Mayor
Derek Easterling
City Manager
Jeff Drobney, ICMA-CM
City Clerk
Lea Alvarez, CMC

Council
Mayor Pro-Tem Tracey Viars
Lynette Burnette
Pat Ferris
Antonio Jones
Trey Sinclair

City Council
Meeting Agenda - A
January 2, 2024 6:30 PM
Council Chambers

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1. **Invocation**
2. **Pledge of Allegiance**
3. **Call to Order**
4. **Announcements**

   A. This public meeting is being conducted via the use of real-time telephonic technology allowing the public simultaneous access to the public meeting. You may also attend in person with limited seating available at both the Council Chambers and the Ben Robertson Community Center, if needed.
   Mayor and Council will be conducting their meeting via real-time telephonic technology using Zoom Meeting and Facebook Live. You can access the meeting via the following link: https//www.facebook.com/CityofKennesaw/

   B. If you are not able to attend a meeting in-person and would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 PM the night of the regular meeting. Your comments on a specific agenda item will be read aloud or grouped into categories for the record. **Facebook Live is not monitored for public comment.**

5. **Presentations**

   A. Recognition of the City of Kennesaw's Finance Department for being awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada.

6. **Public Comment/Business from the Floor**
7. **Old Business**

8. **New Business**

9. **Committee and Board Reports**

10. **Public Hearing(s)**

    A. Approval of ORDINANCE for rezoning application submitted by Piedmont Residential, LLC for the property located at 1651 McCollum Parkway (20009900010). Case #RZ2023-04.

    B. Consideration for approval of a variance application submitted by Piedmont Residential, LLC for the property located at 1651 McCollum Parkway (20009900010). Case #ZV2023-03.

11. **Consent Agenda**

    A. Approval of December 11, 2023, City Council work session minutes.

    B. Approval of December 18, 2023, City Council regular session minutes.

    C. Receipt of the record destruction log for 2023.

12. **General and Administrative**

13. **Public Safety**

14. **Information Technology**

15. **Public Works**

16. **Recreation and Culture**

17. **Community Development**

18. **Public Comment/Business from the Floor**

19. **City Manager's Report**

    A. Reports, Discussions, and Updates

20. **Mayor's Report**

    A. Mayor and Council (re)appointments to Boards and Commissions. This item is for (re)appointments made by the Mayor to any Board, Committee, Authority, or Commission requiring an appointment to fill any vacancies, resignations, and to create or dissolve boards and commissions, as deemed necessary.

21. **Council Reports & Discussions**

22. **Executive Session**

    Pursuant to the provisions of O.C.G.A 50-14-3, the City Council could, at any time during the meeting, vote to close the public meeting and move to executive session

to discuss matters relating to litigation, legal actions and/or communications from the City Attorney; and/or personnel matters; and/or real estate matters.

23. Adjourn

Item Report

TO: The Honorable Mayor and City Council

FROM: Lea Alvarez, City Clerk

DATE: January 2, 2024

TITLE: Recognition of the City of Kennesaw's Finance Department for being awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada.

Summary:
The City of Kennesaw was awarded the Certificate of Excellence in Financial Reporting for its annual comprehensive financial report for the fiscal year ended September 30, 2022, by the Government Finance Officers Association (GFOA). The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management. This is the 23rd consecutive year that the City of Kennesaw's Finance Department has received the award.

Recommendation:

Fiscal Impact:

Attachments:
1. GFOA Certificate of Achievement for Exc in Fin Reporting FY22 ACFR

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Kennesaw
Georgia

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2022

Christopher P. Morrill

Executive Director/CEO

Item Report

TO: The Honorable Mayor and City Council

FROM: Darryl Simmons, Zoning Administrator

DATE: January 2, 2024

TITLE: Approval of ORDINANCE for rezoning application submitted by Piedmont Residential, LLC for the property located at 1651 McCollum Parkway (20009900010). Case #RZ2023-04.

Summary:
Consideration to approve a rezoning request to change the zoning from Single-Family Residential (R-15) to Planned Urban Development - Residential (PUD-R) as submitted by Piedmont Residential, LLC. The property lies in land lots 99 and 98, tax parcel 001, and consists of 5.1+/- acres.

Recommendation:
The Zoning Administrator recommends to approve the rezoning.

Fiscal Impact:

Attachments:
1. ORDINANCE - 1651 McCollum Pkwy Rezoning
2. _11.17.2023 (Stipulation Letter)
3. 11-01-2023 PC Approved Minutes
4. Housing Density Map around 1651 McCollum Parkway
5. COMPLETE RZ Application_1651 McCollum_REDACTED
6. RZ2023-04_ZV2023-03_PublicNoticeSign
7. Notice mailing package REVISED
8. 1651MailCertifications2
9. REVISED 12-20_RZ2023-04_ZV2023-03_Staff Analysis_1651McCollumPkwy

CITY OF KENNESAW
GEORGIA

ORDINANCE NO. 2024-__, 2024

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM CITY SINGLE-FAMILY RESIDENTIAL (R-15) TO CITY PLANNED UNIT DEVELOPMENT - RESIDENTIAL (PUD-R) FOR THE PROPERTY LOCATED AT 1651 MCCOLLUM PARKWAY

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, Piedmont Residential, LLC made an application to amend the Official Zoning Map of the City of Kennesaw, Georgia so as to change the zoning designation from **CITY SINGLE-FAMILY RESIDENTIAL (R-15) to CITY PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R);** for property located at 1651 McCollum Parkway, identified as 20th District, Land Lot 99 and 98 Tax Parcel 001 containing +/- 5.13 acres (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on December 15, 2023 of a public hearing before the Kennesaw Planning Commission held on November 1, 2023 and the Mayor and Council on January 2, 2024; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held November 1, 2023; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held January 2, 2024; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the zoning district designation from **CITY SINGLE-FAMILY RESIDENTIAL (R-15) to PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)** for the following described property:

1651 McCollum Parkway
Legal Description

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 98 ABD 99 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF CHALKER ROAD 54 FEET SOUTH AS MEASURED ALONG THE WEST LINE OF LAND LOT 98 FROM THE NORTHWEST CORNER OF LANDLOT 98; RUNNING TENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY SIDE OF SAID ROAD 90 FEET TO G. W. CHALKER ESTATE; TENCE WEST ALONG THE NORTH LINE OF SAID DAVIS PROPERTY 279 FEET; LINE OF LAND LOT 99; THENCE EAST ALONG THE NORTH LINE OF LAND LOT 99, A DISTANCE OF 279 FEET TO THE NORTHWEST CORNER OF LAND LOT 98, A DISTANCE OF 54 FEET TO THE POINT OF BEGINNING, BEING IMPROVED PROPERTY HAVING A HOUSE LOCATED THEREON.

LESS AND EXCEPT APPROXIMATELY .05 ACRES NORTH OF CHALKER ROAD, CONVEYED TO GEORGIA MARIETTA CO., BY JAMES M. ROSS BY WARRANTY DEED DATED JUNE 25, 1973 AND RECORDED IN DEED BOOK 1445, PAGE 96 OF THE COBB COUNTY RECORDS.

FURTHER AND LESS EXCEPT: ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN THE DEDICATED RIGHT-OF-WAY OF MCCOLLUM PARKWAY FORMERLY KNOWN AS CHALKER ROAD.

PROPERTY ALSO KNOWN OS 1651 MCCOLLUM PARKWAY KENNESAW, GEORGIA 30144

TAX PARCEL ID: 20009900010

SECTION 2. BE IT FURTHER ORDAINED THAT the amendment to the Official Zoning Map outlined in Section 1 above is adopted to change the zoning district designation from **CITY SINGLE-FAMILY RESIDENTIAL (R-15) to PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)** +/- 5.13 acres with stipulations below as listed in a letter prepared by the law firm Sams, Larkin & Huff, LLP dated October 27, 2023:

ZONING CONDITIONS

1. substantial conformity to the imagery which has been submitted to your office and as depicted in the imagery submitted concurrently herewith. The front, sides and rear of the homes shall include a mixture of components consisting of brick,

stacked stone and other cementitious components including Hardiplank and Hardiplank shake and similar products.

2. The fourteen (14) units on the western portion of the development facing the street and identified as units numbered 5, 8, 9, 12, 13, 16, 17, 20, 21, 24, 25, 28, 29, and 32 on the site plan that was submitted to the City will be offered with two designated on-street parking spaces, allowing Piedmont Residential to offer them at a lower price which will appeal to a broader pool of buyers.
3. 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.
4. Among other things, the Homeowners Association shall be responsible for the upkeep and maintenance of all common areas, including landscaped areas, fences, rights-of-way, lighting and strategically located guest parking spaces within the proposed residential community.
5. Applicant shall submit a Landscape Plan prior to or concurrently with the Plan Review Process.
6. Compliance with recommendations from the Department of Transportation ("DOT"), including the following:
    a. The installation of sidewalk, curb and gutter along the Subject Property's frontage on McCollum Parkway.
    b. The installation of a deceleration lane with taper at the Subject Property's point of ingress and egress on McCollum Parkway.
7. Lighting within the proposed Community shall be environmentally sensitive, decorative and themed to the architectural style and composition as mentioned above. The lighting shall be designed so that illumination therefrom will not extend beyond the Subject Property's boundaries.
8. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site.
9. Subject to recommendations from the City of Kennesaw's Stormwater Management Division with respect to stormwater management, hydrology and water quality requirements, including the following:
    a. The ultimate location and configuration of on-site detention and water quality.1
    b. Ongoing upkeep and maintenance to the stormwater management/water quality facilities shall be the responsibility of the mandatory HOA.
10. Compliance with recommendations from the Cobb County Fire Marshal's Office with respect to Life-Safety and Fire Prevention issues. Additionally, complying with guest parking regulations mentioned above and as shown on the Revised Site Plan.
11. The proposed neighborhood is located adjacent to a city park. The applicant proposes to work with the Parks and Recreation Department during the design process of the proposed project to assist the city with improvements to this park and will contribute $20,000 to be paid upon the recording of the final plat to the

Kennesaw Park and Recreation Foundation to be used by the Foundation to make improvements to this park.

SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this Ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this 2nd day of January 2024.

ATTEST:

CITY OF KENNESAW:

_____
Lea Alvarez, City Clerk

_____
Derek Easterling, Mayor

SAMS LARKIN & HUFF, LLP
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

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770•426•6583
FACSIMILE

November 16, 2023

VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
2529 J. O. Stephenson Avenue
Kennesaw, GA 30144

Re: Application of Piedmont Residential to rezone (with concurrent variances) 5.13± acres; property is located at 1651 McCollum Parkway

Dear Darryl:

As you know, we represent the Applicant, Piedmont Residential, with respect to the above-referenced application. The application for rezoning and variance was heard by Kennesaw's Planning Commission on November 1, 2023, with a final vote by the Mayor and Council on November 20, 2023.

The subject property comprises 5.13± acres located at 1651 McCollum Parkway. It is situated between the Kennesaw Station Townhome Community and the Pinetree Country Club Condominium neighborhood. The property is presently zoned R-15 and the Applicant seeks to rezone the property to PUD-R, as depicted on the attached revised site plan. The Applicant's requested stream buffer variance is also depicted on the site plan.

As you know, the Applicant proposes to develop 68 for-sale, fee simple homes. Unlike many similar communities, the Applicant proposes multiple products in the community with a variety of features. The 8 units on the northern portion of the subject property (depicted as 1-4 and 65-68 on the site plan) facing McCollum Parkway will be detached single-family homes with rear-entry garages, each having an approximate square footage of 2,000 square feet. The buildings on the west side of the subject property (units 5-32) are back to back townhomes with a 3' separation between buildings. Each of these units is approximately 1,700 square feet. Finally, the remaining units (41-64) are back to back townhomes with approximately 1,500 square feet. Again, there is a 3' separation between these buildings.

The project is designed to be marketed to a broad range of buyers with four product types, each with different features and sizes. The location is designated as High Density Residential in the Comprehensive Plan due to its proximity to transportation corridors, jobs and conveniences such as shopping and restaurants. This designation provides for a maximum density of 16 units per acre. In addition, the city challenged Piedmont Residential to further the goal of the city which is contained in the 2022 Comprehensive Plan to "Develop leadership and collaboration on affordability." In collaboration with the city, Piedmont Residential designed

fourteen (14) units that are specifically designed to lower the cost of construction and making them more affordable to a wider pool of buyers.

Because parking issues have been a problem in similar neighborhoods, staff directed Piedmont Residential to provide more parking than required under the current ordinance. As a result, 54 of the homes will have 20-foot-long driveways plus a 2-car garage. The 14 Attainable Units will each have two designated on-street parking spaces and the plan includes 24 guest parking spaces. Subject to engineering constraints that may arise, this yields a total of 269 parking spaces or the equivalent of 3.95 spaces per unit.

STIPULATIONS APPLICABLE TO THE OVERALL DEVELOPMENT

The Applicant proposes that the following stipulations and conditions be made applicable to the requested rezoning and variance. These stipulations and conditions replace and supersede in full any and all prior stipulations and conditions in whatsoever form that have been previously proposed, or which are currently in place concerning the Subject Property.

1. The architectural style and composition of the homes shall be traditional and in substantial conformity to the imagery which has been submitted to your office and as depicted in the imagery submitted concurrently herewith. The front, sides and rear of the homes shall include a mixture of components consisting of brick, stacked stone and other cementitious components including Hardiplank and Hardiplank shake and similar products.

