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

DESCRIPTION OF ZONING REQUEST: **ANNEXATION/REZONING AND VARIANCE**

This is a annexation/rezoning and concurrent variance request submitted for 3227 Old 41 Hwy and 3137 Robin Drive.

REZONING:
The applicant seeks to annex the parcels into city limits and change the zoning designation from County Neighborhood Shopping (NS) and R-20, Single Family to City RA-6 Single Family Residential consisting of 35 single family dwelling units.

VARIANCE:
Request to reduce the front setback from forty (40) feet to twenty (20) feet as required by section 2.01.03.10 of the Unified Development Code (UDC).

PROJECT INTENT

The applicant is requesting to annex and rezone the property to city RA-6, Single Family district.

- Number of Units: 35 units (2.90 units/acres)
- Maximum Density: 6 units/acres
- Setbacks:
  - Front: 20 feet
  - Side: 5 feet
  - Rear: 30 feet
- Maximum Building height: 35 feet

PROPERTY DETAILS

1. **Address: 3227 Old 41 Hwy**
   Parcel ID#: 20012600270
   Total Land Acres: 10.653 +/- acres
   Property Owner: Strickland Rosemary James
   Cemeteries, Architectural, Archeological landmarks: Not apparent on this property
   State Water: Yes

2. **Address: 3137 Robin Dr**
   Parcel ID#: 20012600260
   Total Land Acres: 1.563 +/- acres
   Property Owner: Torres Victor
   Cemeteries, Architectural, Archeological landmarks: Not apparent on this property
   State Water: No

UNIFIED DEVELOPMENT CODE

Section 2.01.03.10 - Lot size, setback and building height requirements for developments within the RA-6 Residential district.

The RA-6 district is established to provide locations for the development of affordable single-family detached or attached residential dwelling units including the combination of duplexes, triplexes, and quadraplexes, with access to both public water and sewerage for medium to high density residential classifications as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time.

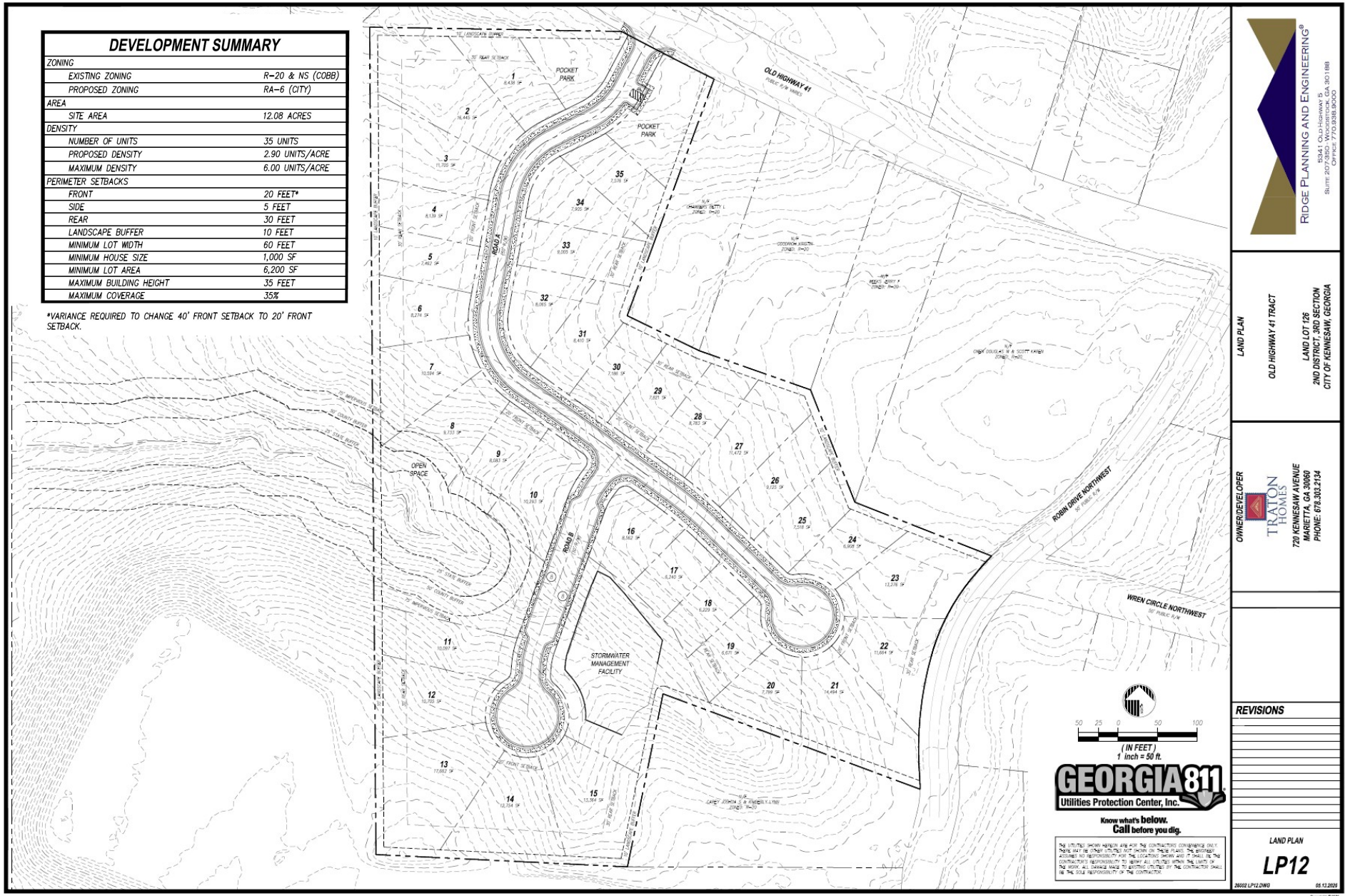
Minimum lot size	6,200 sq. ft.
Minimum acreage required	80,000 sq. ft.
Maximum acreage required	20 acres
Maximum Density	6 units per acre
Minimum floor area	1,000 sq. ft
Minimum lot width at front setback line	60 ft; cul-de-sac, 60
Minimum public road frontage	70 feet; cul-de-sac, 35 feet; 50 feet minimum public road frontage if interior to development
Maximum cover	35%
Maximum building height	35 ft
Minimum building setback	(a) Front yard as measured from arterial: 50 feet. (b) Side yard (aka minor side yard): 10 feet (if not interior portion of development); 5 feet (if interior portion of development). (c) Rear yard: 30 feet (if not interior portion of development); 30 feet (if interior portion of development). (d) Major side: 25 feet

PROPOSED SITE PLAN

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-20 & NS (COBB)
PROPOSED ZONING	RA-6 (CITY)
AREA	
SITE AREA	12.08 ACRES
DENSITY	
NUMBER OF UNITS	35 UNITS
PROPOSED DENSITY	2.90 UNITS/ACRE
MAXIMUM DENSITY	6.00 UNITS/ACRE
PERIMETER SETBACKS	
FRONT	20 FEET*
SIDE	5 FEET
REAR	30 FEET
LANDSCAPE BUFFER	10 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM HOUSE SIZE	1,000 SF
MINIMUM LOT AREA	6,200 SF
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	35%

*VARIANCE REQUIRED TO CHANGE 40' FRONT SETBACK TO 20' FRONT SETBACK.



PROPOSED SITE PLAN

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03



STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

PROPOSED ELEVATIONS & RENDERINGS





STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

PROPOSED ELEVATIONS & RENDERINGS



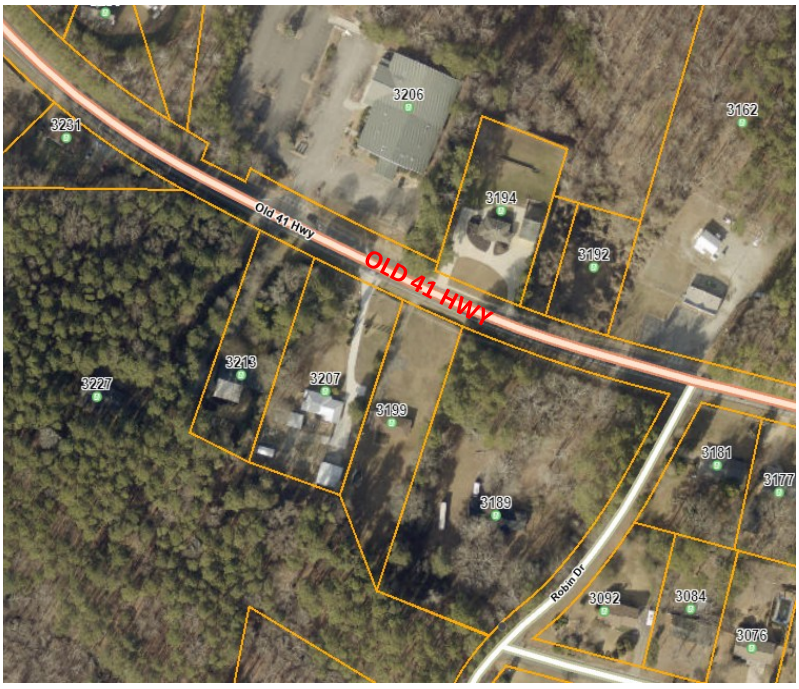


STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

TRANSPORTATION DATA:

AERIAL OF ROAD #1



ROAD #1

Roadway Name
Old 41 Hwy

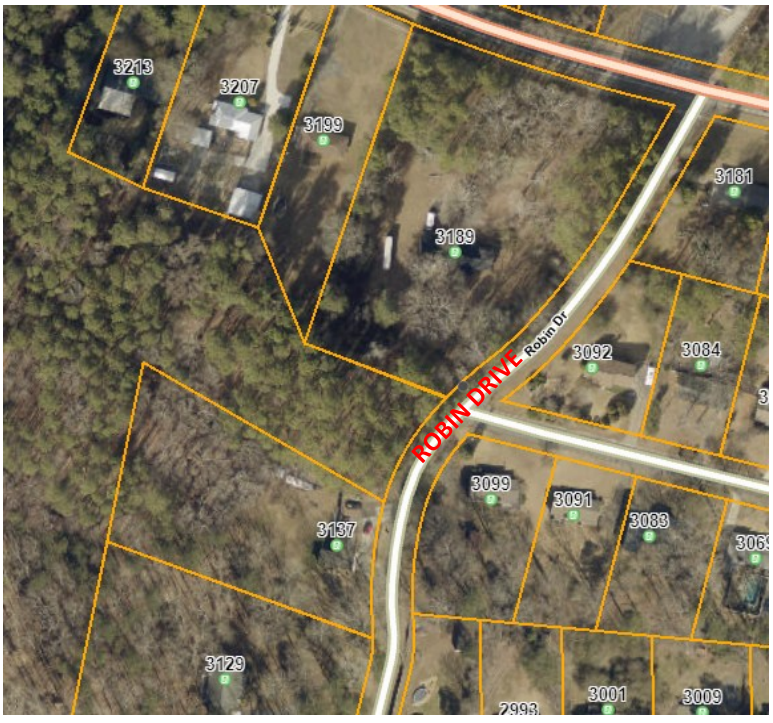
Roadway Classification
Arterials

Speed Limit
45 MPH

Jurisdictional Control
Cobb County

Minimum Width of Right-of -Way requirement
100-feet

AERIAL OF ROAD #2



ROAD #2

Roadway Name
Robin Drive

Roadway Classification
Local

Speed Limit
25 MPH

Jurisdictional Control
Cobb County

Minimum Width of Right-of-Way requirement
100-feet

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

ENVIRONMENTAL

Floodplain:
___ Yes
✓ No
___ Not Verified

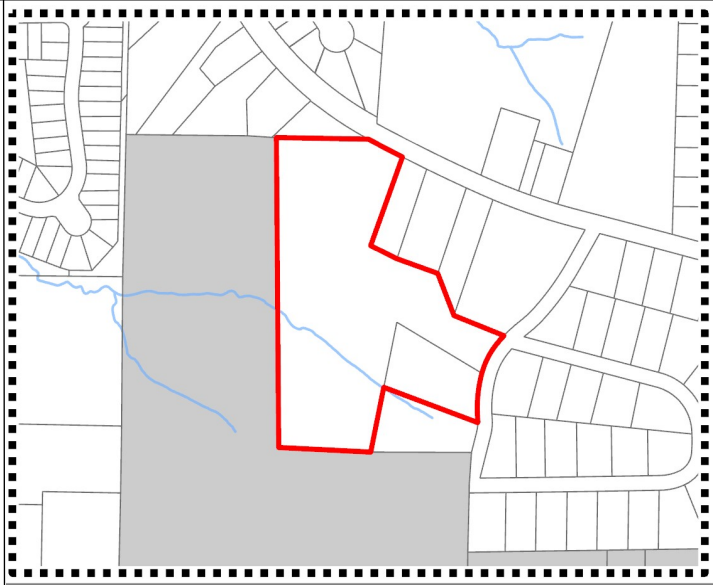
Wetlands:
___ Yes
✓ No
___ Not Verified

Drainage Basin:
___ None
___ FEMA 100-year floodplain area
___ Flood Damage Prevention Ordinance[1]
___ Project subject to Cobb County Damage Prevention Requirements
___ Dam Breach Zone (Upstream)[2]
___ 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[3]
___ Chattahoochee River Corridor Tributary Area[4]
___ Georgia Erosion-Sediment Control Law and County Ordinance[5]
___ 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-feet undisturbed buffer each side of waterway.
4. Cobb County review (___-feet undisturbed buffer on each side)
5. State of Georgia and Cobb County review.

