

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

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

- 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 Summerbrooke 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 chooses 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

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. Channele 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

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

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 Bodenhamer asked if an environmental impact study done. Ms. Campbell

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

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.

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

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.

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

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.

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 participation. Opportunities for residents to participate include a survey, pop-up events,

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.