2. The fourteen (14) units on the western portion of the development facing the street and identified as units numbered 5, 8, 9, 12, 13, 16, 17, 20, 21, 24, 25, 28, 29, and 32 on the site plan that was submitted to the City will be offered with two designated on-street parking spaces, allowing Piedmont Residential to offer them at a lower price which will appeal to a broader pool of buyers.

3. 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.

4. Among other things, the Homeowners Association shall be responsible for the upkeep and maintenance of all common areas, including landscaped areas, fences, rights-of-way,

lighting and strategically located guest parking spaces within the proposed residential community.

5. Applicant shall submit a Landscape Plan prior to or concurrently with the Plan Review Process.

6. Compliance with recommendations from the Department of Transportation ("DOT"), including the following:

   a) The installation of sidewalk, curb and gutter along the Subject Property's frontage on McCollum Parkway.

   b) The installation of a deceleration lane with taper at the Subject Property's point of ingress and egress on McCollum Parkway.

7. Lighting within the proposed Community shall be environmentally sensitive, decorative and themed to the architectural style and composition as mentioned above. The lighting shall be designed so that illumination therefrom will not extend beyond the Subject Property's boundaries.

8. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site.

9. Subject to recommendations from the City of Kennesaw's Stormwater Management Division with respect to stormwater management, hydrology and water quality requirements, including the following:

   a) The ultimate location and configuration of on-site detention and water quality.[1]

   b) Ongoing upkeep and maintenance to the stormwater management/water quality facilities shall be the responsibility of the mandatory HOA.

10. Compliance with recommendations from the Cobb County Fire Marshal's Office with respect to Life-Safety and Fire Prevention issues. Additionally, complying with guest parking regulations mentioned above and as shown on the Revised Site Plan.

[1] The Applicant is seeking a variance for stream buffer encroachment for the west side of the Subject Property as depicted on the site plan.

VIA EMAIL:

11. The proposed neighborhood is located adjacent to a city park. The applicant proposes to work with the Parks and Recreation Department during the design process of the proposed project to assist the city with improvements to this park and will contribute $20,000 to be paid upon the recording of the final plat to the Kennesaw Park and Recreation Foundation to be used by the Foundation to make improvements to this park.

Please do not hesitate to contact me should you or the City's Staff, Planning Commission Members or the Mayor, City Council and the City Manager require any further information or documentation prior to the Zoning Hearing on Monday, November 20th. With kind regards, I am

Sincerely,

SAMS LARKIN & HUFF, LLP

Parks F. Huff

PFH/jcc
Attachment

MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
November 1, 2023
6:30 PM

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1. Call to Order / Roll Call

Meeting called to order by Chairman Bergwall at 6:46 p.m.

Roll Call: Commissioner Greenall, Commissioner Jackson, Commissioner Vande Zande

Absent: Commissioner Patterson, Commissioner Bodenhamer, Commissioner Ragus

Staff present: James Friedrich (Assistant to the City Manager, representing the Zoning Administrator) and Natalie Faustine (Community Development Administrative Assistant)

Speakers: Michael Miller & Parks Huff (Applicant)

2. Announcements

A. This public meeting is being conducted via the use of real-time telephonic technology, allowing the public simultaneous access to the public meeting. The meeting may be accessed using Facebook Live via the following link: www.Facebook.com/City of Kennesaw/. However, comments made on Facebook Live will not be visible by City staff. If you would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 p.m. the night of the regular meeting. Your comment will be read aloud or grouped into categories for the record. All interested parties may attend the meeting in person with limited seating available at the City Hall Council Chambers and the Ben Robertson Community Center, if needed. 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 November 20, 2023.

3. Approval of the Meeting Minutes

A. Meeting Minutes from October 4, 2023

Chairman Bergwall states that there were a few minor changes made to the draft minutes prior to the meeting. Those changes include correcting the square footage of the dwelling and some grammatical errors.

Chairman Bergwall opens the floor for comments to no response. He calls for a motion to approve.

Motion by Commissioner Vande Zande to Approve. Seconded by Commissioner Greenall.

Vote taken, motion unanimously approved 3-0.

4. New Business

A. Consideration for approval of a variance application submitted by Piedmont Residential, LLC for the property located at 1651 McCollum Parkway (20009900010). Case #ZV2023-04.

Chairman Bergwall introduces the agenda item and turns the floor over to Mr. Friedrich for further introduction.

Mr. Friedrich explains the location of the proposed development and the applicant's request. The applicant, Piedmont Residential LLC, is asking for a stream buffer variance and to rezone the property at 1651 McCollum Parkway from R-15 to PUD-R as depicted on the site plan. The applicant wishes to build 68 fee simple homes of various styles and sizes to attract a variety of people. It is of note that 14 units are considered attainable units, meant to be more affordable to accommodate first-time buyers. There will be 269 parking spaces throughout the development. The 14 attainable units will utilize on-street parking, and the remainder will have garages with additional parking in their driveways. There are 14 guest spaces and 1 handicap space. The Zoning Administrator recommends approval of the variance with the following conditions: (1) Staff recommends incorporation of all 11 conditions as specified in the attorney letter dated October 27, 2023 prepared by Sams, Larkin, & Huff LLP. (2) Staff recommends the variance to encroach into the required stream buffer area for the purpose of providing rear-access drive for the townhome units. Mr. Friedrich turns the floor over to the applicant and their attorney.

Attorney Parks Huff approaches the podium and introduces himself. He asks the commission if the variance should be discussed first, or if the items could be discussed together. Chairman Bergwall explains that the variance must be voted on before the rezoning, but he can introduce both at the same time. Mr. Huff explains the process his colleagues went through with staff in order to put this proposal together to go before the Commission, which consisted of several meetings and edits to the plan. The intent of the project is to create a community with a diversity in housing options and price points. One of the ways this was achieved was by including surface parking for some units, which makes them cheaper since they are not paying for the square footage of a

garage.

On the site plan, Mr. Huff points out the stream located just west of the property, and explains that although the stream is not within the property lines, the back alley and driveway for some of the units are within the 25 foot impervious stream buffer. The applicant is asking for a variance for a minor encroachment of that stream buffer to allow access to the proposed garages of those units, and City staff recommends approval.

Mr. Huff goes on to discuss parking in the proposed development. The original plan had 245 total parking spaces, but staff requested additional parking to be added. An overflow parking lot was added, bringing the total number of parking spots up to 269. This includes garage parking, driveway parking, on-street parking, guest parking, and overflow parking. The parking ratio is 3.95 spaces per unit.

Mr. Huff mentions the location of the proposed development in relation to main roads such as McCollum Parkway and the interstate. According to the future land use map in the 2022 Comprehensive Plan, a high-density residential development is appropriate for this project.

Chairman Bergwall thanks Mr. Huff for his presentation and opens the floor for comments by citizens. There are none, so he moves on to comments by commissioners.

Commissioner Greenall asks about the location of the stream in relation to the proposed development and existing development. The applicant explains the landscaping around the stream allows for privacy between the developments.

Chairman Bergwall mentions that from McCollum Road to the back of the site there is about 50 feet of elevation difference going downhill towards the back of the property.

Commissioner Greenall asks about the location of parking for units 5, 8, 9, 12, 14, 16, 17, 20, 21, 24, 25, 28, 29 and 32, since they are facing the street and the units behind them get their own driveways.

Mr. Michael Miller of Piedmont Residential comes to the podium and describes another local development they built, Pritchard Park, as reference for the Commission, since the development being proposed is similar. He goes on to explain that the units in question are back-to-back townhomes, meaning there are units on the front of the structure, facing the proposed main road inside the development, and units on the back, facing the back alleyway. The people in the back units each have a 20-foot-long driveway and 2 garage spaces, while the people in the front units will have on-street parking on the other side of the proposed road. Mr. Miller and Commissioner Greenall discuss the impact of on-street parking on the aesthetic and functionability of the proposed development. Mr. Miller reiterates that the front units are designed to have on-street parking so the buyer does not have to pay for the square footage of a garage, making

the unit more affordable and attainable.

Commissioner Greenall asks if a traffic evaluation has been done in the area, and the applicant responds that there is one in the works that will be presented to staff during the permitting process and implemented by their engineers.

Commissioner Jackson asks if the builders have considered doing anything to offset the environmental impact of building into a stream buffer zone.

Mr. Miller explains that they are encroaching on the impervious buffer in some areas, but in others they are staying well beyond it, so he cannot determine a per square foot trade off.

Commissioner Jackson expresses that they have been presented with many stream buffer variances, and if all of them were granted that would defeat the purpose of the stream buffer.

Mr. Miller responds that staff recommended the approval of this variance because it is a relatively minor encroachment, as the stream itself is not on the property, just the buffer. He explains the other environmental regulations they meet and emphasizes that the City's staff do not take stream buffer variances lightly and would not recommend approval if it was not appropriate.

Mr. Friedrch confirms that the Zoning Administrator met with stormwater staff at Public Works to get their input.

Chairman Bergwall mentions that on some county maps of the property, there is a stream running through the middle of the proposed development.The applicant explains that Riverbend Environmental has done a full environmental survey and report of the property and no such stream was found.

Chairman Bergwall explains that in order for a variance to be approved, the applicant must show practical difficulties and unnecessary hardship placed on the property. However, Georgia is a Buyer Beware state, so buyers know exactly what they're getting. He states that he believes the development could be designed to avoid the stream buffer altogether, but the applicant chose not to do that. He also brought up the issue of traffic, which is something the citizens are very concerned about. Chairman Bergwall reiterates that he is not one that treads lightly on stream buffers being encroached on for the benefit of higher density on the site, so his position is that the variance would not be needed if changes were made to the plan.

He opens the floor to other commissioners for comment. Upon no response, he opens the floor for the developer to respond.

Mr. Miller goes to the podium to state that the plan was created with a lot of input and support from City staff, and he would not have filed the plan without a lot of thought and

consideration. He states that the developers and staff think that the best way to handle the stream buffer is to have the alley in the back for the garages, as it is only a minor encroachment on the last 25 feet of the buffer, not the 50 foot undisturbed, critical buffer.

Chairman Bergwall asks if they will be putting a retaining wall along that area because of the slope change. Mr. Miller responds that engineering will determine whether that is possible. He goes on to reiterate that our land use plan says that it is recommended to put high-density residential developments in this spot. He also makes the point that putting residential properties close to jobs and traffic corridors actually reduces traffic.

Commissioner Jackson mentions that if they say yes to this case, then other developers will look at land in the City, see a 75 foot stream buffer, and assume they can get a variance and build on it anyway, so the price they are willing to pay for the land will go up. He states that, in his opinion, they are looking at whether they need to put an extra 10 houses on a 25-foot stream buffer that is important for the environment.

Chairman Bergwall adds that it is possible to take six houses out of the grouping and move the drive over a bit to eliminate the need for a variance.

Mr. Miller responds that the plan they originally came to the city with had all of the driveways in the front of the homes, no alley in the rear, and did not encroach on the buffer. The plan was redesigned based on staff feedback, and they ultimately lost units in the process. It was determined by the applicant and staff that the neighborhood would look better and the streetscape would flow better if the units were rear loaded rather than front.

Chairman Bergwall asks if the Commissioners have any other comments. With no response, he entertains a motion.

Motion by Commissioner Greenall to Approve. Seconded by Commissioner Jackson.

Vote taken, 1 in favor (Vande Zande) 2 opposed (Greenall, Jackson). Motion denied.

B. Consideration for approval of a rezoning application submitted by Piedmont Residential, LLC for the property located at 1651 McCollum Parkway (20009900010). Case #RZ2023-03

Chairman Bergwall introduces the rezoning request and invites Mr. Friedrich to elaborate.

Mr. Friedrich explains that this is a consideration to approve the rezoning request to change the zoning from Single Family Residential or R-15 to planned Urban Development Residential or PUD-R as submitted by Piedmont Residential LLC. The property lies on land lots 99 and 98, tax parcel 001 and consists of roughly 5.1 acres. He turns the floor over to the developer and their attorney.

Mr. Huff states that the argument for the rezoning case was discussed while discussing the variance case, and asks if he needs to present it further.

Chairman Bergwall claims that Mr. Huff and Mr. Miller have given a good explanation of why this is a planned development unit, and the Commission has a good understanding of the various products and general layout of the project. The Chairman asks if the applicant would like to speak with regard to the rezoning.

The applicant responds asking if the Commissioners have any questions. When he receives no answer, he reminds the Commissioners that staff recommended approval, and the project is consistent with the goals of our comprehensive plan.

Chairman Bergwall opens the floor to citizen comment. With no response, he opens the floor to comments by the Commissioners with regard to the rezoning. With no response, Chairman Bergwall states he believes the layout and variety of the development are good. Hearing no other comments, he asks for a motion to approve the rezoning.

Motion by Commissioner Jackson to Approve. Seconded by Commissioner Vande Zande.

Vote taken, motion unanimously approved 3-0.

5. Staff Comment

Mr. Friedrich thanks the Commissioners for allowing him to fill in for Mr. Simmons and states he will be giving him a full report when he returns on Monday.