FEMA FLOOD ZONE MAP



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

ADDITIONAL COMMENTS REGARDING PROJECT:

A stream is located along the western portion of the property, which will require compliance with all applicable stream buffer regulations and environmental protection standards during development. 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.

JUL 13 2026
CITY CLERK
CITY OF KENNESAW

COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

Jessica Guinn, AICP
Director

P.O. Box 649
Marietta, GA 30061-0649
Phone (770) 528-2128 Fax: (770) 528-2126
jessica.guinn@cobbcounty.gov

CERTIFIED MAIL
7020 0090 0000 6545 3519

July 6, 2026

RECEIVED
JUL 13 2026
CITY CLERK
CITY OF KENNESAW

The Honorable Derek Easterling
Mayor
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, Georgia 30144

Re: Petition for Annexation – Land Lots 126, 20th District, Parcels 20012600260 and 20012600270; Southside of Old 41 Highway, West of Robin Drive, Cobb County, Georgia; Notice of Non-Objection

Dear Mayor Easterling:

We are in receipt of the above-referenced annexation request. The subject property has the required contiguity with the existing Kennesaw boundary for annexation. No unincorporated islands will be created or extended; in fact, this annexation will reduce an existing unincorporated island created by the Acworth and Kennesaw city boundary. There are no county buildings or facilities on this property. Most of this property is zoned R-20 (Single Family Residential), with approximately 2.22 acres designated as NS (Neighborhood Shopping). Cobb County's Future Land Use Plan (FLU) designates this area as Low Density Residential (LDR). The applicant proposes 35 single-family detached homes, pocket parks, and designated open space. Based on our HB 489 Intergovernmental Agreement, this request is not objectionable.

In summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb County departments below. Should you have any questions or need any additional information, please contact Donald Wells, Intergovernmental Coordinator, at (770) 528-2199 or donald.wells@cobbcounty.gov.

County Staff Comments and Recommendations

Southside of Old 41 Highway, West of Robin Drive
City of Kennesaw

Water System- Chris Duggan

Water service for the proposed annexed properties will be provided by the existing CCWS water mains on Old 41 Hwy

Wastewater for the parcels will be treated at the Northwest treatment plant where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.

Because CCWS will continue to own and maintain water in public rights-of-way and public easements, there would be no infrastructure loss

Planning- Historic Preservation-Mandy Elliott

No comment

Cobb County Fire Marshal's Office-Rock Toler

No Comment

GIS- Brad Gordon

No comment

Cobb DOT-Wilson Collins

Old 41 Highway and Wren Circle are located within the existing right-of-way and will continue to be owned and maintained by Cobb County. If additional adjacent parcels are annexed into the City of Kennesaw, Cobb DOT will reevaluate ownership and maintenance responsibilities at that time.

No known drainage infrastructure has been identified by Cobb DOT within or adjacent to Parcel PIN: 20012600270. Any existing or proposed drainage infrastructure located within the parcel will become the responsibility of the City of Kennesaw upon annexation, transferring ownership and maintenance obligations accordingly.

Since Cobb DOT will retain ownership and maintenance responsibility for the existing right-of-way and no county-maintained drainage infrastructure is present, no infrastructure loss is anticipated at this time.

Cemetery Preservation Committee- Helga Hong

No comment

ANN-8-2026

COMMUNITY INPUT AND STAFF FINDINGS

Staff has received numerous comments from community members regarding the proposed development. Based on the emails and calls received, the primary concerns relate to density and traffic congestion. Staff has reviewed these concerns with the following findings:

Traffic:

Both Old 41 Highway and Robin Drive are under the jurisdiction of Cobb County Department of Transportation (Cobb DOT). While the City does not have authority over roadway improvements or traffic control measures along these corridors, the application was transmitted to Cobb DOT for review as part of the intergovernmental coordination process.

Cobb DOT did not identify any objections to the proposed development and did not request additional off-site improvements. The subdivision proposes a single access point onto Old 41 Highway, which aligns with Cobb DOT's access management standards for developments of this scale.

Density:

Based on the application, the applicant is requesting to rezone the property to City RA-6, which permits low to medium density single family detached and attached residential uses. The proposed 35 single-family detached homes fall within the allowable density range for RA-6 and are consistent with the HB 489 Intergovernmental Agreement, which caps density at 3 dwelling units per acre (DUA) for annexed parcels originating from Cobb County with a Low Density Residential (LDR) Future Land Use designation.

The proposed development achieves a density of approximately 2.9 DUA, which complies with the HB 489 density limitation and maintains compatibility with surrounding County zoned neighborhoods. The lot sizes, ranging from 6,200 sq. ft. to 17,662 sq. ft., further support a transitionary density pattern appropriate for this location.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

PLANNING AND ZONING

Site Visit:
✓ Yes
___ No

Staff Member:
Name: Chanelle Campbell
Date of Visit: 07/29/26

Land Use Recommendation:
Residential development is a compatible use

Historic Preservation:
Not located in the historic district

Cemetery Preservation:
No cemeteries on site

DENSITY ANALYSIS

RESIDENTIAL: 35 Units

Total Land Area: 12.216 +/- acres
Maximum Density: 6.0 Units/Acres
Proposed Density: 2.90 Units/Acres

Parking Requirement: 2 spaces per dwelling unit minimum, plus .35 parking spaces per new unit for overall new development = 35 X 2.35 =82 parking

- Proposed: 2 car garage per unit = 70 parking
- Guest parking = 16
- Total = 86 parking spaces

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

STAFF ANALYSIS - **ANNEXATION & REZONING**

The applicant, Traton, LLC, represented by J. Kevin Moore of Moore, Ingram, Johnson & Steele, LLP, is requesting annexation and rezoning of approximately 12.216 +/- acres from County R-20, Single Family Residential, and NS, Neighborhood Shopping, to City RA-6, Residential. The request is intended to accommodate a new subdivision consisting of 35 single-family detached homes on lots ranging from 6,200 sq. ft. to 17,662 sq. ft.

The subject parcels are located in unincorporated Cobb County off Old 41 Highway and Robin Drive, surrounded primarily by residential uses with limited commercial activity. To the north is Cobb Vineyard Church, and to the south is Northwest Classical Academy, a public charter school serving grades K–12. This area reflects a transitional pattern of established residential neighborhoods supported by civic and institutional uses. The proposed homes are anticipated to be priced around $400,000, with the development intended to support workforce housing, providing attainable homeownership opportunities for households employed within the community.

The site plan features a cohesive residential layout supported by community oriented amenities, including pocket parks and dedicated open space gathering areas. Each home will include a two-car garage and additional driveway space with a minimum depth of 20 feet, measured from the sidewalk, allowing two additional vehicles to park without obstructing pedestrian access. The subdivision will be served by a single point of access from Old 41 Highway.

Exterior materials will consist of high-quality finishes, including brick, stone, stacked stone, cementitious lap siding, architectural shingles, board and batten ensuring visual compatibility with surrounding development patterns and maintaining a consistent architectural character throughout the neighborhood.

A copy of the application was transmitted to Cobb County for review in accordance with the HB 489 Intergovernmental Agreement. Staff subsequently received the County's formal notice of non-objection to the proposed annexation and rezoning. No additional concerns were identified regarding the development's impact on existing public infrastructure or County provided services, indicating that the request is consistent with the coordination procedures outlined in HB 489.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

STAFF ANALYSIS - **VARIANCE**

The applicant has submitted a concurrent variance application to deviate from section 2.01.03.10 of the Unified Development Code. The applicant is requesting to:

1. Request to reduce the front setback from forty (40) feet to twenty (20) feet.

The applicant has submitted a variance request to reduce the required minimum front setback from forty (40) feet to twenty (20) feet. Due to the irregular shape of the tract and the resulting limitations on building placement, the reduced setback provides necessary flexibility for the subdivision layout. This adjustment allows the homes to be sited appropriately while ensuring the land is efficiently utilized and that functional, adequately sized backyards remain available to future homeowners.

The request has been reviewed based on the standards outlined in *Section 9.02.00* of the Unified Development Code which states that variances may be granted using the following criteria:

A. There is extraordinary and exceptional conditions pertaining to the property because of its size, shape or topography;

B. The application of the UDC standards to property creates practical difficulty or unnecessary hardship.

C. The practical difficulty and/or unnecessary hardship are conditions which are peculiar to the property involved; and

D. Relief, if granted, would not cause substantial detriment to the public good or impede the purposes and intent of the UDC

The proposed site is encumbered by an on-site stream along the western boundary and has an irregular overall shape, both of which significantly constrain the developable area and limit the placement of homes in the development. These physical conditions create challenges for establishing a uniform lot layout and meeting standard setback requirements while still providing functional yards and maintaining compatibility with surrounding residential development.

Taken together, these extraordinary physical conditions create limitations that are unique to this parcel and not commonly found on surrounding properties. Because these constraints directly impair the reasonable use of the land under standard zoning requirements, the circumstances meet the threshold for considering a variance, as the hardship arises from the inherent characteristics of the property rather than from actions of the applicant.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2026-05/AX2026-01 & ZV2026-03

STAFF ANALYSIS - **RECOMMENDATIONS**

Staff has evaluated the applicant's request in accordance with the standards for decision outlined in Section 10.01.02, Rezoning Procedures, as well as the requirements of Section 2.01.03.10, RA-6 Residential District, Section 4.01.02, Development Standards for Development, and Section 9.02.00 of the Unified Development Code (UDC), with the following observations:

According to the UDC, the RA-6 Residential District is established to provide locations for the development of affordable single-family detached or attached residential dwelling units, including duplexes, triplexes, and quadraplexes, with access to public water and sewer. The district supports medium to high density residential classifications as defined by the City of Kennesaw Comprehensive Land Use Plan, as amended.

The proposed project aligns with the intent of the RA-6 district by introducing affordable, single-family detached homes within a density framework that supports attainable housing options. The subdivision layout, lot sizes, and anticipated price point further reinforce the district's purpose of expanding housing opportunities for a range of household types while maintaining compatibility with surrounding residential development patterns.

