

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
August 5, 2026
6:30 PM**

1. Call to Order / Roll Call

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

Roll Call: Trey Bodenhamer, Rebecca Patterson, Carolyn Greenall, Robert Trim, Douglas Butler

Absent: Todd Vande Zande

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

Speakers Present: Gregory Miller (Applicant), Kevin Moore (Attorney, Traton Representative), Jose Solis, Jerry Weeks, Helen Daugherty, Mary Kelly, Myriam Solis, James Baughman, Patricia White, Lisa Leavell, and Alan Daugherty

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

Chairman Bodenhamer called for a motion

Motion to approve by Commissioner Trim

Seconded by Commissioner Butler

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 4-0. Motion carried.

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.

Chairman Bodenhamer called for a motion

Motion by Commissioner Trim to approve with the following conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not 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, smoke, 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 Greenall

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 4-0. Motion carried.

- 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.

Chairman Bodenhamer called for a motion

Motion to approve by Commissioner Trim

Seconded by Commissioner Butler

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken, motion unanimously approved 4-0. Motion carried.

- 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.

Chairman Bodenhamer called for a motion

Motion by Commissioner Butler to approve with the following 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.
14. Traffic shall be limited to only Old 41 Highway and no access shall be granted through Robin Drive for the development

Seconded by Commissioner Trim

Chairman Bodenhamer proceeded with a roll call for approval.

Vote taken. Commissioner Patterson, Commissioner Trim, and Commissioner Butler voted in favor. Commissioner Greenall voted against. 3-1. Motion carried.

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.

Chairman Bodenhamer called for a motion
Motion to approve by Commissioner Greenall
Seconded by Commissioner Trim
Chairman Bodenhamer proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

5. Staff Comment

6. Adjourn

Chairman Bodenhamer called for a motion to adjourn
Motion to adjourn by Commissioner Butler
Seconded by Commissioner Greenall
Chairman Bodenhamer adjourned the meeting at 8:09 p.m.