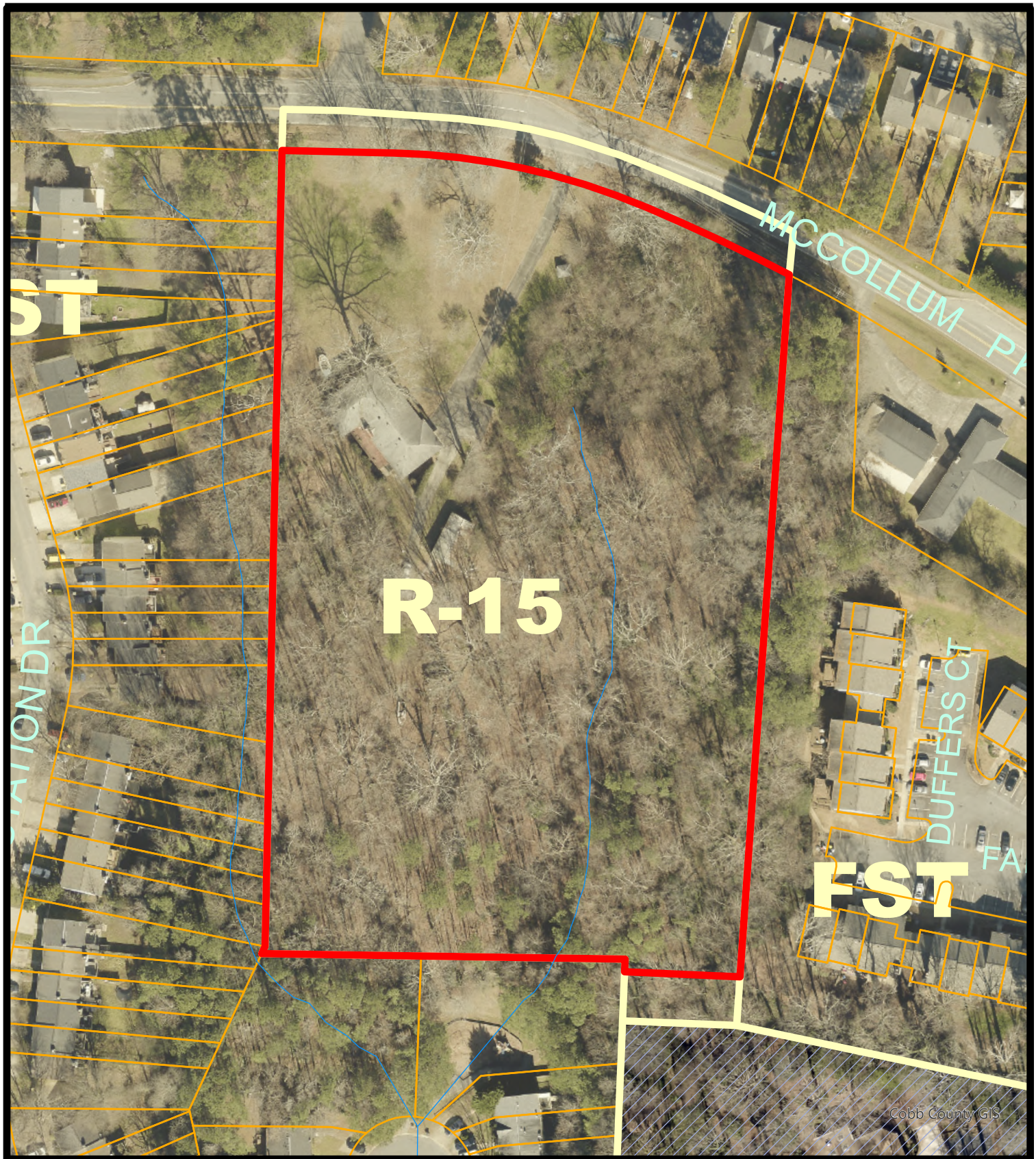
Chairman Bergwall thanks Commissioner Vande Zande for rearranging his schedule on short notice so the meeting would not have to be postponed.

6. Adjourn

Motion to adjourn by Commissioner Greenall, second by Commissioner Vande Zande.

Meeting adjourned at 7:37 p.m.

CHEROKEE
KENNESAW TRACE
35 Units
4.5 ac
FAIRWAY ESTATES
131 Units
15 ac
BOZEMAN LAKE
PINETREE FAIRWAYS
68 Units
6.5 ac
KENNESAW STATION
141 Units
16.5 ac
1651 McCollum Parkway
68 Units
5.1 ac
EAST PARK VILLAGE MID-RISE APT
277 Units
7.5 ac
PINE TREE
24 Units
3.5 ac
COUNTRY CLUB PLACE
23 Units
3 ac
MCCOLLUM
EAST PARK VILLAGE GARDEN APT
302 Units
13 ac
Housing Density Around
1651 McCollum Parkway
N
0
250
500
Feet



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2023-004	R-15	PUD-R
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

1651 McCollum Pkwy
Land Lots 99 & 98, Tax Parcel 001
Subject Property

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

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 100 '
Print Date: 9/28/2023
RZ2023_000

REZONING APPLICATION

Required Fee $375.00

Date Received 9/15/23

Staff's Initials NF

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.

Date of Consultation 08/22/2023 Staff's Initials _____

REZONING PROPERTY ADDRESS 1651 McCollum Pkwy.

Land Lot 20 Tax Parcel 20009900010 Lot Size ±5.1 acres

Resident Population _____ Housing Units 68 Other Buildings _____

Present Zoning R-15 To: PUD-R

For the purpose of: construction of a residential townhome community

APPLICANT NAME Piedmont Residential, LLC

APPLICANT EMAIL [redacted]

Applicant Address 285 Parkway 575, Woodstock, GA 30188

(Phone #) [redacted]

Applicant Signature See accompanying documents Date _____

Signed, sealed and delivered in presence of: _____

Notary **Date**

REPRESENTIVE Parks F. Huff, Attorney for the Applicant

(Fax #)_____ (Work#) [redacted] (Cell#) [redacted]

Representative Signature _____ Date 9/15/2023

Signed, sealed and delivered in presence of: _____ 9/15/2023

Notary **Date**

JASON C CHAMPION NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 11-14-2025

Linda S. Ross and Brenda R. Durham,Co-Executors of

TITLEHOLDER: the Estate of Daisy Belle Ross **(Phone #)** _____

Signature: See accompanying signature pages **Address** _____

Signed, sealed and delivered in presence of: _____

Notary **Date**

SAMS LARKIN & HUFF, LLP
A LIMITED LIABILITY PARTNERSHIP
GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448
770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

November 16, 2023

VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
2529 J. O. Stephenson Avenue
Kennesaw, GA 30144

Re: Application of Piedmont Residential to rezone (with concurrent variances) 5.13± acres; property is located at 1651 McCollum Parkway

Dear Darryl:

As you know, we represent the Applicant, Piedmont Residential, with respect to the above-referenced application. The application for rezoning and variance was heard by Kennesaw's Planning Commission on November 1, 2023, with a final vote by the Mayor and Council on November 20, 2023.

The subject property comprises 5.13± acres located at 1651 McCollum Parkway. It is situated between the Kennesaw Station Townhome Community and the Pinetree Country Club Condominium neighborhood. The property is presently zoned R-15 and the Applicant seeks to rezone the property to PUD-R, as depicted on the attached revised site plan. The Applicant's requested stream buffer variance is also depicted on the site plan.

As you know, the Applicant proposes to develop 68 for-sale, fee simple homes. Unlike many similar communities, the Applicant proposes multiple products in the community with a variety of features. The 8 units on the northern portion of the subject property (depicted as 1-4 and 65-68 on the site plan) facing McCollum Parkway will be detached single-family homes with rear-entry garages, each having an approximate square footage of 2,000 square feet. The buildings on the west side of the subject property (units 5-32) are back to back townhomes with a 3' separation between buildings. Each of these units is approximately 1,700 square feet. Finally, the remaining units (41-64) are back to back townhomes with approximately 1,500 square feet. Again, there is a 3' separation between these buildings.

The project is designed to be marketed to a broad range of buyers with four product types, each with different features and sizes. The location is designated as High Density Residential in the Comprehensive Plan due to its proximity to transportation corridors, jobs and conveniences such as shopping and restaurants. This designation provides for a maximum density of 16 units per acre. In addition, the city challenged Piedmont Residential to further the goal of the city which is contained in the 2022 Comprehensive Plan to "Develop leadership and collaboration on affordability." In collaboration with the city, Piedmont Residential designed

fourteen (14) units that are specifically designed to lower the cost of construction and making them more affordable to a wider pool of buyers.

Because parking issues have been a problem in similar neighborhoods, staff directed Piedmont Residential to provide more parking than required under the current ordinance. As a result, 54 of the homes will have 20-foot-long driveways plus a 2-car garage. The 14 Attainable Units will each have two designated on-street parking spaces and the plan includes 24 guest parking spaces. Subject to engineering constraints that may arise, this yields a total of 269 parking spaces or the equivalent of 3.95 spaces per unit.

STIPULATIONS APPLICABLE TO THE OVERALL DEVELOPMENT

The Applicant proposes that the following stipulations and conditions be made applicable to the requested rezoning and variance. These stipulations and conditions replace and supersede in full any and all prior stipulations and conditions in whatsoever form that have been previously proposed, or which are currently in place concerning the Subject Property.

1. The architectural style and composition of the homes shall be traditional and in substantial conformity to the imagery which has been submitted to your office and as depicted in the imagery submitted concurrently herewith. The front, sides and rear of the homes shall include a mixture of components consisting of brick, stacked stone and other cementitious components including Hardiplank and Hardiplank shake and similar products.

2. The fourteen (14) units on the western portion of the development facing the street and identified as units numbered 5, 8, 9, 12, 13, 16, 17, 20, 21, 24, 25, 28, 29, and 32 on the site plan that was submitted to the City will be offered with two designated on-street parking spaces, allowing Piedmont Residential to offer them at a lower price which will appeal to a broader pool of buyers.

3. 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.

4. Among other things, the Homeowners Association shall be responsible for the upkeep and maintenance of all common areas, including landscaped areas, fences, rights-of-way,

lighting and strategically located guest parking spaces within the proposed residential community.

5. Applicant shall submit a Landscape Plan prior to or concurrently with the Plan Review Process.

6. Compliance with recommendations from the Department of Transportation ("DOT"), including the following:

   a) The installation of sidewalk, curb and gutter along the Subject Property's frontage on McCollum Parkway.

   b) The installation of a deceleration lane with taper at the Subject Property's point of ingress and egress on McCollum Parkway.

7. Lighting within the proposed Community shall be environmentally sensitive, decorative and themed to the architectural style and composition as mentioned above. The lighting shall be designed so that illumination therefrom will not extend beyond the Subject Property's boundaries.

8. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site.

9. Subject to recommendations from the City of Kennesaw's Stormwater Management Division with respect to stormwater management, hydrology and water quality requirements, including the following:

   a) The ultimate location and configuration of on-site detention and water quality.[1]

   b) Ongoing upkeep and maintenance to the stormwater management/water quality facilities shall be the responsibility of the mandatory HOA.

10. Compliance with recommendations from the Cobb County Fire Marshal's Office with respect to Life-Safety and Fire Prevention issues. Additionally, complying with guest parking regulations mentioned above and as shown on the Revised Site Plan.

[1] The Applicant is seeking a variance for stream buffer encroachment for the west side of the Subject Property as depicted on the site plan.

VIA EMAIL:

11. The proposed neighborhood is located adjacent to a city park. The applicant proposes to work with the Parks and Recreation Department during the design process of the proposed project to assist the city with improvements to this park and will contribute $20,000 to be paid upon the recording of the final plat to the Kennesaw Park and Recreation Foundation to be used by the Foundation to make improvements to this park.