ZONING ADMINISTRATOR'S RECOMMENDATION:

Based on the findings outlined in the analysis section of the staff report, City Staff recommends:

1. **Approval** of the request to annex the property into the city limits
2. **Approval with conditions** of the rezoning request from County Neighborhood Shopping (NS) and R-20, Single Family to City RA-6 Single Family Residential consisting of 35 single-family dwelling units.
3. Further more City Staff recommends **approval** of the following variance request:
    1. Request to reduce the front setback from forty (40) feet to twenty (20) feet.

PROPOSED ZONING CONDITIONS:

1. The rezoning of the Subject Property to City RA-6, (Single Family) Residential 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 outlined in the UDC for RA-6 zoning district.
2. The Subject Property shall be developed as a residential subdivision consisting of a maximum of thirty-five (35) single family detached homes, each with a two-car garage and additional driveway space with a minimum depth of 20 feet, measured from the sidewalk.
3. The development shall maintain its workforce housing intent by offering homes at an anticipated price point consistent with the application (approximately $400,000, subject to market conditions).
4. Architectural style and building composition shall be in reasonable conformity with the renderings/ elevations submitted with the application. Exterior materials shall consist of high quality finishes, including brick, stone, stacked stone, cementitious lap siding, architectural shingles, board and batten.
5. The development shall include pocket parks and designated open-space areas, professionally designed and integrated into the subdivision layout.
6. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.

7. Compliance with the recommendations from Cobb Department of Transportation regarding traffic infrastructures and access management.
8. Applicant agrees to the protection of all required stream buffers affecting the Property and shall utilize such areas as a passive amenity for the proposed development; any potential impact to the stream(s) due to revisions to the site plans will require a variance.
9. Landscaping for the entrance area, signage areas, amenity 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.
10. The proposed community shall utilize the City or Cobb County utility services as is typical for such residential development.
11. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site.
12. Applicant shall create a mandatory Homeowners Association ("HOA") and prepare and file a Declaration of Covenants, Conditions and Restrictions ("CCRs") to be made applicable to the Property, which shall include, among other components, a restriction on the total number of units that may be rented at any one time to no more than 10% of the total number of units.
13. The homeowners association shall be solely responsible for the upkeep and maintenance of all common areas, mail kiosk, amenities, and amenity areas; including the entrance areas, boundary landscape buffers, stormwater management systems, driveways and parking lot.

PLANNING COMMISSION RECOMMENDATION:

To be determined on August 5, 2026.

MAYOR AND COUNCIL RECOMMENDATION:

To be determined on August 17, 2026.

Application No. ZV2026-003

(Amended June 29, 2026) Date Received 6/29/26

(Page 1 of 2) Staff's Initials RG

VARIANCE APPLICATION

Required Fee $375.00

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

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 04/01/2026 Staff's Initials _____

PURPOSE OF VARIANCE REQUEST ~~Reduction of Minimum Lot Size (Deleted)~~
Reduction of front setback from forty (40) feet to twenty (20) feet

LAND USE PROPERTY ADDRESS 3227 Old 41 Highway, N.W.

Land Lot 126 Tax Parcel 20012600270 Lot Size 12.216 (Overall) 10.653 (Strickland Parcel) Current Zoning R-20, NS (Cobb)

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Home#)_____(Work#) [redacted] (Cell#) _____

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____ May 6, 2026
Notary Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2029

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Fax #) [redacted] (Work#) [redacted] (Cell#) [redacted]

Representative Signature BY: _____
J. Kevin Moore; GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____ May 15, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

TITLEHOLDER: Rosemary James Strickland **Telephone:** [redacted]

Signature: _____ **Address:** [redacted]
Rosemary James Strickland

Signed, sealed and delivered in presence of: _____ April 9, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

Application No. ZV2026-003

(Amended June 29, 2026) Date Received _____
(Page 2 of 2) Staff's Initials _____

VARIANCE APPLICATION
Required Fee $375.00

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

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 04/01/2026 Staff's Initials _____

PURPOSE OF VARIANCE REQUEST Reduction of Minimum Lot Size (Deleted)
Reduction of front setback from forty (40) feet to twenty (20) feet

LAND USE PROPERTY ADDRESS 3137 Robin Drive

Land Lot 126 Tax Parcel 20012600260 Lot Size 12.216 (Overall) 1.563 (Torres Parcel) Current Zoning R-20 (Cobb)

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Home#)_____(Work#)[redacted] (Cell#) _____

Applicant Signature BY: _____
William C. Poston, Jr. Authorized Signatory

Signed, sealed and delivered in presence of: _____ May 1, 2026
Notary Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2029

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Fax #)[redacted] (Work#)[redacted] (Cell#)[redacted]

Representative Signature BY: _____
J. Kevin Moore GA Bar No. 519728; Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____ May 15, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

TITLEHOLDER: Victor Torres **Telephone:** [redacted]

Signature: _____ **Address:** 3137 ROBIN DR. NW. KENNESAW GA 30144
Victor Torres

Signed, sealed and delivered in presence of: Cilia Rodriguez 04/25/2026, 2026
Notary Date

CILIA RODRIGUEZ NOTARY PUBLIC BARTOW COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 08, 2030

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

A separate form must be completed by each applicant).

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No.

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:
Not Applicable.

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:
Not Applicable.

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: Not Applicable.

I certify that the foregoing information is true and correct, this 6th day of May, 2026

Traton, LLC
BY: _____
Applicants Signature
William C. Poston, Jr., Authorized Signatory

[1] If the answer to any of the above is "'Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2] Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

A separate form must be completed by each applicant).

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No.

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:
Not Applicable.

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:
Not Applicable.

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: Not Applicable.

I certify that the foregoing information is true and correct, this 15th day of May, 2026

Moore Ingram Johnson & Steele, LLP
BY:
Applicants Signature
J. Kevin Moore; GA Bar No. 519728
Attorneys for Applicant and Titleholders

[1] If the answer to any of the above is "'Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2] Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

CITY OF KENNESAW

Section 1909, Part 4 Standards for Decisions – Variances
(Amended June 29, 2026)

Zoning Variances may be granted in such individual cases of practical difficulty or unnecessary hardships as follows:

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.

The Subject Property is encumbered with an extensive stream presence and floodplain area; as well as, the overall shape of the property, resulting in extraordinary conditions for development.

(2) The application of this chapter to this particular piece of Property would create practical difficulty or unnecessary hardship.

Due to the challenges above, satisfying the forty (40) foot front setback requirement creates practical difficulties for successful development.

(3) Such conditions are peculiar to the particular piece of Property involved.

The conditions are unique to the Subject Property.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Chapter.

Reduction in the front setback from the required forty (40) feet to twenty (20) feet will not cause any detriment to the public welfare or the affect the intent of this Chapter; and, further, would allow Applicant to proceed with development of a quality single-family detached community, providing a nicer backyard living area for future residents of the proposed community, thus creating a nicer overall development and directly and positively affecting the City by providing additional benefits.

RE: AX2026-01/RZ2026-05 &
ZV2026-03

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on July 10, 2026 in accordance with the application requirements.

MOORE INGRAM JOHNSON & STEELE, LLP

July 14, 2026
Date

BY: _____
~~Applicant~~ Authorized Agent
J. Kevin Moore; GA Bar No. 519728
Attorneys for Applicant and Property Owners

Sworn and subscribed before me this 14th day of July 2026

Carolyn E. Cook
Notary Public
My Commission Expires January 10, 2027

CAROLYN E COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA

Independent
Probate

CERTIFICATE OF ORDER OF YEAR'S SUPPORT
(Pursuant to Official Code of Georgia Annotated § 53-3-11)
Estate No.: 06-0267
GEORGIA, COBB COUNTY

DATE ORDER GRANTED: March 21, 2006

GRANTOR: (NAME OF DECEDENT) **HERSHEL EDWARD STRICKLAND**

GRANTEE: (FULL NAME OF SURVIVING SPOUSE, ~~AND EACH MINOR CHILD, AND DATE OF BIRTH OF EACH MINOR~~)
ROSEMARY JAMES STRICKLAND

Legal Description of Real Property and Interest Therein:
All that tract or parcel of land lying and being in Land Lot 126 of the 20th District, 2nd Section of Cobb County, Georgia, and being 10.97 acres as per plat of survey by Robert T. Weaver, Surveyor, dated June 3, 1964, and being more particularly described as follows:

BEGINNING at a point on the westerly side of Robin Drive, which point is located 459 feet south of the southwest intersection of Old U. S. Highway No. 41 and Robin Drive, at a point and corner marked by an iron pin; thence north 72 degrees 32 minutes west 181.5 feet to a point and corner marked by an iron pin; thence north 15 degrees 01 minutes east 173.8 feet to a point and corner marked by an iron pin; thence north 82 degrees 48 minutes west 101.9 feet to a point and corner marked by an iron pin; thence south 15 degrees 17 minutes west 45 feet to a point and corner marked by an iron pin; thence north 75 degrees 26 minutes west 149.3 feet to a point and corner marked by an iron pin; thence north 68 degrees 51 minutes west 101 feet to a point and corner marked by an iron pin; thence north 15 degrees 12 minutes east 319.4 feet to a point and corner on Old U.S. Highway No. 41; thence north 68 degrees 10 minutes west 135 feet to a point and corner marked by an iron pin; thence south 86 degrees 33 minutes west 322.4 feet to a point and corner marked by an iron pin; thence south 5 degrees 45 minutes east 1052.5 feet to a point and corner marked by an iron pin; thence north 87 degrees 55 minutes east 316 feet to a point and corner marked by an iron pin; thence north 6 degrees 42 minutes east 449 feet to a point and corner marked by an iron pin; thence south 64 degrees 23 minutes east 351.6 feet to a point and corner marked by an iron pin on the west side of Robin Drive; thence north 14 degrees east along Robin Drive 100 feet to a point and corner marked by an iron pin; thence north 33 degrees 35 minutes east 50 feet to the point of beginning.

Also land in _____ Count(y)(ies).

Certificate prepared by:

I do certify that the information herein is true and correct.

SEN

JUDGE OF THE PROBATE COURT

Signature of Attorney **Donald D. Smith**
State Bar No. 655800

By: _____
Clerk, Probate Court of
Cobb County

Delivered to **Cobb County** Superior Court, April 6, , **2006.**

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Deed Book 14311 Pg 1936
Filed and Recorded Apr-06-2006 09:59am
[illegible]
Real Estate Transfer Tax $0.00

Deed Book 12926 Pg 393
Filed and Recorded Sep-24-1999 08:02am
1999-0160512
Real Estate Transfer Tax $93.90

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

RETURN TO:
MORRIS & SCHNEIDER, P.C.
2781 WHITLEY ROAD
ATLANTA, GEORGIA 30339
89P0502M

10.00

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture made this **31st** day of **August,** in the year **One Thousand Nine Hundred Ninety-Nine**, between **JEFFREY M. BALL and DEBORAH M. BALL**, of the County of COBB, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **VICTOR TORRES**, 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** 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, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING 1.582 ACRES AS PER PLAT OF SURVEY PREPARED FOR JEFFREY M. BALL, DATED FEBRUARY 20, 1992, AND PREPARED BY ANASTASIOS COSTARIDES, GEORGIA REGISTERED LAND SURVEYOR NO. 2448, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE INCH CRIMP TOP IRON PIN LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF ROBIN DRIVE, WHICH IRON PIN IS 646.00 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY SIDE OF THE RIGHT OF WAY OF ROBIN DRIVE; RUNNING THENCE SOUTH 07 DEGREES 18 MINUTES 22 SECONDS WEST ALONG THE WESTERLY SIDE OF THE RIGHT OF WAY OR ROBIN DRIVE FOR A DISTANCE OF 185.14 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE NORTH 68 DEGREES 23 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 348.39 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE NORTH 08 DEGREES 33 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 224.83 FEET TO A #4 REBAR AND CORNER; RUNNING THENCE SOUTH 61 DEGREES 59 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 355.66 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS IMPROVED PROPERTY WITH A HOUSE LOCATED THEREON KNOWN AS 3137 ROBIN DRIVE, KENNESAW, GEORGIA, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN COBB COUNTY, GEORGIA, AND IS ALSO SHOWN ON THAT CERTAIN PLAT OF SURVEY RECORDED IN PLAT BOOK 68, PAGE 165, COBB COUNTY, GEORGIA RECORDS.

Subject to all easements and restrictions 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 of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness

Notary Public

CYNTHIA MARX NOTARY PUBLIC EXPIRES GEORGIA DEC. 20, 1999 COBB COUNTY STATE OF GEORGIA

Jeffrey M. Ball (Seal)
JEFFREY M. BALL

Deborah M. Ball (Seal)
DEBORAH M. BALL

Written Description: Old 41 Highway and Robin Drive Overall

All that tract or parcel of land lying and being in Land Lot 126 of the 20th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a nail set at the centerline intersection of Robin Drive (50’ public right of way) and Wren Circle (50’ public right of way);
thence N35°41'53"W for a distance of 29.33 feet to a 1/2” rebar found at the westerly right of way of Robin Drive (50’ public right of way), said point being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
thence along the said right of way of Robin Drive the following courses and distances:
149.98 feet along the arc of a curve to the left, said curve having a radius of 238.53 feet and being subtended by a chord of S28°58'08"W, 147.52 feet to a 1/2" rebar set;
S06°30'58"W for a distance of 189.04 feet to a 1/2" rebar found;
thence leaving said right of way N66°17'54"W for a distance of 348.42 feet to a 1/2" rebar found (bent);
thence S10°37'02"W for a distance of 223.91 feet to a 1-1/2” crimped top pipe found;
thence N87°39'27"W for a distance of 315.70 feet to a 1-1/4” crimped top pipe found;
thence N01°18'41"W for a distance of 1050.87 feet to a 1/2" rebar set;
thence S88°56'55"E for a distance of 321.92 feet to a 1/2” rebar found at the southerly right of way of Old 41 Highway (apparent 60’ width public right of way);
thence along said right of way S63°51'43"E for a distance of 136.42 feet to a 1/2" rebar found;
thence leaving said right of way S19°51'21"W for a distance of 323.01 feet to a 3/4” rebar found;
thence S67°00'57"E for a distance of 98.78 feet to a 1/2” rebar found;
thence S70°35'00"E for a distance of 149.97 feet to a 1” crimped top pipe found;
thence S22°21'27"E for a distance of 151.79 feet to a 1/2" rebar found;
thence S67°57'38"E for a distance of 181.17 feet to a 1/2” rebar found at the westerly right of way of Robin Drive, said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land contains 12.216 acres.

Printed: 4/16/2026

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:
TORRES VICTOR

TORRES VICTOR

Payment Date: 12/5/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20012600260	10/15/2025	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$39.41	$107.24	$0.00	$0.00	$2,291.35	**$0.00**

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

Printed: 3/20/2026

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:
Rosemary Strickland

STRICKLAND ROSEMARY JAMES

Payment Date: 9/4/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	20012600270	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	$1,570.21	**$0.00**

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

TOTAL AREA= 12.216 ACRES

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 34,881. IT HAS BEEN ADJUSTED USING THE COMPASS METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF
1 IN 615,104 (OVERALL)
1 IN 1,627,382 (TRACT 1)
1 IN 136,173 (TRACT 2)

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 ROBOTIC TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: 5–4–2026

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13067C0017H DATED 10/05/2018 AND 13067C0019H DATED 10/5/2018.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. THE UNDERGROUND UTILITIES ARE SHOWN HEREON BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES
P.O. BOX 813399
SMYRNA, GEORGIA 30081
TEL. (404.874.8585)

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE) WERE LOCATED BY RHD SERVICES UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON–METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES NOT PROVIDED TO SURVEYOR AND CANNOT BE VERIFIED.

LOCATION OF JURISDICTIONAL WATERS NOT INCLUDED IN THE SCOPE OF THIS SURVEY. SUCH WATERS MAY EXIST THAT ARE NOT SHOWN HEREON.

REFERENCE:
1) PB 47, PG 138

REFERENCE:
1) PB 47, PG 138

SYMBOL LEGEND

- IPF — 1/2" REBAR FOUND
- IPS — 1/2" REBAR SET
- RIGHT–OF–WAY MONUMENT FOUND
- (#2) — ADJOINING LOT NUMBER
- (26) — LOT NUMBER
- (LL 170) — LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- HANDICAP PARKING SPOT
- SIGN
- MANHOLE – UNKNOWN TYPE
- HANDHOLE
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELEC — ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- GUY POLE
- LIGHT POLE (LP)
- POWER POLE (PP)
- SERVICE POLE
- HIGH VOLTAGE POWER POLE (HVPP)
- TRANSFORMER
- GAS MANHOLE
- GAS VALVE
- GAS METER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER CLEAN OUT
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- PEDESTAL INLET
- YARD INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- PEDESTRIAN SIGNAL POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- W — WATER VAULT
- TREE

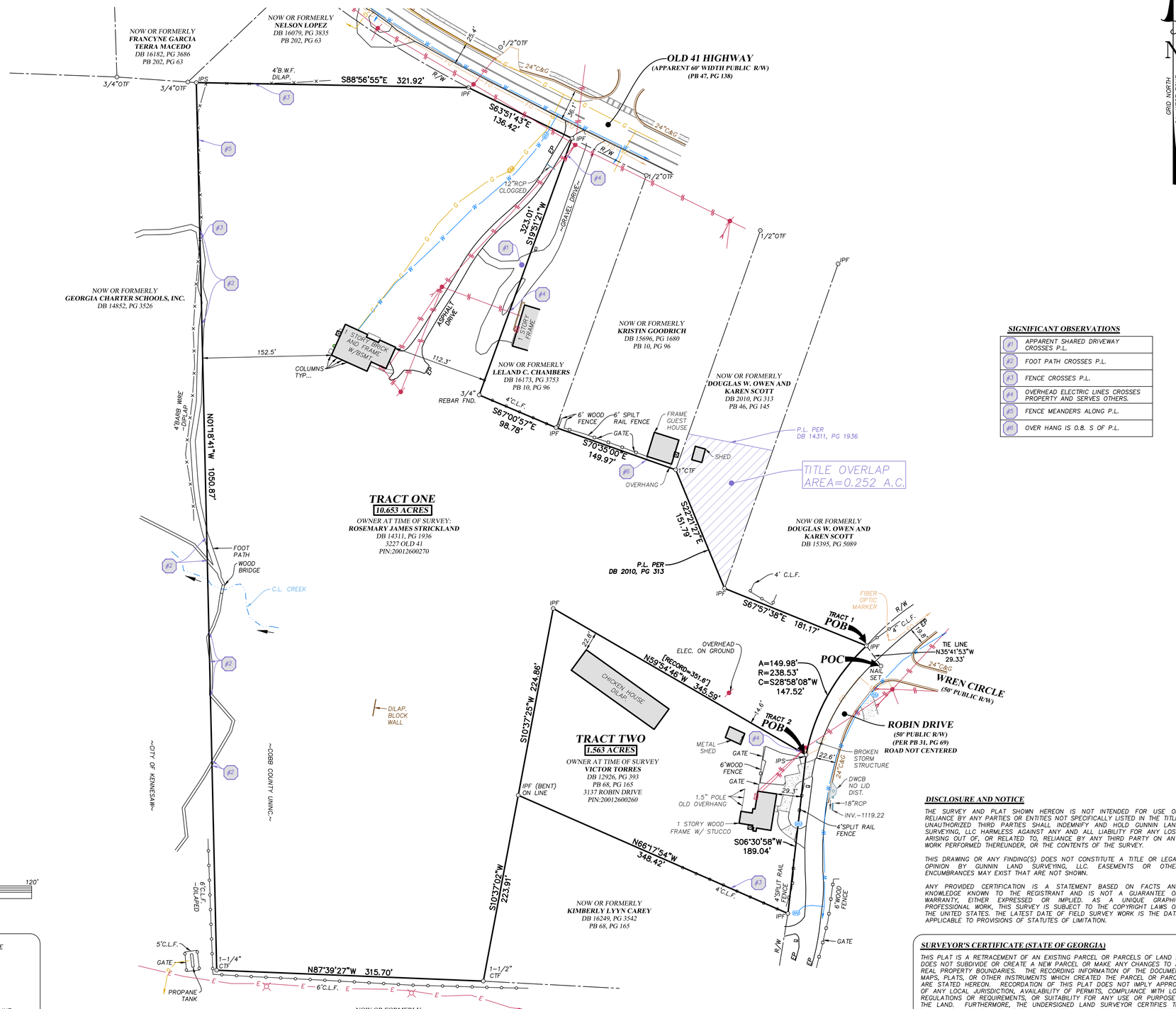
ABBREVIATIONS

A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTF	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTF	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
U.E.	UTILITY EASEMENT
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
SWCB	SINGLE WING CATCH BASIN
PI	PEDESTAL INLET
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE

60' 0 60' 120'
1"=60'
SCALE IN FEET

LINE TYPE LEGEND

- ADJOINING PROPERTY LINE
- RIGHT–OF–WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- GUARDRAIL
- RAILROAD TRACK
- OVERHEAD UTILITY LINE
- TV — UNDERGROUND CABLE TV LINE
- E — UNDERGROUND ELECTRIC LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- G — UNDERGROUND GAS PIPE
- SS — UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- SL — UNDERGROUND STREET LIGHTING LINE
- T — UNDERGROUND TELEPHONE LINE
- TR — UNDERGROUND TRAFFIC LINE
- W — UNDERGROUND WATER PIPE



SIGNIFICANT OBSERVATIONS

#1	APPARENT SHARED DRIVEWAY CROSSES P.L.
#2	FOOT PATH CROSSES P.L.
#3	FENCE CROSSES P.L.
#4	OVERHEAD ELECTRIC LINES CROSSES PROPERTY AND SERVES OTHERS.
#5	FENCE MEANDERS ALONG P.L.
#6	OVER HANG IS 0.8. S OF P.L.

TRACT ONE

10.653 ACRES

OWNER AT TIME OF SURVEY:
ROSEMARY JAMES STRICKLAND
DB 14311, PG 1936
3227 OLD 41
PIN:20012600270

DISCLOSURE AND NOTICE

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

THIS DRAWING OR ANY FINDING(S) DOES NOT CONSTITUTE A TITLE OR LEGAL OPINION BY GUNNIN LAND SURVEYING, LLC. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

ANY PROVIDED CERTIFICATION IS A STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. AS A UNIQUE GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES. THE LATEST DATE OF FIELD SURVEY WORK IS THE DATE APPLICABLE TO PROVISIONS OF STATUTES OF LIMITATION.

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15–6–67.