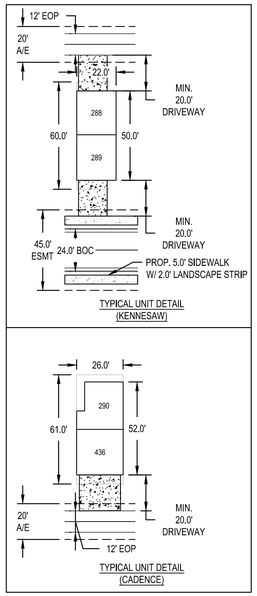
Please do not hesitate to contact me should you or the City's Staff, Planning Commission Members or the Mayor, City Council and the City Manager require any further information or documentation prior to the Zoning Hearing on Monday, November 20th. With kind regards, I am

Sincerely,

SAMS LARKIN & HUFF, LLP

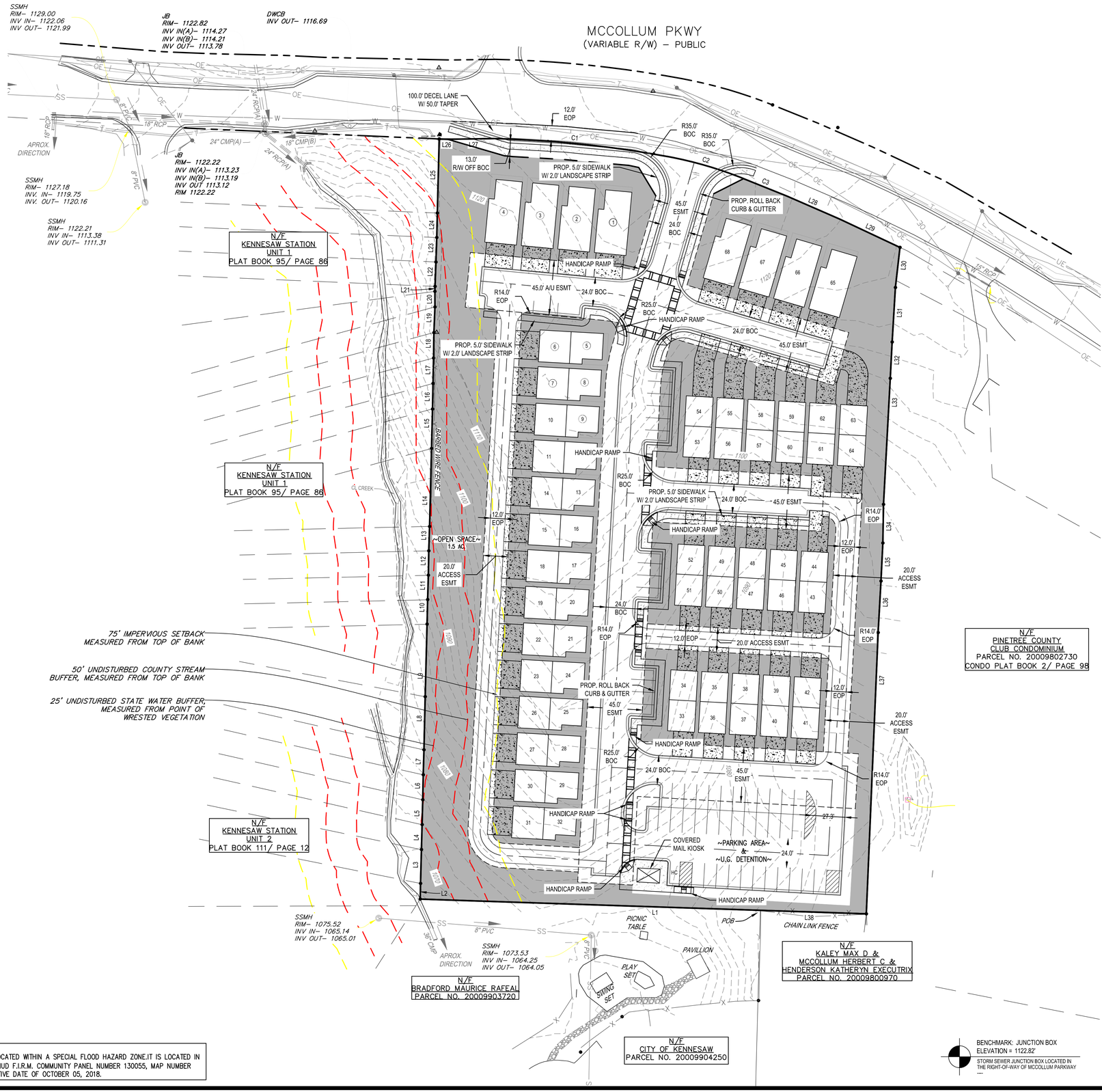
Parks F. Huff

PFH/jcc
Attachment



TYPICAL UNIT DETAIL
(KENNESAW)

TYPICAL UNIT DETAIL
(CADENCE)



SITE LOCATION MAP
SCALE: 1"=500'

GENERAL SITE NOTES:

1. TOTAL AREA = 5.13 ACRES
   1.1. OPEN SPACE AREA = 1.60 ACRES (=31%)
2. TOTAL NUMBER OF PROPOSED UNITS = 68 UNITS
3. DENSITY = 13.26 DU/AC.
4. OWNER: PIEDMONT RESIDENTIAL, LLC
   285 PARKWAY 575
   WOODSTOCK, GA
   30188
5. 24-HOUR CONTACT:
   RYAN BOBBITT
   404-483-8555
6. ZONING = PUD-R
7. MINIMUM LOT SIZE = NONE
8. BUILDING SETBACKS:
   8.1. FRONT = 0'
   8.2. SIDE = 0'
   8.3. REAR = 0'
   8.4. MINIMUM 3' BETWEEN BUILDINGS
9. ALL PROPOSED ROADS ARE PRIVATE
10. NO GATE SHALL BE ALLOWED AT ENTRANCE
11. TOTAL PARKING: 269 SPACES
    11.1. GARAGE: 108 SPACES
    11.2. DRIVEWAY: 108 SPACES
    11.3. RESIDENT-ONLY ON-STREET PARKING: 28 SPACES
    11.4. GUEST PARKING: 24 SPACES
    11.5. HANDICAP PARKING: 1 SPACE
12. PEDESTRIAN ACCESS TO PUBLIC PARK TO THE SOUTH SHALL BE PROVIDED.
13. STREET PARKING IS PROPOSED FOR THIS DEVELOPMENT.
14. ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED.
15. NO CLEARING/DEMO SHALL OCCUR UNTIL EROSION CONTROL PHASE I PERIMETER BMP'S ARE INSTALLED AND APPROVED.
16. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED IN RIGHT-OF-WAY AND WILL BE STORED WITHIN THE JOB SITE.
17. NOTIFY COUNTY INSPECTOR 24 HOURS PRIOR TO ANY WORK ON SITE.
18. MINIMUM DRIVEWAY LENGTH IS 20' FROM BACK-OF-CURB OR BACK-OF-SIDEWALK.
19. RIGHT-TURN LANE LENGTH IS 100' AND TAPER LENGTH IS 50'.

Know what's below. Call before you dig.

FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.IT IS LOCATED IN ZONE "N/A" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 130055, MAP NUMBER 13067C0036H WITH AN EFFECTIVE DATE OF OCTOBER 05, 2018.

BENCHMARK: JUNCTION BOX
ELEVATION = 1122.82'
STORM SEWER JUNCTION BOX LOCATED IN THE RIGHT-OF-WAY OF MCCOLLUM PARKWAY

24 HOUR CONTACT INFORMATION:
RYAN BOBBITT
404-483-8555

0 20' 40' 80'
SCALE: 1" = 40'

N
GRID NORTH
GA. WEST ZONE

REV	DATE	DESCRIPTION
A5	. . .	. . .
A4	. . .	. . .
A3	. . .	. . .
A2	. . .	. . .
A1	. . .	. . .

DESIGNED BY: EV
DRAWN BY: DS
REVIEWED BY: CJW

BGE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
WWW.BGEINC.COM
DIRECT: 470-705-0885
©2020
COA: PEF007149
EXP: 06/30/2024

PIEDMONT RESIDENTIAL, LLC
285 PARKWAY 575
WOODSTOCK, GA
30188

MCCOLLUM PKWY
PRELIMINARY ENGINEERING
CITY OF KENNESAW, GA
COBB COUNTY
LL 98 AND 99, 20TH DISTRICT, 2ND SECTION
ZONED: R-15

CONCEPT ZONING PLAN

SEAL

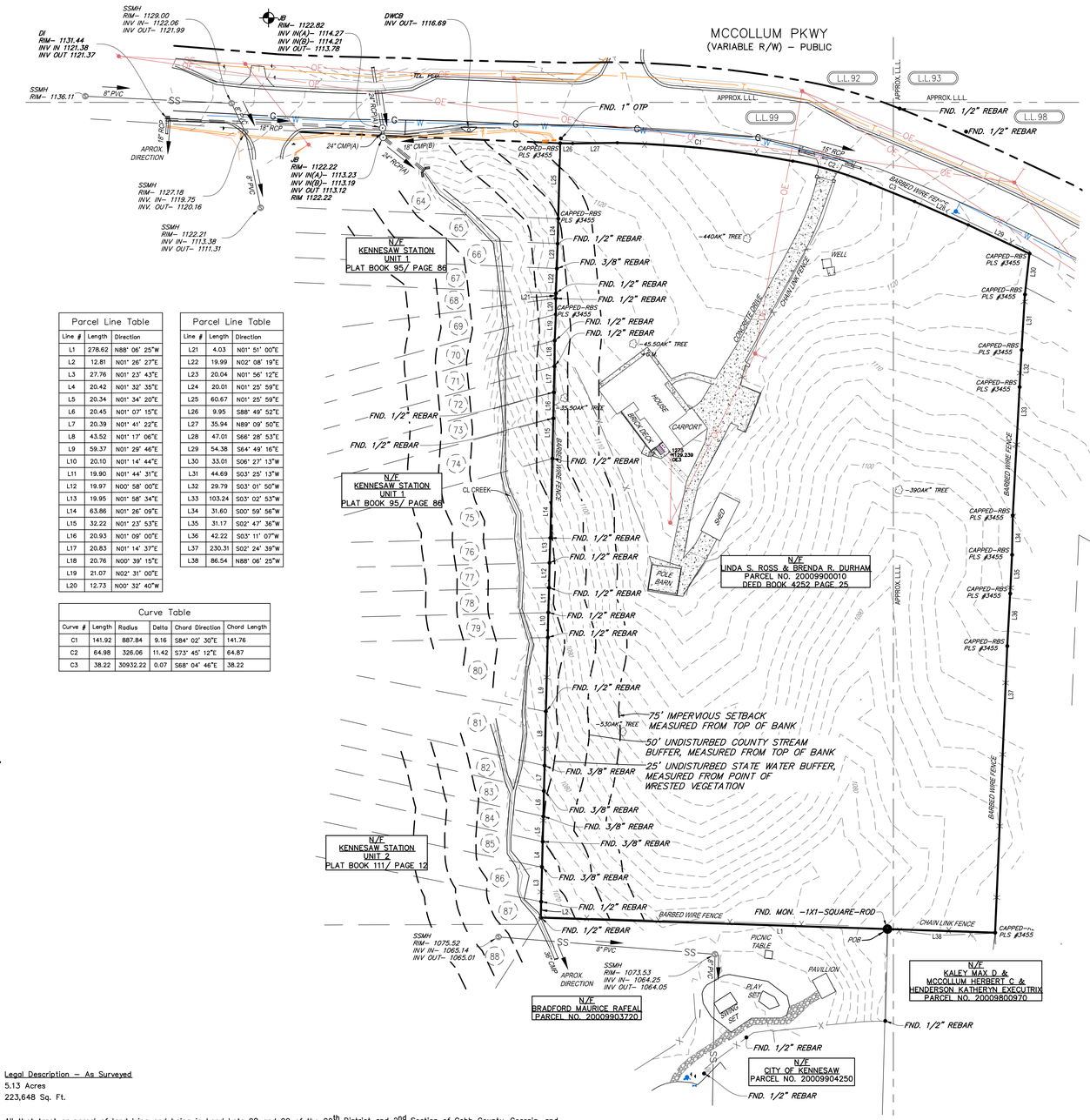
NOT ISSUED FOR CONSTRUCTION

FILE NUMBER: 11629-00

DATE: 10.31.2023

C3.0

G:\GA\Projects\Piedmont_Residential\11629-00-McCollum_Pkwy\LS\01_Engineer\05_Plan_Sheets\2023-1031 - McCollum Pkwy - Zoning Plan.dwg Layout: Preliminary Plat-Site Plan (1) Plotted: 10/31/2023 8:10:01 AM



GRID NORTH
GA. WEST ZONE

(CLERK OF COURT RECORDING INFORMATION)

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S9 ROBOTIC TOTAL STATION, TRIMBLE R 12 GPS RECEIVER, AND TRIMBLE TSC7 DATA COLLECTOR. FIELD WORK WAS COMPLETED ON MAY 17, 2023.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HERON IS TO BE EXTENDED TO ANY PERSON OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.

STATE, COUNTY, AND LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER THIS AREA IS 13067C0036H AND THE DATE OF SAID MAP IS OCTOBER 5, 20018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY TRIMBLE VRS NOW. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (2011)–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.

THE UNDERGROUND UTILITES WERE MARKED AND ARE SHOWN HEREON BASED ON LOCATION OF MARKINGS PROVIDED BY:
UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GEORGIA 30215

PROPERTY IN TITLE COMMITMENT NO. 22–0490 IS ONE IN THE SAME AS THE SURVEYED PROPERTY.

PROPERTY ADDRESS:
1651 MCCOLLUM PARKWAY
KENNESAW, GA 30144

THE SITE IS ZONED R–15 (SINGLE–FAMILY RESIDENTIAL DISTRICT – 15,000 SQ. FT. LOT SIZE) AS SHOWN THE CITY OF KENNESAW ZONING RECORDS.

SETBACKS:
FRONT YARD(ARTERIAL & COLLECTOR)– 40'
FRONT YARD(LOCAL)– 35'
SIDE YARD– 10'
REAR YARD– 30'

ACCESS STATEMENT:
AT THE DATE OF THIS SURVEY, THE SUBJECT PROPERTY HAD ACCESS TO AND FROM A DULY DEDICATED PUBLIC RIGHT–OF–WAY, OF MCCOLLUM PARKWAY. THE SURVEYOR MAKES NO CERTIFICATION AS TO WHETHER OR NOT THESE ACCESS POINTS HAVE BEEN APPROVED OR PERMITTED BY JURISDICTIONAL AUTHORITIES.