JESSE R. GUNNIN, GA RES NO. 3079 — DATE 5–13–26

GRID NORTH GA. WEST ZONE

REVISION	DATE

BOUNDARY SURVEY FOR:
TRATON HOMES
LOCATED IN LAND LOT 126
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
MAY 13, 2026

GUNNIN SURVEY
www.gunninsurvey.com
678.880.7592
141 Railroad Street, Suite 116
Canton, Georgia 30114
Georgia LSF 000533 - Gunnin Land Surveying, LLC

GEORGIA REGISTERED No. 3079 LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: PRW
CHECKED BY: JRG

PROJECT NO. **26032**

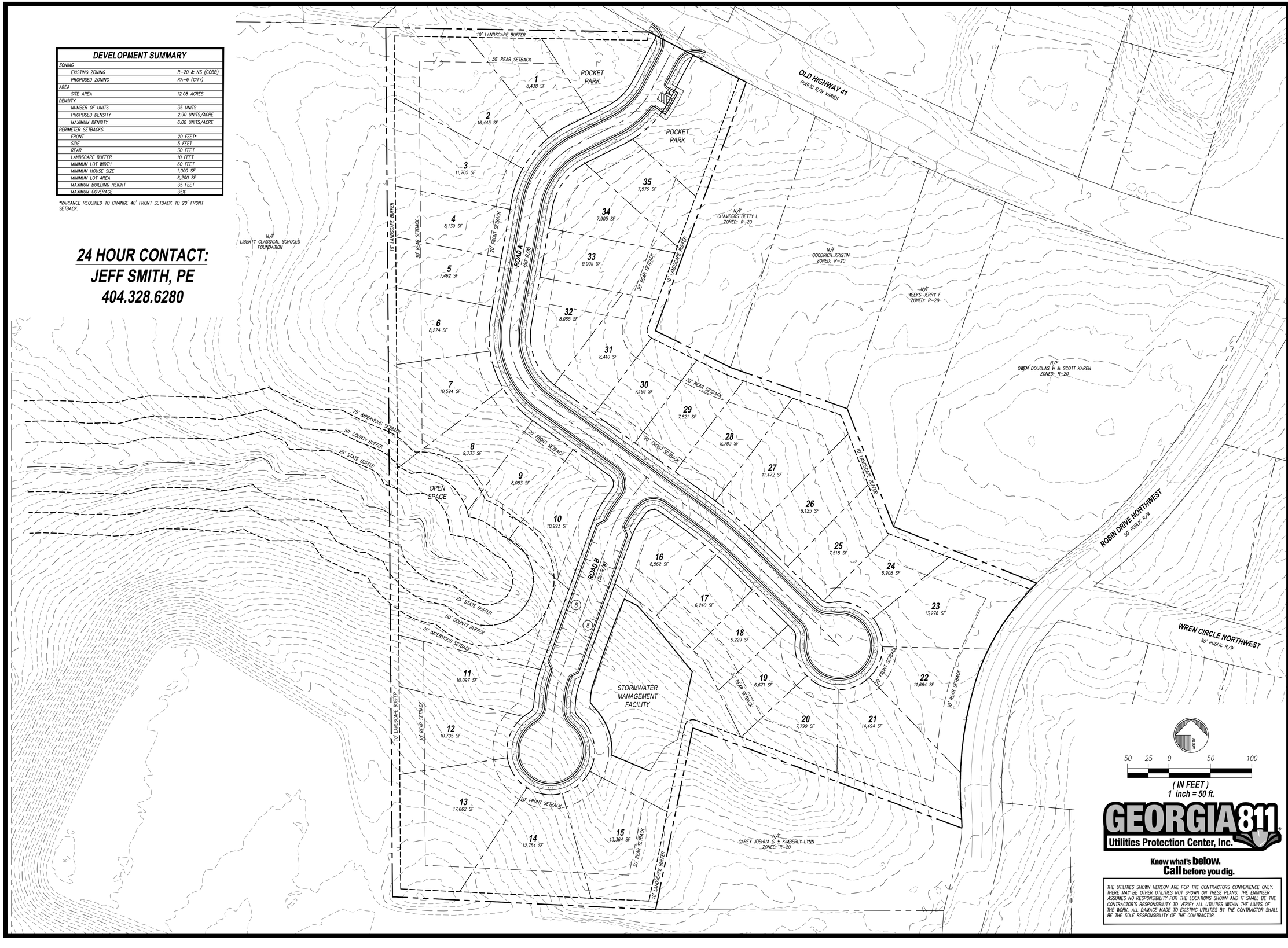
SHEET	OF
1	1

FILENAME: 26032 Old 41 Highway 3227.dwg PLOT DATE: 05.13.2026

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-20 & NS (COBB)
PROPOSED ZONING	RA-6 (CITY)
AREA	
SITE AREA	12.08 ACRES
DENSITY	
NUMBER OF UNITS	35 UNITS
PROPOSED DENSITY	2.90 UNITS/ACRE
MAXIMUM DENSITY	6.00 UNITS/ACRE
PERIMETER SETBACKS	
FRONT	20 FEET*
SIDE	5 FEET
REAR	30 FEET
LANDSCAPE BUFFER	10 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM HOUSE SIZE	1,000 SF
MINIMUM LOT AREA	6,200 SF
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM COVERAGE	35%

*VARIANCE REQUIRED TO CHANGE 40' FRONT SETBACK TO 20' FRONT SETBACK.

24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280



GEORGIA811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING®
5341 OLD HIGHWAY 5
SUITE 207,350 - WOODSTOCK, GA 30188
OFFICE 770.938.9000

LAND PLAN
OLD HIGHWAY 41 TRACT
LAND LOT 126
2ND DISTRICT, 3RD SECTION
CITY OF KENNESAW, GEORGIA

OWNER/DEVELOPER
TRATON HOMES
720 KENNESAW AVENUE
MARIETTA, GA 30060
PHONE: 678.303.2134

REVISIONS

LAND PLAN

LP12

26002 LP12.DWG 05.13.2026

Copyright ©2026

ROSEMARY JAMES STRICKLAND

3227 Old 41 Highway, N.W.
Kennesaw, Georgia 30144

April 9, 2026

RE: Property located at 3227 Old 41 Highway, N.W., Cobb County, Georgia
Tax Parcel ID Number: 20012600270

Dear Sir or Madam:

Please accept this as authorization for Traton, LLC, by and through its authorized representatives and counsel, to proceed with the filing and pursuit of a Variance Application with the City of Kennesaw, Georgia, regarding the above-referenced property.

If you should have any questions or require additional information or documentation, please do not hesitate to contact me.

Very truly yours,

Rosemary James Strickland

c: J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP

Traton, LLC

VICTOR TORRES
3137 Robin Drive
Kennesaw, Georgia 30144

April 21, 2026

RE: Property located at 3137 Robin Drive, Cobb County, Georgia
Tax Parcel ID Number: 20012600260

Dear Sir or Madam:

Please accept this as authorization for Traton, LLC, by and through its authorized representatives and counsel, to proceed with the filing and pursuit of a Variance Application with the City of Kennesaw, Georgia, regarding the above-referenced property.

If you should have any questions or require additional information or documentation, please do not hesitate to contact me.

Very truly yours,



Victor Torres

c: J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP

Traton, LLC

ATTACHMENT TO VARIANCE APPLICATION

(Amended June 29, 2026)

Application No.: **ZV2026-003**
Hearing Dates: **August 5, 2026**
August 10, 2026
August 17, 2026

BEFORE THE PLANNING COMMISSION AND THE MAYOR AND CITY COUNCIL FOR THE CITY OF KENNESAW, GEORGIA

AMENDED CONSTITUTIONAL CHALLENGE ATTACHMENT TO VARIANCE APPLICATION

COME NOW, Applicant, TRATON, LLC (hereinafter referred to as "Applicant"), and Titleholders, ROSEMARY JAMES STRICKLAND and VICTOR TORRES (hereinafter collectively referred to as "Owners" or "Titleholders"), and amend the Constitutional Challenge filed on or about May 15, 2026, by deleting the requested variance for reduction in the minimum lot size requirement under the proposed PUD-R zoning category, and now asserting the following due to amendment of the Annexation/Rezoning Application seeking rezoning to the City's RA-6 zoning category:

1.

By Amended Application for Variance, Applicant and Titleholders applied for a variance as to the requirements of the Unified Development Code for the City of Kennesaw and seek a variance for reduction of the front setback for lots located within the RA-6 zoning classification from the required forty (40) feet to twenty (20) feet; all as more fully set forth in the Amended Variance Application (hereinafter referred to as the "Front Setback Requirement").

MOORE INGRAM
JOHNSON & STEELE
A Limited Liability Partnership
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(770) 429-1499
FAX (770) 429-8631

2.

The Unified Development Code for the City of Kennesaw was established by the governing authority of the City of Kennesaw, Georgia, being hereinafter referred to as the "Unified Development Code of the City of Kennesaw" or in the alternative the "Ordinance."

3.

By Amended Variance Application, Applicant and Titleholders applied for a variance specifically as to certain real property lying and being in unincorporated Cobb County, Georgia, for which an Annexation/Rezoning Application was previously filed, a more particular description and delineation of the subject property being set forth in said Applications (hereinafter collectively referred to as the "Subject Property" or "Property").

4.

The Amended Variance Application seeks a waiver of the zoning requirements of the Front Setback Requirement, as applied to the Subject Property.

5.

There is no question but that enforcement of the Front Setback Requirement would create an unnecessary hardship in that same would deny reasonable use of the Property while causing no substantial detriment to the public good. The Amended Variance Application does not seek a use of the Property which is prohibited by any ordinance or resolution.

6.

The Unified Development Code of the City of Kennesaw and the Code of the City of Kennesaw are unconstitutional as applied to the Property in that said Ordinances deprive Applicant and Titleholders of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the

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Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. Said Ordinances, as they presently exist, violate the Applicant's and Titleholders' right to unfettered use of their Property in that a refusal to grant the requested variance from said Ordinances would result in unwarranted loss of existing and proposed reasonable residential use. Further, said Ordinances do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void as applied to the Property. Further, said Ordinances are unconstitutional in that same are arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant and Titleholders.

7.

The Unified Development Code of the City of Kennesaw and the Code of the City of Kennesaw are further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Amended Variance Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

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Respectfully submitted, this 29th day of June, 2026.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____
J. KEVIN MOORE
Georgia Bar No. 519728

Attorneys for Applicant and Titleholders

MOORE INGRAM
JOHNSON & STEELE
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Suite 100
Marietta, GA 30060
(770) 429-1499
FAX (770) 429-8631

MOORE INGRAM JOHNSON & STEELE, LLP

Attorneys at Law
326 Roswell Street, Suite 100
Marietta, Georgia 30060
[redacted]

July 10, 2026

RE: PLEASE TAKE NOTICE – NOTIFICATION OF NEARBY ANNEXATION/ZONING APPLICATION
Property: 3227 Old 41 Highway and 3137 Robin Drive, Kennesaw, Georgia 30144
Parcel ID Nos.: 20012600270 and 20012600260

To Whom It May Concern:

This correspondence is to formally notify you that the City of Kennesaw Planning and Zoning Department has received an Annexation/Rezoning Application for two parcels of land within two hundred (200) 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:	Traton, LLC
Applicant's Representative:	J. Kevin Moore, Esq., Moore Ingram Johnson & Steele, LLP [redacted]
Property Address:	3227 Old 41 Highway and 3137 Robin Drive
Parcel Identification Numbers:	20012600270 and 20012600260
Description of Proposal:	Variance request to reduce the minimum front setback requirement for RA-6 (Residential District) from forty (40) feet to twenty (20) feet

The Application will be reviewed and voted on at public hearings by the Planning Commission and the Mayor and City Council. The meeting details are as follows:

Planning Commission Meeting
Date: August 5, 2026
Time: 6:30 p.m.

Mayor and City Council Hearing
Date: August 17, 2026
Time: 6:30 p.m.

Both meetings occur in the City Hall Council Chambers located at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia 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 Mayor and City Council.

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore
Attorneys for Applicant and Property Owners

Enclosures

Application No. ZV2026-003

(Amended June 29, 2026) Date Received 6/29/26

(Page 1 of 2) Staff's Initials RG

VARIANCE APPLICATION

Required Fee $375.00

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

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 04/01/2026 Staff's Initials _____

PURPOSE OF VARIANCE REQUEST Reduction of Minimum Lot Size (Deleted)
Reduction of front setback from forty (40) feet to twenty (20) feet

LAND USE PROPERTY ADDRESS 3227 Old 41 Highway, N.W.