ALTA CERTIFICATION TABLE "A" NOTES
Item 14 – The site is located at the intersection of McCollum Parkway and Par Place.
Item 16 – No evidence of current earth moving work, building construction, or building additions was observed at the date of the survey.
Item 17 – No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

SURVEY REFERENCES
1: ASSENT OF EXECUTRIX TO DEVISE BY DAISY BELLE ROSS, AS EXECUTRIX OF JAMES MELFORD ROSS, DECEASED, DATED 12/16/1986, FILED 12/17/1986, AND RECORDED IN DEED BOOK/PAGE 4252/25.
2: WETLAND DELINEATION REPORT PREPARED BY RIVERBEND ENVIRONMENTAL, DATED MAY 19, 2023.

TITLE EXCEPTIONS – SCHEDULE B, PART II

TITLE EXCEPTIONS ARE PER A TITLE COMMENT NUMBER 22–0490 PREPARED BY ATTORNEY CERTIFIED LAND TITLE, L.L.C., WITH AN EFFECTIVE DATE OF APRIL 7, 2023, WITH RESPECT TO THE PROPERTY SURVEYED DESCRIBED IN "EXHIBIT A", AND THE EXCEPTIONS LISTED IN "SCHEDULE B, PART II".

NO SPECIAL EXCEPTIONS PROVIDED IN TITLE REPORT.

SURVEYOR CERTIFICATION (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

Jason S. Marrow
Georgia Professional
Land Surveyor #3455 LICENSE NO. LSF 001348

SURVEYOR CERTIFICATION (ALTA/NSPS)
To Piedmont Residential, LLC, A Georgia limited liability company and Attorney Certified Land Title, LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 11(a), 11(b), 13, 16 and 17 of Table A thereof. The field work was completed on May 17, 2023.

Date of Plat: June 1, 2023

Jason S. Marrow
Georgia Professional
Land Surveyor #3455 LICENSE NO. LSF 001348

CLOSURE STATEMENT
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,973, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD. A TRIMBLE S–9 TOTAL STATION AND TRIMBLE TSC–7 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 99,934 FEET. – SEE UNIT

Parcel Line Table		
Line #	Length	Direction
L1	278.62	N88° 06' 25"W
L2	12.81	N01° 26' 27"E
L3	27.76	N01° 23' 43"E
L4	20.42	N01° 32' 35"E
L5	20.34	N01° 34' 20"E
L6	20.45	N01° 07' 15"E
L7	20.39	N01° 41' 22"E
L8	43.52	N01° 17' 06"E
L9	59.37	N01° 29' 46"E
L10	20.10	N01° 14' 44"E
L11	19.90	N01° 44' 31"E
L12	19.97	N00° 58' 00"E
L13	19.95	N01° 58' 34"E
L14	63.86	N01° 26' 09"E
L15	32.22	N01° 23' 53"E
L16	20.93	N01° 09' 00"E
L17	20.83	N01° 14' 37"E
L18	20.76	N00° 39' 15"E
L19	21.07	N02° 31' 00"E
L20	12.73	N00° 32' 40"W

Parcel Line Table		
Line #	Length	Direction
L21	4.03	N01° 51' 00"E
L22	19.99	N02° 08' 19"E
L23	20.04	N01° 56' 12"E
L24	20.01	N01° 25' 59"E
L25	60.67	N01° 25' 59"E
L26	9.95	S88° 49' 52"E
L27	35.94	N89° 09' 50"E
L28	47.01	S66° 28' 53"E
L29	54.38	S64° 49' 16"E
L30	33.01	S06° 27' 13"W
L31	44.69	S03° 25' 13"W
L32	29.79	S03° 01' 50"W
L33	103.24	S03° 02' 53"W
L34	31.60	S00° 59' 56"W
L35	31.17	S02° 47' 36"W
L36	42.22	S03° 11' 07"W
L37	230.31	S02° 24' 39"W
L38	86.54	N88° 06' 25"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	141.92	887.84	9.16	S84° 02' 30"E	141.76
C2	64.98	326.06	11.42	S73° 45' 12"E	64.87
C3	38.22	30932.22	0.07	S68° 04' 46"E	38.22

Legal Description – As Surveyed
5.13 Acres
223,648 Sq. Ft.

All that tract or parcel of land lying and being in Land Lots 98 and 99 of the 20th District and 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

Beginning at a 1" square road found at the intersection of the northeasterly corner of the property now or formerly owned by the City of Kennesaw and the and the northwesterly corner of the property now or formerly owned by Max D. Kaley, Herbert C. McCollum and Kathryn Henderson, Executrix on the southerly line of the described property; Thence, N 88° 06' 25" W, 278.62 feet to a ½" rebar found; Thence, N 01° 26' 27" E, 12.81 feet to a ½" rebar found; Thence, N 01° 23' 43" E, 27.76 feet to a 3/8" rebar found; Thence, N 01° 32' 35" E, 20.42 feet to a 3/8" rebar found; Thence, N 01° 34' 20" E, 20.34 feet to a 3/8" rebar found; Thence, N 01° 07' 15" E, 20.45 feet to a 3/8" rebar found; Thence, N 01° 41' 22" E, 20.39 feet to a 3/8" rebar found; Thence, N 01° 17' 06" E, 43.52 feet to a ½" rebar found; Thence, N 01° 29' 46" E, 59.37 feet to a ½" rebar found; Thence, N 01° 14' 44" E, 20.10 feet to a ½" rebar found; Thence, N 01° 44' 31" E, 19.90 feet to a ½" rebar found; Thence, N 00° 58' 00" E, 19.97 feet to a ½" rebar found; Thence, N 01° 58' 34" E, 19.95 feet to a ½" rebar found; Thence, N 01° 26' 09" E, 63.86 feet to a ½" rebar found; Thence, N 01° 23' 53" E, 32.22 feet to a ½" rebar found; Thence, N 01° 09' 00" E, 20.93 feet to a ½" rebar found; Thence, N 01° 14' 37" E, 20.83 feet to a ½" rebar found; Thence, N 00° 39' 15" E, 20.76 feet to a ½" rebar found; Thence, N 02° 31' 00" E, 21.07 feet to a capped ½" rebar set; Thence, N 00° 32' 40" W, 12.73 feet to a ½" rebar found; Thence, N 01° 51' 00" E, 4.03 feet to a ½" rebar found; Thence, N 02° 08' 19" E, 19.99 feet to a 3/8" rebar found; Thence, N 01° 56' 12" E, 20.04 feet to a ½" rebar found; Thence, N 01° 25' 59" E, 20.01 feet to a capped ½" rebar set; Thence, N 01° 25' 59" E, 60.67 feet to a capped ½" rebar set on the right–of–way of McCollum Road (Variable R/W); Thence, continuing along said right–of–way, S 88° 49' 52" E, 9.95 feet to a point; Thence, N 89° 09' 50" E, 35.94 feet to a point; Thence, along a curve turning to the right, having a radius of 887.84 feet, an arc distance of 141.92, and a chord bearing S 84° 02' 30" E for 141.76 feet to a point; Thence, along a curve turning to the right, having a radius of 326.06 feet, an arc distance of 64.98, and a chord bearing S 73° 45' 12" E for 64.87 feet to a point; Thence, along a curve turning to the left, having a radius of 30932.22 feet, an arc distance of 38.22, and a chord bearing S 68° 04' 46" E for 38.22 feet to a point; Thence, S 66° 28' 53" E, 47.01 feet to a point; Thence, S 64° 49' 16" E, 54.38 feet to a capped ½" rebar set; Thence, leaving said right–of–way, S 06° 27' 13" W, 33.01 feet to a capped ½" rebar set; Thence, S 03° 25' 13" W, 44.69 feet to a capped ½" rebar set; Thence, S 03° 01' 50" W, 29.79 feet to a capped ½" rebar set; Thence, S 03° 02' 53" W, 103.24 feet to a capped ½" rebar set; Thence, S 00° 59' 56" W, 31.60 feet to a capped ½" rebar set; Thence, S 02° 47' 36" W, 31.17 feet to a capped ½" rebar set; Thence, S 03° 11' 07" W, 42.22 feet to a point; Thence, S 02° 24' 39" W, 230.31 feet to a capped ½" rebar set; Thence, N 88° 06' 25" W, 86.54 feet to a 1" square rod, said rod being the TRUE POINT OF BEGINNING.

SITE LOCATION MAP

ABBREVIATIONS LEGEND

AE	ACCESS EASEMENT
APL	ABOVE GROUND PIPELINE
BFP	BACK FLOW PREVENTER
BM	BENCHMARK
BP	BRICK PAVERS
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CL	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
CO	CLEANOUT
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
ELEC	ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FH	FIRE HYDRANT
FND	FOUND
GM	GAS METER
GV	GAS VALVE
HW	HEADWALL
JB	JUNCTION BOX
MON	MONUMENT
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT–OF–WAY
SS	SANITARY
SSMH	SANITARY SEWER MANHOLE
STRM	STORM
SWCB	SINGLE WING CATCH BASIN
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

LINE TYPE LEGEND

	PROPERTY LINE
	LAND LOT LINE
	GUARD RAIL
	OVERHEAD POWER
	UNDERGROUND ELECTRIC
	FIBER OPTIC
	SANITARY SEWER
	STORM
	WATER LINE
	GAS LINE
	FENCE LINE
	TELEPHONE LINE
	EASEMENT LINE

SYMBOL LEGEND

- BENCHMARK
- EXISTING LOT NUMBER
- FIRE HYDRANT
- GRATE INLET
- GREASE TRAP
- GAS METER
- GAS VALVE
- HANDICAP PAVEMENT MARKING
- POWER POLE
- WATER METER
- WATER METER VAULT
- WATER VALVE

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

FIELDWORK BY: TK
DRAWN BY: JSO
REVIEWED BY: JSM

BGE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
WWW.BGEINC.COM
DIRECT: 404-850-3205
©2023

ALTA/NSPS LAND TITLE & TOPOGRAPHICAL SURVEY

PREPARED FOR
PIEDMONT RESIDENTIAL, LLC &
ATTORNEY CERTIFIED LAND TITLE, LLC

1651 MCCOLLUM PARKWAY

LOCATED IN LAND LOTS 98 & 99,
20TH DISTRICT
2ND SECTION
CITY OF KENNESAW
COBB COUNTY, GEORGIA

GEORGIA REGISTERED No. 3455 PROFESSIONAL LAND SURVEYOR JASON SCOTT MARROW

FILE NUMBER: 11629-00
DATE: 06/06/2023

G:\GA\Projects\Piedmont_Residential\11629-00-McCollum Pkwy\SV01_Calcs\11629 McCollum Pkwy-Main.dwg Layout: BGE Survey Titleblock 24x36 Plotted: 6/8/2023 2:26:30 PM

CHEROKEE
KENNESAW TRACE
35 Units
4.5 ac
FAIRWAY ESTATES
131 Units
15 ac
BOZEMAN LAKE
PINETREE FAIRWAYS
68 Units
6.5 ac
KENNESAW STATION
141 Units
16.5 ac
1651 McCollum Parkway
68 Units
5.1 ac
EAST PARK VILLAGE MID-RISE APT
277 Units
7.5 ac
PINE TREE
24 Units
3.5 ac
COUNTRY CLUB PLACE
23 Units
3 ac
MCCOLLUM
EAST PARK VILLAGE GARDEN APT
302 Units
13 ac
Housing Density Around
1651 McCollum Parkway
N
0
250
500
Feet

Cadence Street View

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

FRONT ELEVATION

REAR ELEVATION

Cadence A

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

FRONT ELEVATION

REAR ELEVATION

Cadence B

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

FRONT ELEVATION

REAR ELEVATION

Cadence C

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

FRONT ELEVATION

REAR ELEVATION

Cadence D

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

Kennesaw Street View

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

FRONT ELEVATION

Kennesaw A

FRONT ELEVATION

Kennesaw B

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

FRONT ELEVATION

Kennesaw C

FRONT ELEVATION

Kennesaw D

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

McCollum Pkwy

Street view on McCollum Pkwy

PIEDMONT RESIDENTIAL

Dog Park

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

Elevation A Front & Rear

EQUAL HOUSING OPPORTUNITY

Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. See agent for details. 10.28.21

Elevation B Front & Rear

Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. See agent for details. 10.28.2021

Elevation C Front & Rear

Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. See agent for details. 10.28.2021

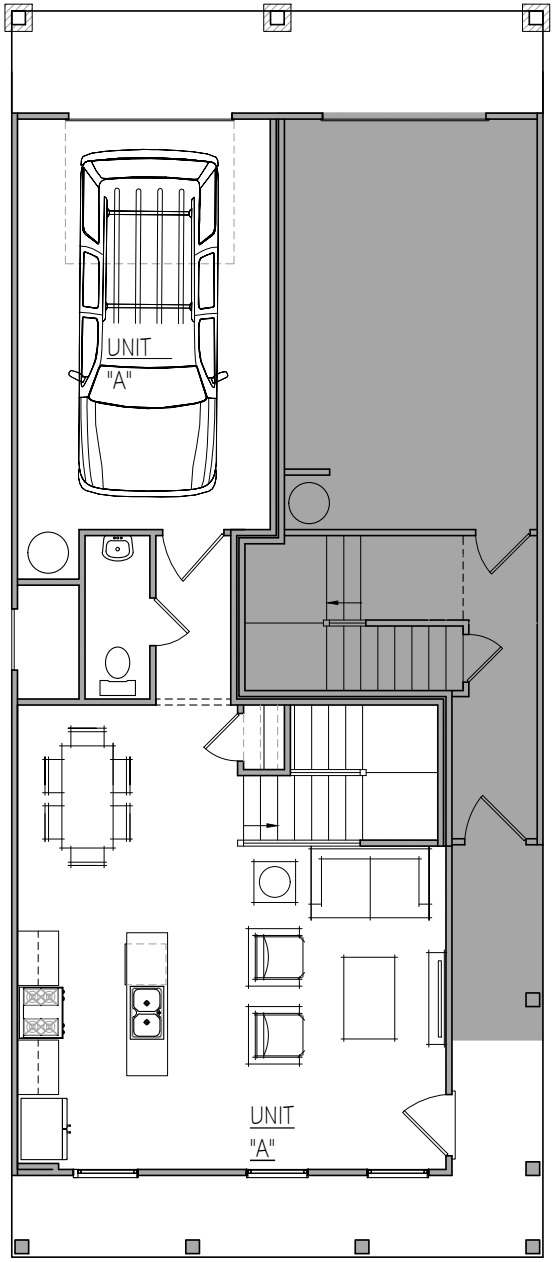
Elevation D Front & Rear

Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. See agent for details. 10.28.2021

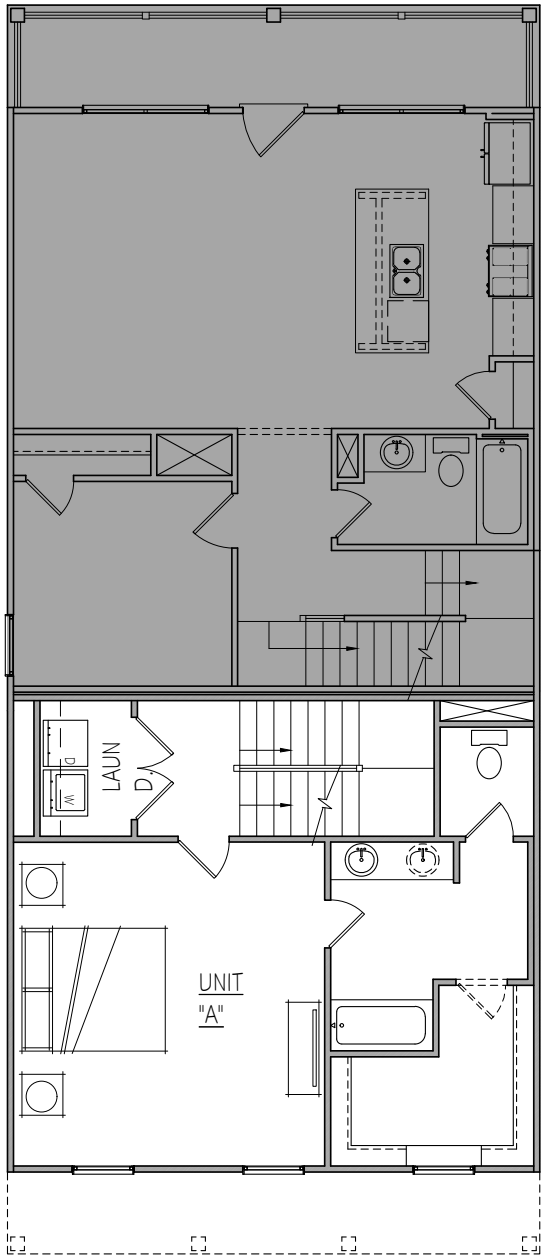
PIEDMONT RESIDENTIAL
BUILDING HOMES BUILDING FUTURES

THE CADENCE

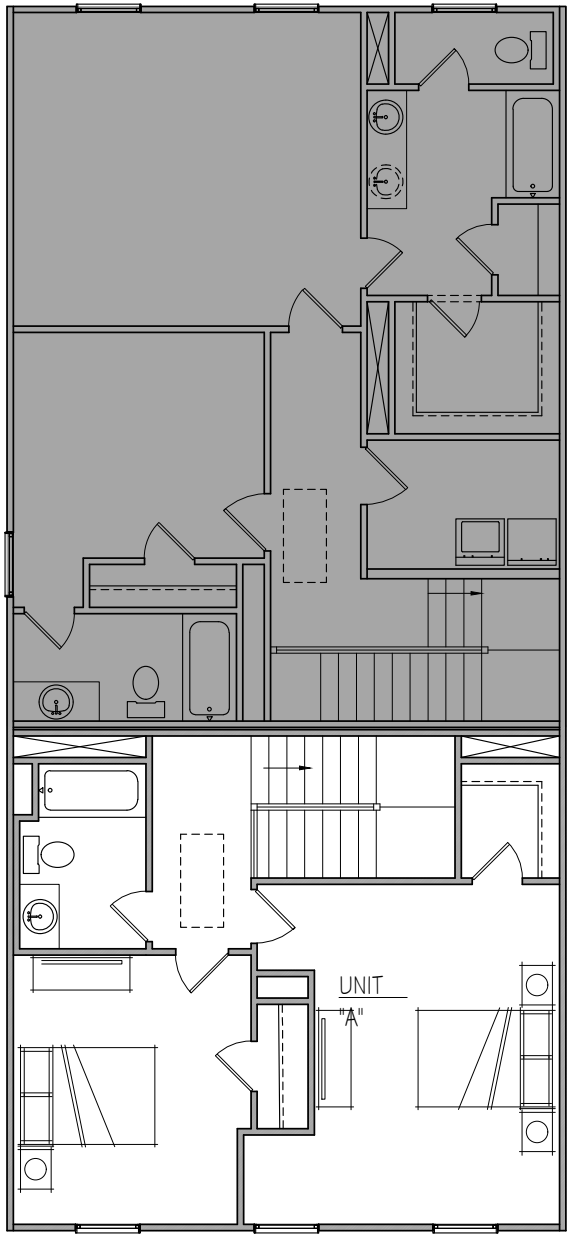
UNIT A



MAIN FLOOR



SECOND FLOOR



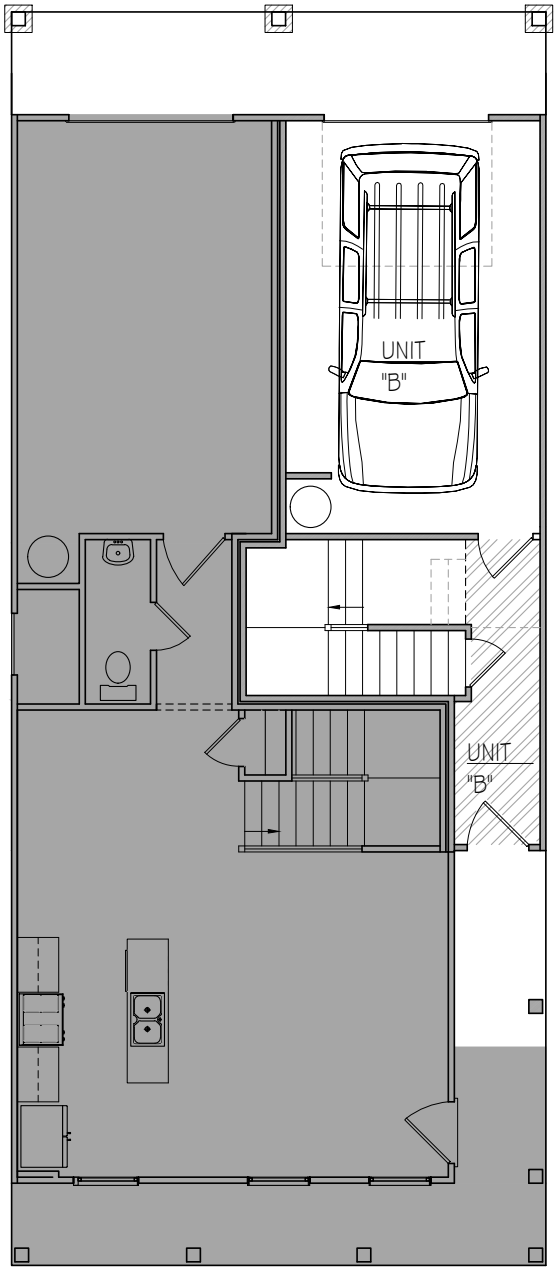
THIRD FLOOR

Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. See agent for details. 3.5.21

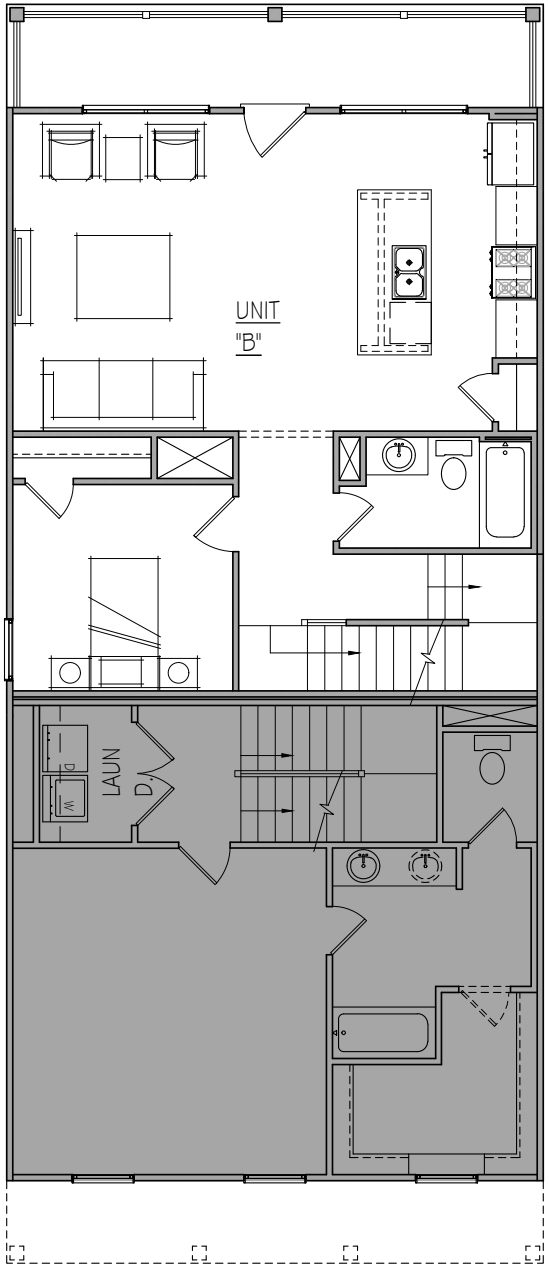
PIEDMONT RESIDENTIAL
BUILDING HOMES BUILDING FUTURES

THE CADENCE

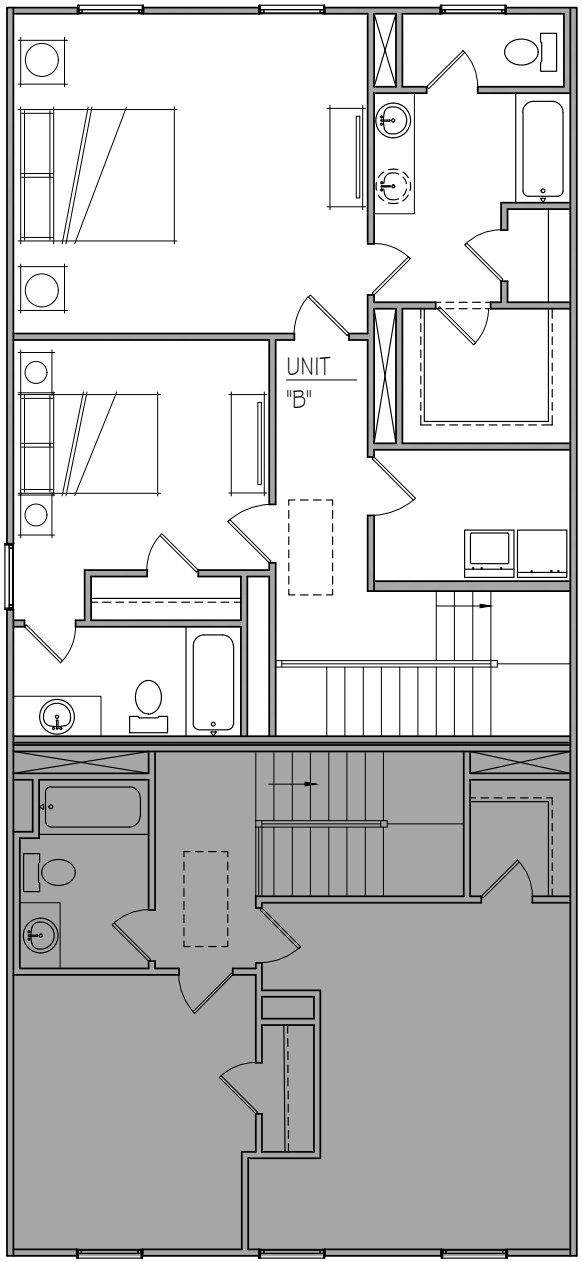
UNIT B



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. See agent for details.10.28.21

Piedmont Residential, LLC

Section 1908 Standards for Decisions

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

The proposed amendment will be consistent and compatible with the City's land use and development, plans, goals and objective.

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

The new neighborhood is located on an arterial road close to another arterial road with quick access to jobs, shopping and jobs.

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

The proposed amendment will have no relationship to safety from fire and other dangers.

(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 amendment will have no influence on the public health and general welfare of the city.

(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 influence on the adequate provisions for light or air.