Land Lot 126 Tax Parcel 20012600270 Lot Size (Overall) 12.216 / 10.653 (Strickland Parcel) Current Zoning R-20, NS (Cobb)

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Home#)_____(Work#) [redacted] (Cell#) _____

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____ May 6, 2026
Notary Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2029

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Fax #) [redacted] (Work#) [redacted] (Cell#) [redacted]

Representative Signature BY: _____
J. Kevin Moore: GA Bar No. 519728: Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____ May 15, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

TITLEHOLDER: Rosemary James Strickland **Telephone:** [redacted]

Signature: _____ **Address:** [redacted]
Rosemary James Strickland

Signed, sealed and delivered in presence of: _____ April 9, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

Application No. ZV2026-003

(Amended June 29, 2026) Date Received _____
(Page 2 of 2) Staff's Initials _____

VARIANCE APPLICATION
Required Fee $375.00

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

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 04/01/2026 Staff's Initials _____

PURPOSE OF VARIANCE REQUEST Reduction of Minimum Lot Size (Deleted)
Reduction of front setback from forty (40) feet to twenty (20) feet

LAND USE PROPERTY ADDRESS 3137 Robin Drive

Land Lot 126 Tax Parcel 20012600260 Lot Size 12.216 (Overall) 1.563 (Torres Parcel) Current Zoning R-20 (Cobb)

APPLICANT Traton, LLC

APPLICANT EMAIL [redacted]

Applicant address 720 Kennesaw Avenue, Marietta, GA 30060

(Home#)_____(Work#) [redacted] (Cell#) _____

Applicant Signature BY: _____
William C. Poston, Jr., Authorized Signatory

Signed, sealed and delivered in presence of: _____ May 1, 2026
Notary Date

VALERIE ASEFF NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2028

REPRESENTATIVE Moore Ingram Johnson & Steele, LLP - J. Kevin Moore

(Fax #) [redacted] (Work#) [redacted] (Cell#) [redacted]

Representative Signature BY: _____
J. Kevin Moore GA Bar No. 519728, Attorneys for Applicant and Titleholder

Signed, sealed and delivered in presence of: _____ May 15, 2026
Notary Date

CAROLYN E COOK NOTARY PUBLIC COBB COUNTY, GA

TITLEHOLDER: Victor Torres **Telephone:** [redacted]

Signature: _____ **Address:** 3137 ROBIN DR. NW. KENNESAW GA 30144
Victor Torres

Signed, sealed and delivered in presence of: Cilia Rodriguez 04/25/2026, 2026
Notary Date

CILIA RODRIGUEZ NOTARY PUBLIC BARTOW COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 09, 2030



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX 2026-001	RZ 2026-005	County R-20 & NS	RA-6
DX			
HBR			
SLUP			
ZV 2026-003			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

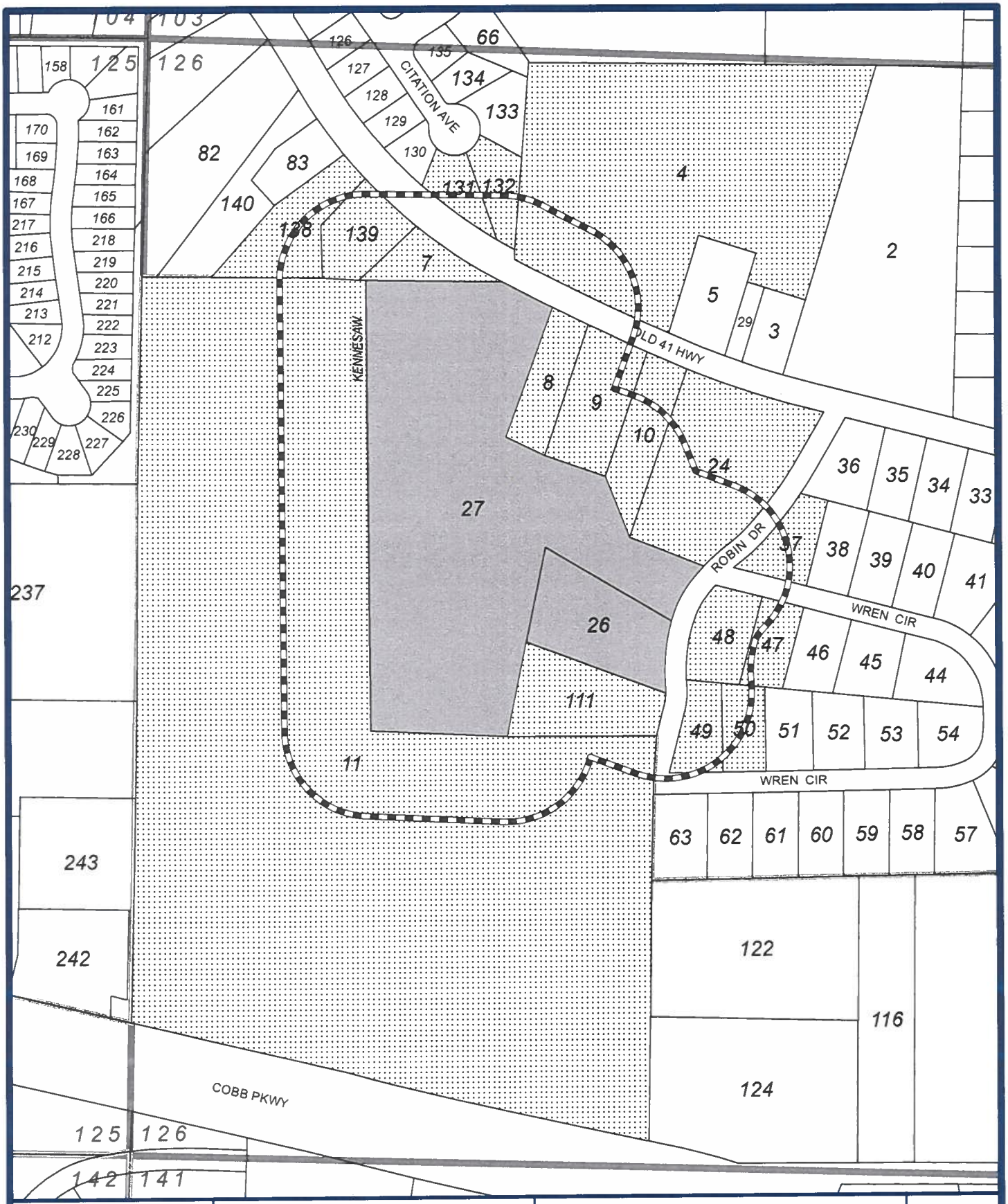
R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

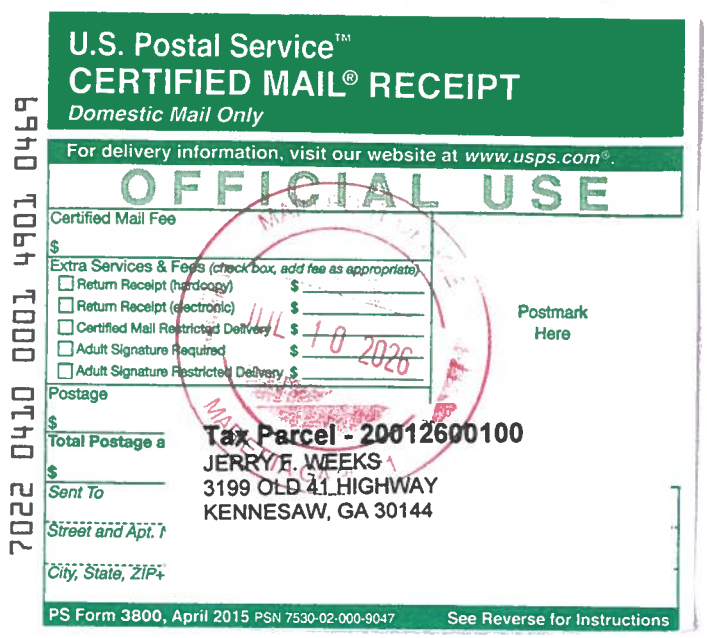
3137 Robin Dr &
3227 Old 41 Hwy
Land Lot 126, Tax Parcels 26 & 27
Subject Property

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

Derek Easterling MAYOR
Lea Sherry CITY CLERK

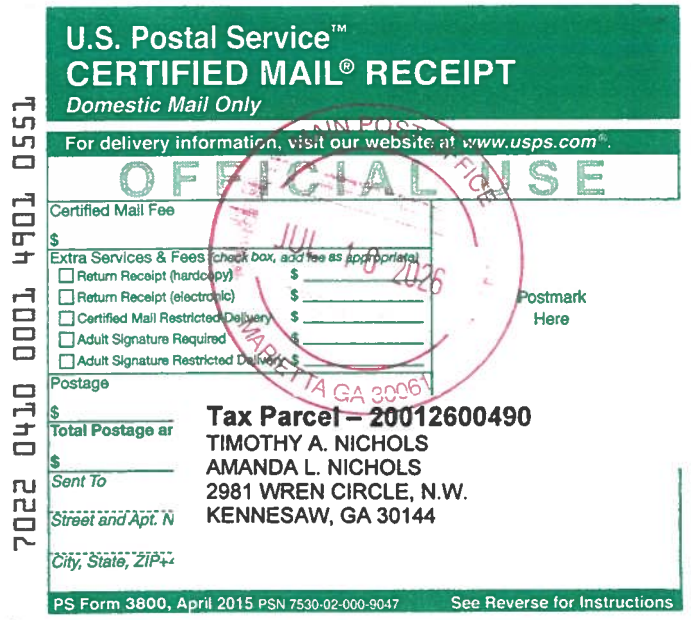
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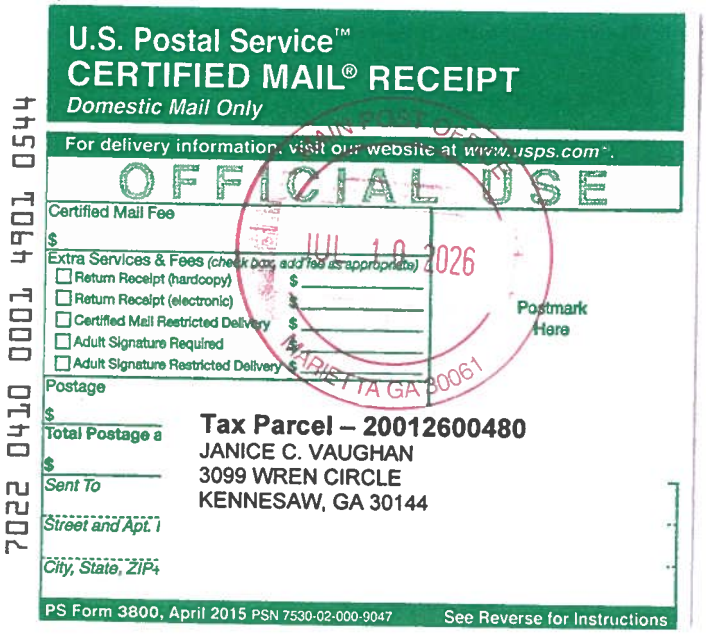

CITATION AVE
OLD 41 HWY
KENNESAW
ROBIN DR
WREN CIR
WREN CIR
COBB PKWY
Subject Parcel
200' Radius
Properties Notified
3137 Robin Dr & 3227 Old 41 Hwy
Land Lot 126,
Tax Parcel 26 & 27
AX2026-01, RZ2026-05 & ZV2026-03
200' PROPERTY NOTIFICATION
CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268
Date: 7/1/2026
ZV2026_003
1" = 291'