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

The proposed amendment will have no influence on the overcrowding of land.

(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 neighborhood has appropriate density with higher density being developed closer to Cherokee Street and this density being a transition to lower density on McCollum Parkway.

(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 amendment will not impede, facilitate, or have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or 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 Applicant's proposal will be compatible with environmental conditions in light of surrounding developments and would not diminish the value, use and enjoyment of surrounding properties.

(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 neighborhood will have minimal expenditures of public funds that will be more than offset by the tax base created by the new community.

(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 neighborhood will be an attractive neighborhood with the homes fronting on McCollum Parkway creating an attractive streetscape.

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

The neighborhood will only have a positive impact on surrounding properties because the new neighborhood will be priced higher per sq. ft.

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE REZONING

1.

My name is JD España Jr. I am the officer who is delegated the responsibility for authenticating records of ***Piedmont Residential, LLC.*** ("the Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Rezoning ("Application") regarding certain real property located in the City of Kennesaw, Cobb County, Georgia.

2.

In accordance with the Requirements for completing a City of Kennesaw Application, I hereby attest on behalf of the Applicant Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant to which this Certificate is attached and hereby certify:

(a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant Company or a true facsimile thereof; and

(b) That the officer or other representative of the Applicant Company who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and

(c) That the execution of the Application and the filing of the Application on behalf of the Applicant Company by the officer or other representative of the Applicant Company has been duly authorized by the Applicant Company.

Piedmont Residential LLC

By: _____

Print Name JD Espana Jr. Date 8/10/23

Its: President
Title

NOTARY SEAL

_____ 8/10/23

Signature of Notary Public **Date**

SYDNEY CONNAUGHTON
Notary Public · State of Georgia
Cobb County
My Comm. Expires Mar. 1, 2025

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

Each applicant must complete a separate form

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?

Regarding the above statement, please answer "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 15th day of September, 20 23

Applicant Signature: _____

Parks F. Huff, Attorney for the Applicant

[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]

Each applicant must complete a separate form

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?

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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 10 day of August, 2023

Applicant Signature: _____

Piedmont Residential, LLC

[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.

Community Development
Planning & Zoning Department
2529 J. O. Stephenson
Kennesaw, GA 30144

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200-feet will be mailed out on or before October 13, 2023 in accordance with the application requirements.

9/15/2023
Date

Parks F. Huff, Attorney for the Applicant

Sworn and subscribed before me this 15th day of September 2023

Notary Public Signature

[Notary Stamp]

JASON C CHAMPION
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
My Commission Expires
11-14-2025

Return Deed to
Kenneth L. Chalker et al.
Suite 404
188 Anderson St.
Marietta, Ga 30060

STATE OF GEORGIA

COUNTY OF COBB

ASSENT OF EXECUTRIX TO DEVISE

WHEREAS, JAMES MELFORD ROSS died a resident of Cobb County, Georgia on the 10th day of March, 1985, leaving a will which has been probated in solemn form in said County at the March Term of the Probate Court thereof; and

WHEREAS, under the terms of said will the following described property was devised to DAISY BELLE ROSS:

All that tract or parcel of land lying and being in Land Lots 98 and 99 of the 20th District and 2nd Section of Cobb county, Georgia, and more particularly described as follows:

BEGINNING at a point on the southwesterly side of Chalker Road 54 feet south as measured along the west line of Land Lot 98 from the northwest corner of Land Lot 98; running thence southeasterly along the southwesterly side of said road 90 feet to G. W. Chalker Estate; thence south along the west line of said Chalker property 576 feet; thence west along the north line of said Chalker property 90 feet to the west line of Land Lot 98 and to the property of G.R. Davis; continuing west along the north line of said Davis property 279 feet; thence north along the east line of said Davis property 663 feet to the north line of Land Lot 99; thence east along the north line of Land Lot 99, a distance of 279 feet to the northwest corner of Land Lot 98; thence south along the west line of Land Lot 98, a distance of 54 feet to the point of beginning, being improved property having a house located thereon.

$97.40

Cobb County, Georgia
Real Estate Transfer Tax
Paid $7.40
Date 12-17-86
Jay C. Stephenson
Clerk of Superior Court

and

WHEREAS, the undersigned duly qualified as Executrix of the Estate of the said James Melford Ross and is now administering the estate under the terms of said will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW, THEREFORE, the undersigned, as Executrix of the will of the said JAMES MELFORD ROSS, hereby assents to the devise of said property under the terms of said will, so that full fee-simple title thereto is vested in the same DAISY BELLE ROSS as provided in said will.

WITNESS my hand and seal, this 16 day of December, 1986.

Daisy Belle Ross
Daisy Belle Ross, as Executrix Aforesaid

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
Notary Public, Cobb County, Georgia
My Commission Expires Aug. 6, 1990

N.P. SEAL

Executed on: 12-16-86

FILED AND RECORDED
'86 DEC 17 A10:54
COBB SUPERIOR COURT CLERK

BOOK 4252 PAGE 25

Printed: 9/13/2023

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:
DAISY B ROSS

ROSS DAISY BELLE

Payment Date: 8/30/2022

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2022	20009900010	10/15/2022	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$1,037.58	**$0.00**

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

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

2022
Property Tax Bill

Parcel ID	Tax District	Bill #
20009900010	3/3-BOND - KENNESAW CITY	228360

Property Owner/Location/Description	Fair Market Value	Taxable Value
ROSS DAISY BELLE 1651 MCCOLLUM PKWY	377,940	151,176

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	151176		151,176		0		8.0000000000		$0.00
BOND	151176		151,176		0		1.5000000000		$0.00

Exemptions:
223 - Age 65 GA Net Inc
223 - Age 65 GA Net Inc
223 - Age 65 GA Net Inc
223 - Age 65 GA Net Inc

>Per House Bill 960 calculation, interest will accrue at .875%. Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960).
>Payments can be made online at www.municipalonlinepayments.com/kennesawga, in person, by mail or via our dropbox. Tax bills are mailed annually on October 1, with a due date of December 1.
>Any questions concerning ownership changes or change of address should be directed to Cobb County Tax Commissioner's Office. For all other questions or concerns regarding this statement, give us a call at 770-429-4542.

Current Year Tax	$0.00
Interest	$0.00
Penalty	$0.00
Other Fees	$0.00
Payments Received	$0.00
Other Amounts Due	$0.00
Total Due	$0.00
Due Date	12/01/2022

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:	20009900010
Amount Due:	$0.00
Bill#:	228360
Due Date:	12/01/2022
	AMOUNT PAID

ROSS DAISY BELLE
144 FOUR SEASONS BLVD
DALLAS, GA 30132

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

ATTACHMENT TO APPLICATION FOR REZONING

Titleholder:
Linda S. Ross and Brenda R. Durham, Individually and as Co-Executors under the Last Will and Testament of Daisy B. Ross, a/k/a Daisy Belle Ross, Deceased of Paulding County, Georgia

PIN: 20009900010

PROPERTY OWNER'S CERTIFICATION

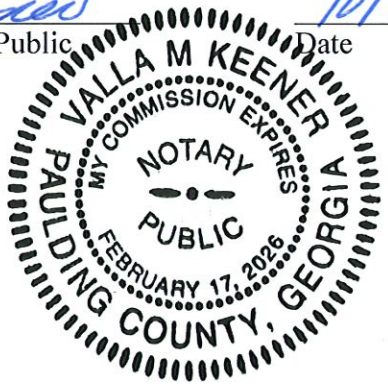
The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Brenda R. Durham 10/1/23
Signature of Owner Date

Brenda R. Durham, Individually and as Co-Executor under the Last Will and Testament of Daisy B. Ross, a/k/a Daisy Belle Ross, Deceased of Paulding County, Georgia

Valla M Keener 10/1/23
Signature of Notary Public Date

(Notary Seal)



ATTACHMENT TO APPLICATION FOR REZONING

Titleholder:
Linda S. Ross and Brenda R. Durham, Individually and as Co-Executors under the Last Will and Testament of Daisy B. Ross, a/k/a Daisy Belle Ross, Deceased of Paulding County, Georgia

PIN: 20009900010

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Linda S Ross 10-2-2023
Signature of Owner Date

Linda S. Ross, Individually and as Co-Executor under the Last Will and Testament of Daisy B. Ross, a/k/a Daisy Belle Ross, Deceased of Paulding County, Georgia

Sydney Connaughton 10/2/2023
Signature of Notary Public Date

(Notary Seal)

SYDNEY CONNAUGHTON
Notary Public - State of Georgia
Cobb County
My Comm. Expires Mar. 1, 2025

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 98 and 99 of the 20th District and 2nd Section of Cobb county, Georgia, and more particularly described as follows:

BEGINNING at a point on the southwesterly side of Chalker Road 54 feet south as measured along the west line of Land Lot 98 from the northwest corner of Land Lot 98; running thence southeasterly along the southwesterly side of said road 90 feet to G. W. Chalker Estate; thence south along the west line of said Chalker property 576 feet; thence west along the north line of said Chalker property 90 feet to the west line of Land Lot 98 and to the property of G.R. Davis; continuing west along the north line of said Davis property 279 feet; thence north along the east line of said Davis property 663 feet to the north line of Land Lot 99; thence east along the north line of Land Lot 98; thence south along the west line of Land Lot 98, a distance of 54 feet to the point of beginning, being improved property having a house located thereon.

Less and except approximately .05 acres north of Chalker Road, conveyed to Georgia Marietta Co., by James M. Ross by Warranty Deed dated June 25, 1973 and recorded in Deed Book 1446, Page 96 of the Cobb County Records.

FURTHER LESS AND EXCEPT: Any portion of the above-described property lying within the dedicated right-of-way of McCollum Parkway formerly known as Chalker Road.

ADDENDUM TO APPLICATION FOR VARIANCE

CONSTITUTIONAL CHALLENGE

COMES NOW the Applicant, Piedmont Residential, LLC (hereinafter referred to as the "Applicant") and asserts the following:

1.

By Application for Variance, the Applicant has applied for Variances as to requirements of the City of Kennesaw Zoning Ordinance (hereinafter the "Ordinance") which impose certain requirements as same apply to the property more particularly set forth in said Application (hereinafter referred to as the "Subject Property").

2.

The Applicant states that a literal interpretation and enforcement of Ordinance provisions creates a hardship.

3.

Enforcement of Ordinance requirements concerning the Subject Property creates an unnecessary and unreasonable hardship with no resulting substantial benefit to the public good.

4.

The Variances sought by the Applicant concerning the Subject Property will not impair the purpose, spirit and intent of the Ordinance and stand to alleviate any and all non-compliance of the foregoing requirements while causing no substantial detriment to the public good.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS ST.
MARIETTA, GA 30064
770.422.7016

5.

Applicable Ordinance provisions concerning the required Variances are unconstitutional as applied to the Subject Property in that same deprive the Applicant of property under and pursuant to Article I, Section I, Paragraphs 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.

6.

Applicable Ordinance provisions, as applied to the Subject Property, violate the Applicant's right to the unfettered use and development of the Subject Property in conformity with the existing Ordinance in that the Ordinance creates an unreasonable hardship totally unrelated to public health, safety, morality, or general welfare and is therefore confiscatory and void. Further, same is unconstitutional in that it is arbitrary, unreasonable and injurious resulting in relatively little gain or benefit to the public while at the same time inflicting serious injury and loss upon the Applicant.

7.

The Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with Applications for Variances also violate Article I, Section I, Paragraphs 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

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS ST.
MARIETTA, GA 30064
770.422.7016

issue at hand and are controlled wholly and solely by political considerations rather that 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.

This 15th day of September, 2023.

SAMS, LARKIN & HUFF, LLP

By: _____
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS ST.
MARIETTA, GA 30064
770.422.7016

Directions to City Hall from the Subject Property

1651 McCollum Pkwy NW

Kennesaw, GA 30144

↑

Head west on Chalker Rd/McCollum Pkwy NW toward Par Pl

0.3 mi

↰

Turn left onto Cherokee St NW

459 ft

↑

Continue straight to stay on Cherokee St NW

1.4 mi

↰

Turn left onto S Main St

266 ft

↰

Turn right onto Watts Dr

Destination will be on the right

420 ft

2529 J.O. Stephenson Ave

Kennesaw, GA 30144

MDJ-7907
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 rezoning/variance request submitted by Piedmont Residential, LLC. Said request is to rezone a parcel located at 1651 McCollum Parkway (20009900010) from Single-Family Residential (R-15) to Planned Urban Development Residential District (PUD-R) and consists of 5.1 +/- acres. Said request is also to vary from section 46-423 to reduce the 75 stream buffer. Property lies in Land Lot 099 & 098 tax parcel 001 of the 20th District, 2nd Section, Cobb County Georgia.

Said meetings shall be held before the Planning Commission on November 1, 2023 at 6:30 P.M. and the Mayor and Council will hold a public hearing on November 20, 2023 at 6:30 P.M. Both meetings are to be held at 2529 J. O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative there to.

Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: **https://www.facebook.com/CityofKennesaw/**

Any interested citizens are invited to email **kennesawcouncil@kennesaw-ga.gov**.

10:13,20-2023

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # RZ2023-04 / ZV2023-03

PURPOSE Rezoning from R-15 (single family residential) to PUD-R (Planned Urban Development-Residential) and zoning variance for 75' stream buffer for the construction of a residential townhome community.