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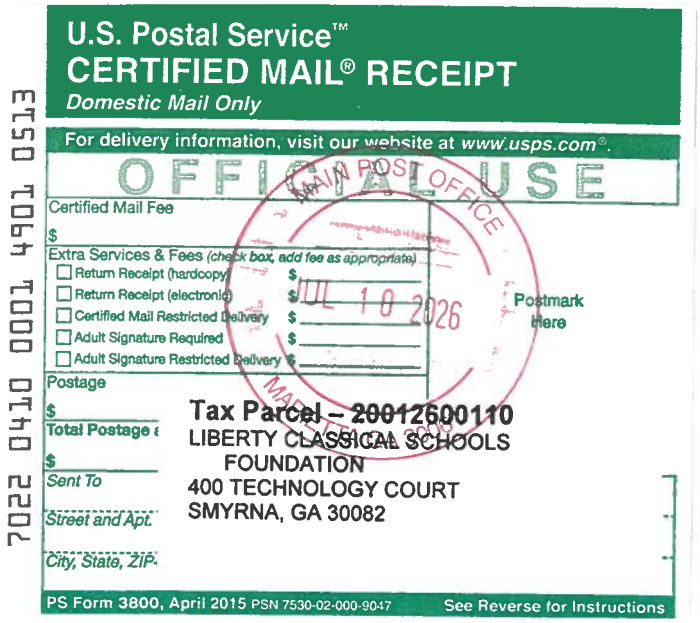

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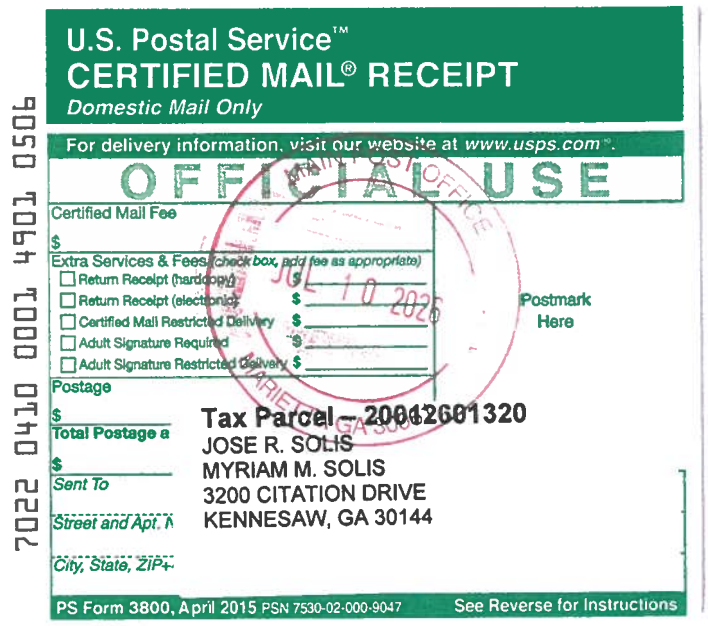

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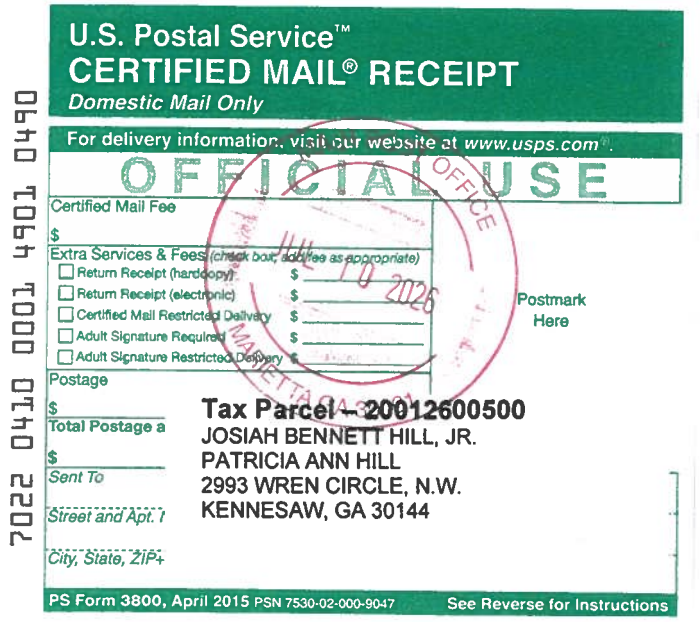

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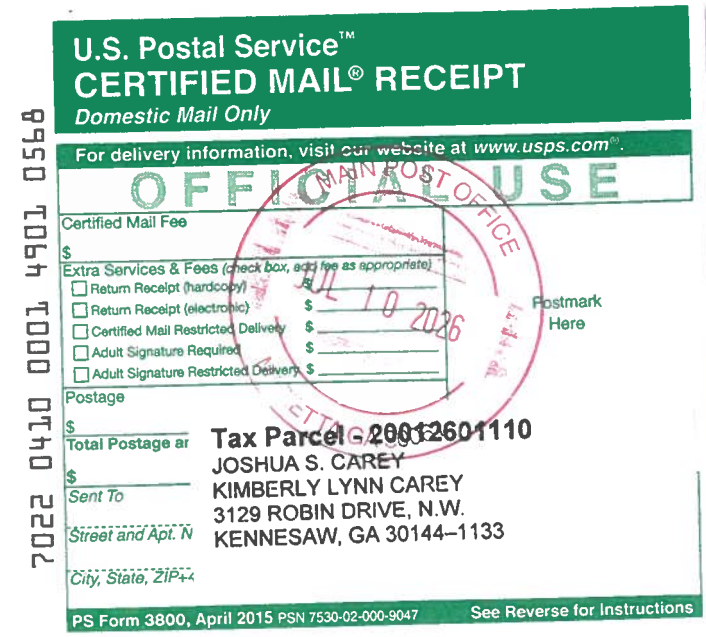

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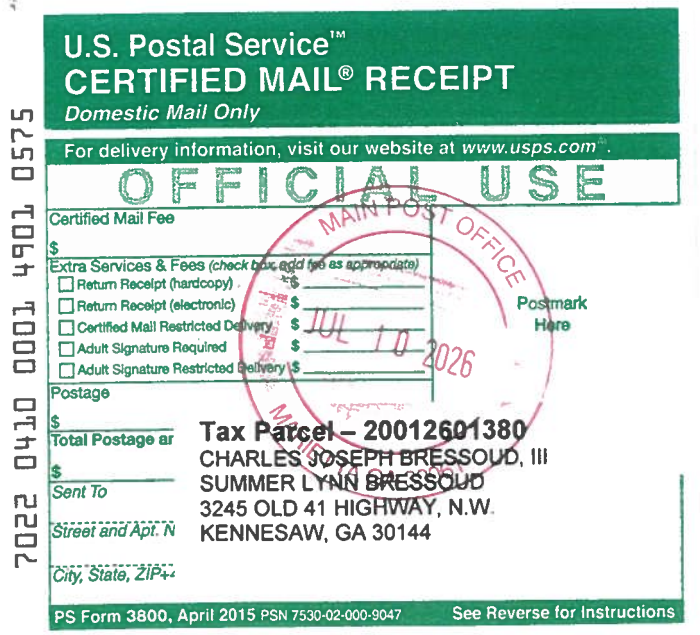

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MYRIAM M. SOLIS
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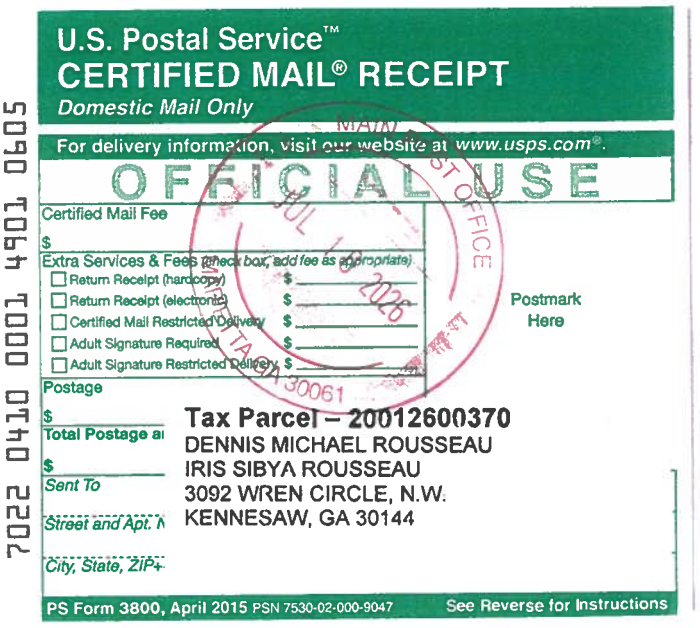

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JOSIAH BENNETT HILL, JR.
PATRICIA ANN HILL
2993 WREN CIRCLE, N.W.
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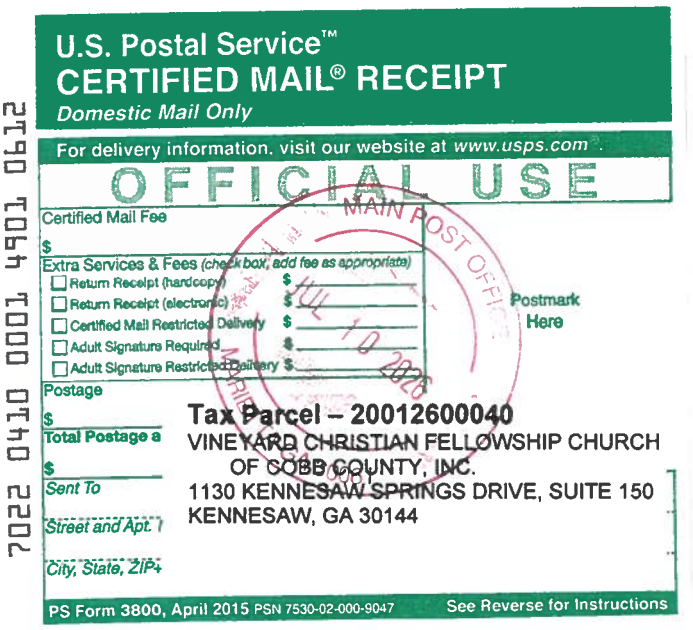

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KIMBERLY LYNN CAREY
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7022 0410 0001 4901 0575
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CHARLES JOSEPH BRESSOUD, III
SUMMER LYNN BRESSOUD
3245 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144
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FRANCYNE GARCIA TERRA MACEDO
3339 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144
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KENNETH L. BROWN
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
JUL 10 2026
7022 0410 0001 4901 0605
Tax Parcel – 20012600370
DENNIS MICHAEL ROUSSEAU
IRIS SIBYA ROUSSEAU
3092 WREN CIRCLE, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 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®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt.
City, State, ZIP+
Postmark Here
MAIN POST OFFICE
JUL 10 2026
7022 0410 0001 4901 0612
Tax Parcel – 20012600040
VINEYARD CHRISTIAN FELLOWSHIP CHURCH
OF COBB COUNTY, INC.
1130 KENNESAW SPRINGS DRIVE, SUITE 150
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
MAIN POST OFFICE
JUL 10 2026
7022 0410 0001 4901 0636
Tax Parcel – 20012600080
BETTY L. CHAMBERS
3213 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144-1127
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


U.S. Postal Service™
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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
MAIN POST OFFICE
JUL 10 2026
7022 0410 0001 4901 0629
Tax Parcel – 20012600080
KRISTIN GOODRICH
3207 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

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 – 20012601310
JENNIFER E. BROWN
KENNETH L. BROWN
3201 CITATION AVENUE
KENNESAW, GA 30144

9590 9402 8958 4064 4650 50

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0599

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* K BROWN C. Date of Delivery 7/30

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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 – 20012600500
JOSIAH BENNETT HILL, JR.
PATRICIA ANN HILL
2993 WREN CIRCLE, N.W.
KENNESAW, GA 30144

9590 9402 8958 4064 4651 04

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0490

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 7/30

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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 – 20012600080
BETTY L. CHAMBERS
3213 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144–1127

9590 9402 8958 4064 4650 98

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0636

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 7/30

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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 - 20012600240
DOUGLAS W. OWEN
KAREN SCOTT
3189 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144 – 1145

9590 9402 8958 4064 4653 88

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0483

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Doug Owen C. Date of Delivery 7/30

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

USPS TRACKING #

9590 9402 8958 4064 4650 50

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

United States Postal Service

RECEIVED
JUL 15 2026
CITY OF KENNESAW

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

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

RZ 2026-05

USPS TRACKING #

9590 9402 8958 4064 4650 74

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

United States Postal Service

RECEIVED
JUL 15 2026
CITY OF KENNESAW

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

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

RZ 2026-05

USPS TRACKING #

9590 9402 8958 4064 4650 88

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

United States Postal Service

RECEIVED
JUL 15 2026
CITY OF KENNESAW

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

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

RZ 2026-05

USPS TRACKING #

9590 9402 8958 4064 4653 86

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

United States Postal Service

RECEIVED
JUL 15 2026
CITY OF KENNESAW

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

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

RZ-2026-05

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 – 20012600070
NELSON LOPEZ
3281 OAKCLIFF ROAD
DORAVILLE, GA 30340

9590 9402 8958 4064 4653 71

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0476

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* LOPEZ | 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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ 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 – 20012600090
KRISTIN GOODRICH
3207 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144

9590 9402 8958 4064 4650 81

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0629

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X K. Goodrich ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* K. Goodrich | C. Date of Delivery 7/15/26

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ 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 – 20012600080
TIMOTHY A. NICHOLS
AMANDA L. NICHOLS
2981 WREN CIRCLE, N.W.
KENNESAW, GA 30144

9590 9402 8958 4064 4653 64

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0551

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Amanda Nichols | C. Date of Delivery 7/14/2026

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ 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 - 20012600100
JERRY F. WEEKS
3199 OLD 41 HIGHWAY
KENNESAW, GA 30144

9590 9402 7567 2098 2222 31

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0469

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* JERRY F. WEEKS | C. Date of Delivery 7/14/2026

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #

9590 9402 8958 4064 4653 71

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

United States
Postal Service

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

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

RZ 2026-05

RECEIVED
JUL 16 2026
CITY OF KENNESAW

USPS TRACKING #

9590 9402 8958 4064 4653 88

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Permit No. G-10

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

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

RZ 2026-05

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CITY OF KENNESAW

USPS TRACKING #

9590 9402 8958 4064 4653 64

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USPS
Permit No. G-10

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Postal Service

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

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

RZ 2026-05

RECEIVED
JUL 16 2026
CITY OF KENNESAW

USPS TRACKING #

9590 9402 7567 2098 2222 31

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

United States
Postal Service

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

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

RZ 2026-05

RECEIVED
JUL 16 2026
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.

1. Article Addressed to:

Tax Parcel – 20012601390
FRANCYNE GARCIA TERRA MACEDO
3339 OLD 41 HIGHWAY, N.W.
KENNESAW, GA 30144

9590 9402 8958 4064 4650 43

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0582

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
- ☐ ıured Mail
- ☐ ıured Mail Restricted Delivery
  ver $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

USPS TRACKING #

9590 9402 8958 4014 4450 43

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

United States
Postal Service

RECEIVED
JUL 13 2026
CITY OF KENNESAW

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

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

RZ 2026-05

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 – 20012600470
VIRGINIA F. HOGARD
3091 WREN CIRCLE
KENNESAW, GA 30144-1135

9590 9402 8958 4064 4653 40

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0537

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* V. A. Hogard
C. Date of Delivery 7/15/26

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Page 330 of 387

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 - 20012601110
JOSHUA S. CAREY
KIMBERLY LYNN CAREY
3129 ROBIN DRIVE, N.W.
KENNESAW, GA 30144–1133

9590 9402 8958 4064 4650 29

2. Article Number *(Transfer from service label)*
7022 0410 0001 4901 0568

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Joshua Carey
C. Date of Delivery 07/15/2026

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

USPS TRACKING #

9590 9402 8958 4064 4653 40

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

United States
Postal Service

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

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

RZ 2026-05

RECEIVED
JUL 17 2026
CITY OF KENNESAW

USPS TRACKING #

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

United States
Postal Service

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

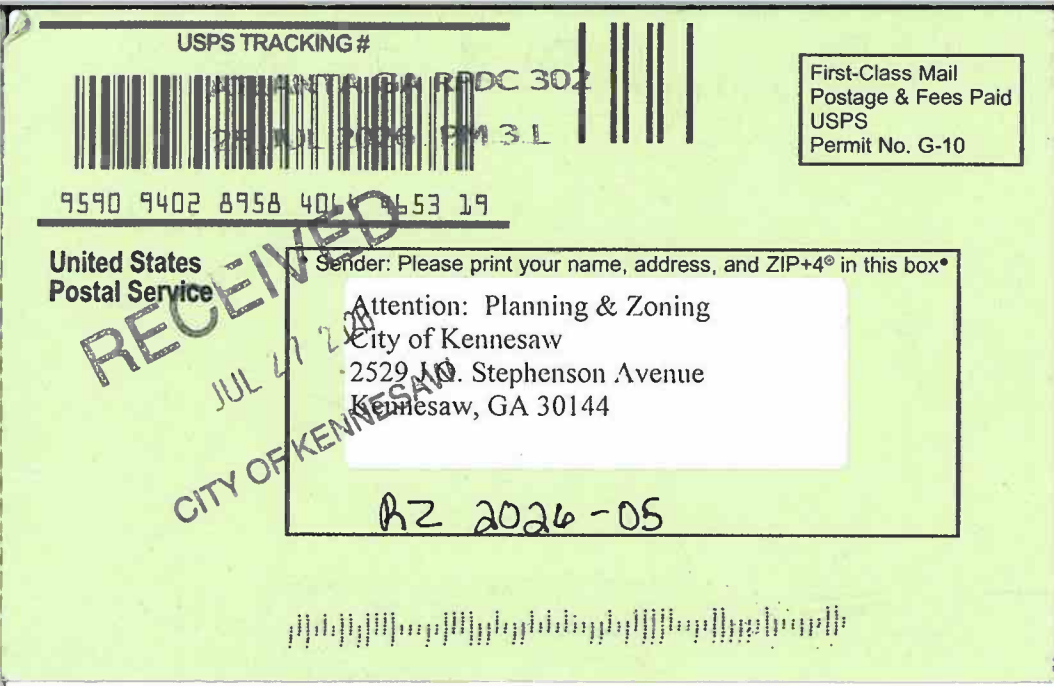
Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

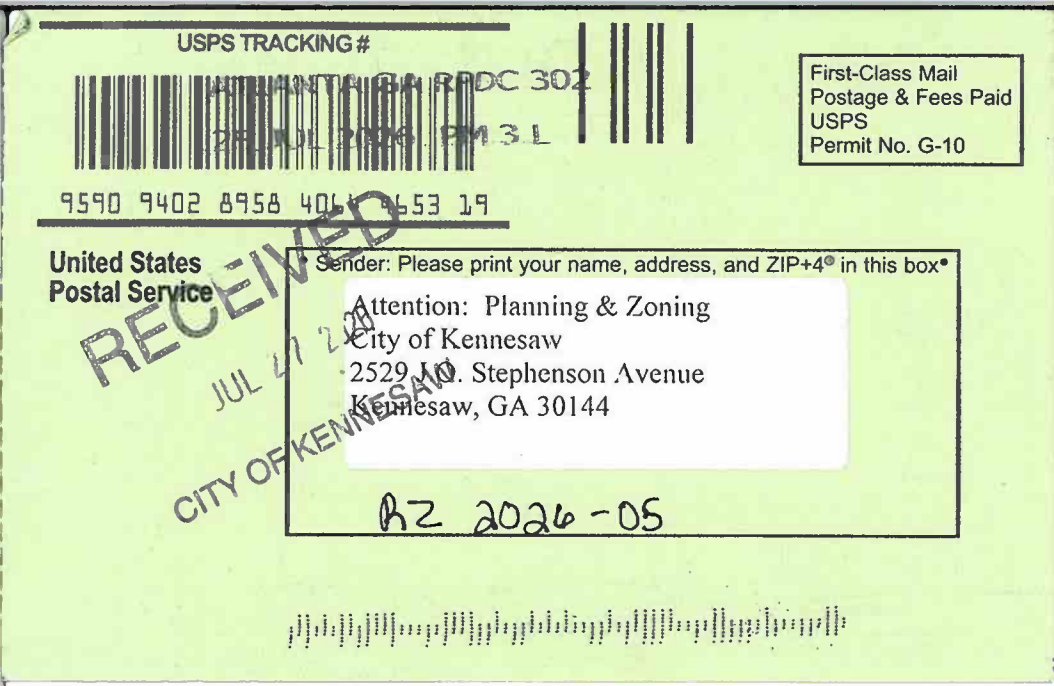
RZ 2026-05

ATLANTA GA RPDC 302
15 JUL 2026 PM 8 L

9590 9402 8958 4064 4650 29

RECEIVED
JUL 17 2026
CITY OF KENNESAW


USPS TRACKING #
9590 9402 8958 4064 6153 19
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
United States
Postal Service
RECEIVED
JUL 17 2026
CITY OF KENNESAW
Sender: Please print your name, address, and ZIP+4® in this box
Attention: Planning & Zoning
City of Kennesaw
2529 Jr. Stephenson Avenue
Kennesaw, GA 30144
RZ 2026-05


USPS TRACKING #
9590 9402 8958 4061 9653 19
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
United States
Postal Service
RECEIVED
JUL 17 2026
CITY OF KENNESAW
Sender: Please print your name, address, and ZIP+4® in this box
Attention: Planning & Zoning
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144
RZ 2026-05

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS — Printed at 07/15/26 09:27 by khick-tj

Acct #: 110016 — Ad #: 567704 — Status: New WHOLD

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

Start: 07/17/2026 — Stop: 07/17/2026
Times Ord: 1 — Times Run: ***
LEG 1.00 X 2.95 Words: 200
Total LEG 2.95
Class: 8003 PUBLIC HEARING
Rate: LEGL — Cost: 30.00
Ad Descrpt: PH-4278 3227 OLD HWY 41
Descr Cont: MDJ-4278 GPN-16 CITY OF K
Given by: REBECCA GOLDSTEIN
P.O. #: 3227 OLD HWY 41
Created: khick 07/15/26 09:22
Last Changed: khick 07/15/26 09:27

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

PUB	ZONE	EDT	TP	RUN DATES
MDJ	A	95	S	07/17

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-4278
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold public hearings to give consideration for a variance request submitted by Traton, LLC. Said request is to vary from the minimum front setback required for RA-6, Residential District, as outlined in the Unified Development Code under Appendix A, Section 2.01.03.10, from forty (40) feet to twenty (20) feet. The properties are located at 3227 Old 41 Highway & 3137 Robin Drive (20012600270 & 20012600260) and lie in Land Lot 126, Tax Parcels 27 & 26, 20th District, 2nd Section, Cobb County, Georgia.

Said meetings shall be held before the Planning Commission on August 5, 2026, at 6:30 p.m. with a final scheduled hearing and adoption by the Mayor and Council to be considered on August 17, 2026, at 6:30 p.m. Meetings will be held in the Kennesaw City Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, GA. 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/

7:17-2026


CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # AX2026-01 / RZ2026-05
PURPOSE Annex and rezone from County R-20 and County NS to City RA-6 to develop a single family detached community.
DATE OF PUBLIC MEETING: 8/5/2026 TIME: 6:30PM
DATE OF PUBLIC MEETING: 8/17/2026 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
FOR FURTHER INFORMATION PLEASE CALL :
PLANNING AND ZONING DEPARTMENT 770-590-8268
CITY OF KENNESAW
LAND USE NOTICE
APPLICATION # ZV2026-03
PURPOSE Variance to reduce the minimum front setback for RA-6 from 40ft to 20ft
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07.17.2026 09:55


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