DATE OF PUBLIC MEETING: 11/1/2023 TIME: 6:30PM

DATE OF PUBLIC MEETING:11/20/2023 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

10.17.2023 09:06

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 Tracey Viars
Lynette Burnette
Pat Ferris
Antonio Jones
Trey Sinclair

October 4, 2023

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

Subject: City of Kennesaw Zoning Applications (Case #RZ2023-04, ZV2023-03)
1651 McCollum Pkwy Kennesaw, GA 30144 – Parcel ID 20009900010

Dear Ms. Mabry,

Attached, please find a zoning applications submitted by the Piedmont Residential, LLC to petition for rezoning and variance requests for the above subject property. Because this case is within a half-mile from unincorporated Cobb County, this letter and enclosed application are being provided in accordance with the House Bill 489 Intergovernmental Agreement.

These cases are set to go before the Kennesaw Planning Commission on Wednesday, November 1, 2023 at 6:30 p.m. for public hearing and Mayor and Council on Monday, November 20, 2023 at 6:30 p.m. for public hearing as well.

Thank you for your attention. Should you have any questions, you may call me at 770-590-8268 or send an e-mail to dsimmons@kennesaw-ga.gov.

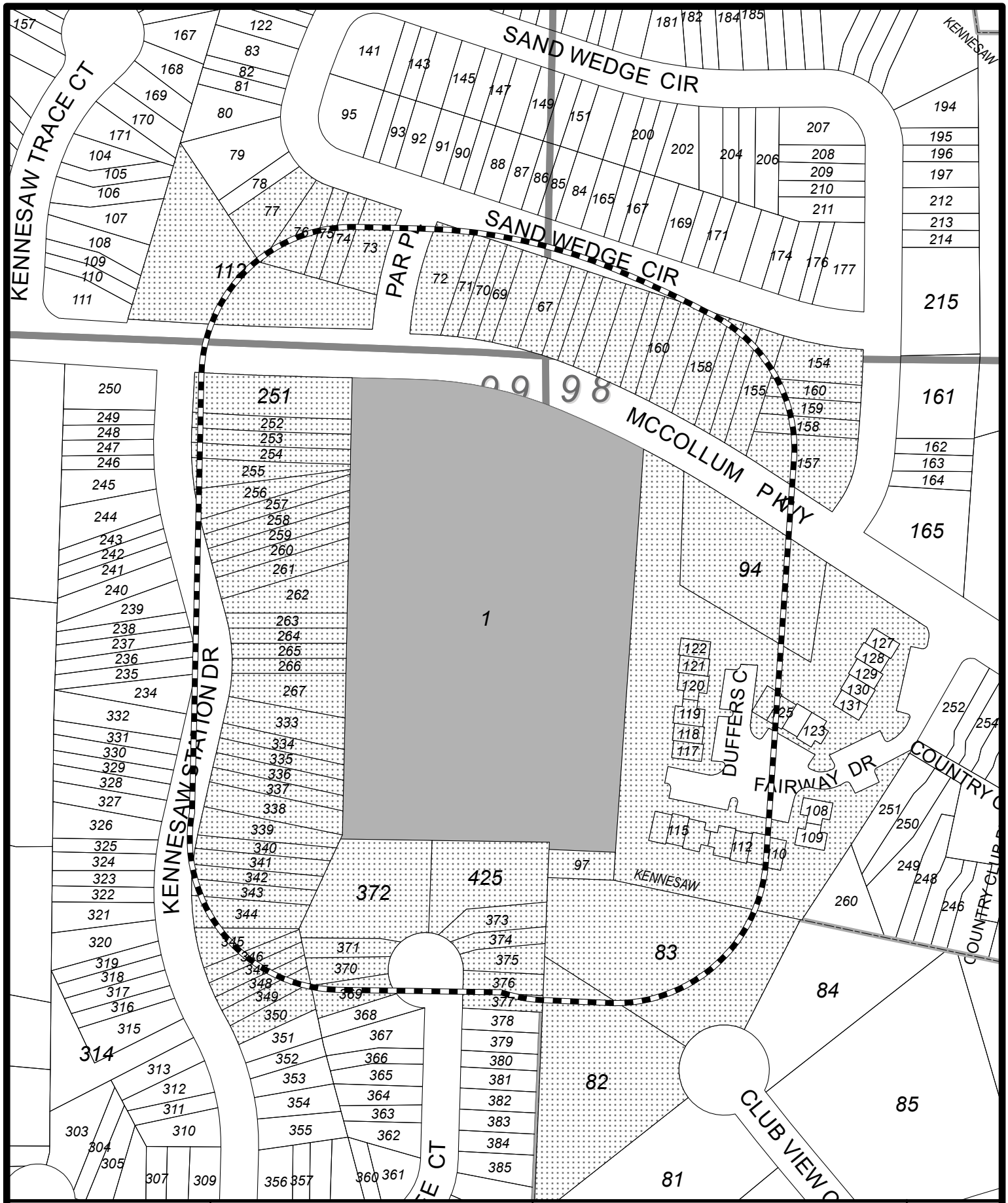
Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosure: Zoning Application

cc: **Jessica Guinn, AICP, Community Development Agency Director (Via E-mail)**
Dr. Jackie McMorris, Cobb County Manager (Via E-mail)
Phillip Westbrook, Senior Planner, Cobb County Community Development (Via E-mail)
Donald Wells, Intergovernmental Coordinator/Planner III, Cobb County Community Dev. (Via E-mail)
Dr. Jeff Drobney, City Manager, City of Kennesaw (Via E-mail)
Natalie Faustine, Community Development Administrative Assistant, City of Kennesaw (Via E-mail)



Subject Parcel

200' Radius

Properties Notified

1651 McCollum Pkwy
Land Lot 20,
Tax Parcel 001

RZ2023-004
200' PROPERTY NOTIFICATION

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

Derek Easterling, MAYOR
Lea Alvarez, CITY CLERK

Date: 9/19/2023
RZ2023_000

1" = 167'

Tax Parcel - 20009904250
KENNESAW CITY OF
2539 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20009902510
ILKOV SAMUIL LYUBOMIROV & ANDREA
3590 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009801170
DASWANI ARUN DASWANI MAMTA
270 17TH 3607
ATLANTA GA 30363

Tax Parcel - 20009902630
TRAN NGAN
145 CARLEE LN
FINDLAY OH 45840

Tax Parcel - 20009902520
SOHANI MUIZZ
1123 SADLERS WAY
MARIETTA GA 30068

Tax Parcel - 20009801180
PRABHU DEEPALAXMI
620 STONESTILE TRCE
SUWANEE GA 30024

Tax Parcel - 20009903350
ROGERS VINCE M
3552 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009802730
PINETREE COUNTRY CLUB CONDOMINIUM
ASSOCIATION INC
PO BOX 2484
KENNESAW GA 30156

Tax Parcel - 20009801200
MIDWAY EXCHANGE BORROWER 8 LLC
PO BOX 4090
SCOTTSDALE AZ 85261

Tax Parcel - 20009801100
UNIVERSAL PROPERTY INVESTMENTS LLC
1120 BRECKENRIDGE LN
ALPHARETTA GA 30005

Tax Parcel - 20009900010
ROSS DAISY BELLE
144 FOUR SEASONS BLVD
DALLAS GA 30132

Tax Parcel - 20009801210
ROLNIK CONSTANCE
P O BOX 801372
ACWORTH GA 30101

Tax Parcel - 20009903490
GOVAHI KASHANI SHAHRIAR
3524 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009200680
SURRENCY DAVID J & CAREY N
3561 PINE BRANCHES CT
ACWORTH GA 30102

Tax Parcel - 20009801220
ROLNIK CONSTANCE
P O BOX 801372
ACWORTH GA 30101

Tax Parcel - 20009200700
ASHMAN RONALD & ASHMAN MATTHEW
3040 SHALLOWFORD PARK MANOR
ROSWELL GA 30075

Tax Parcel - 20009200690
FAMILY NEST INVESTMENTS LLC
2080 SAND WEDGE CIR
KENNESAW GA 30144

Tax Parcel - 20009801250
EDWARDS WILLIAM H
P O BOX 2286
KENNESAW GA 30156

Tax Parcel - 20009902610
MYERS CARLENE
3570 KENNESAW STATION DR
KENNESAW GA 30144

Tax Parcel - 20009200710
CHIEFTAIN ATLANTA LP
17 NE 4TH ST
FORT LAUDERDALE FL 33301

Tax Parcel - 20009801260
ABRAHA LETERFUAEL
18 FAIRWAY DR
KENNESAW GA 30144-0000

Tax Parcel - 20009902650
VALLIAPPAN GAYATHRI
2020 BROOK MEADOW DR
ALPHARETTA GA 30005

Tax Parcel - 20009200720
SHI XI
23 TANGLEWOOD HOLLOW RD
SADDLE RIVER NJ 07458

Tax Parcel - 20009801570
ROWEDDER KAY F
1000 SANDWEDGE CIR
KENNESAW GA 30144-2065

Tax Parcel - 20009902660
VELARDI MICHAEL D
3560 KENNESAW STATION DR
KENNESAW GA 30144

Tax Parcel - 20009801190
GRANT GRACIELA M
5 DUFFERS CT
KENNESAW GA 30144-0000

Tax Parcel - 20009200660
REZ LLC
3449 SHERIDAN CHASE
MARIETTA GA 30067

Tax Parcel - 20009902670
SHAH JYOTI
1013 TRAVELERS TRL NW
KENNESAW GA 30144

Tax Parcel - 20009801160
GRACE REALTY OF GEORGIA LLC
25 HARRIS DR
MARIETTA GA 30067

Tax Parcel - 20009200670
MCCLUER SHU HUA & WARREN J
5005 MELANIE CT NW
ACWORTH GA 30102

Tax Parcel - 20009903450
SHAH JYOTI
3162 BAYONET CT
MARIETTA GA 30068

Tax Parcel - 20009903460
FU JUNMEI
4092 AMBERLY CT
KENNESAW GA 30144

Tax Parcel - 20009903470
PK HOUSING LLC
4707 MAPLE BRK SE
MARIETTA GA 30067

Tax Parcel - 20009903480
VAN DYKE LEIGHTON A & GREYSON W
3526 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009801110
HANNIGAN DONALD E HANNIGAN ROSE
45 S VALLEY RD
SAG HARBOR NY 11963

Tax Parcel - 20009801120
RAGOZZINO PHILIP A
9 FAIRWAY DR
KENNESAW GA 30144-0000

Tax Parcel - 20009801130
11 FAIRWAY DRIVE LAND TRUST
1025 ROSE CREEK DR STE 620-131
WOODSTOCK GA 30189

Tax Parcel - 20009801140
GRACE REALTY OF GEORGIA LLC
25 HARRIS DR
MARIETTA GA 30067

Tax Parcel - 20009801150
ERVIN STEPHEN D & BORG ERIC
1709 LATOUR DR
MARIETTA GA 30066

Tax Parcel - 20009903690
GRACE REALTY OF GEORGIA LLC
25 HARRIS DR
MARIETTA GA 30067

Tax Parcel - 20009903500
3522 KENNESAW STATION HOUSING LLC
4707 MAPLE BRK SE
MARIETTA GA 30067

Tax Parcel - 20009903700
MAAROUF BASSEM R
3479 LEE COURT
KENNESAW GA 30144

Tax Parcel - 20009903710
BROOMFIELD MELISSA
3481 LEE CT
KENNESAW GA 30144

Tax Parcel - 20009903720
BRADFORD MAURICE RAFEAL
3483 LEE CT
KENNESAW GA 30144-0000

Tax Parcel - 20009903730
BARTHELUS ALYAH & VERTINI
3504 LEE CT NW
KENNESAW GA 30144

Tax Parcel - 20009903390
GADISETTI SRINIVASA R
3544 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009801580
TOTH DANIEL & VOROSMARTY DORA
220 BLAIRSHIRE CLOSE
ROSWELL GA 30075

Tax Parcel - 20009301580
HARRISON KARL D
1080 SAND WEDGE CIR NW
KENNESAW GA 30144-2099

Tax Parcel - 20009902530
ATLANTA REALTY PROS LLC
3449 SHERIDAN CHASE SE
MARIETTA GA 30067

Tax Parcel - 20009902540
CRAMER JEFFREY E
3584 KENNESAW STATION DR
KENNESAW GA 30144-0000

Tax Parcel - 20009902550
WOOD BRITTANY
3582 KENNESAW STATION DR
KENNESAW GA 30152

Tax Parcel - 20009902560
FARIAS MICHELLE A
645 N WILLOW AVE APT C
LA PUENTE CA 91746

Tax Parcel - 20009301590
WHITE JOLEAH M
1090 SAND WEDGE CIR
KENNESAW GA 30144

Tax Parcel - 20009301600
ANGELI JAYSON M
3093 ADDIE POND WAY
MARIETTA GA 30064

Tax Parcel - 20009301610
SANDWEDGE LLC
1705 AMBERWOOD POINTE
WOODSTOCK GA 30189

Tax Parcel - 20009201120
KENNESAW CITY OF
2539 PARK DR
KENNESAW GA 30144

Tax Parcel - 20009801590
LECHER NOEL L & LAURA E
1020 SAND WEDGE CIR
KENNESAW GA 30144

Tax Parcel - 20009801600
BEATTY KURT N
4976 MILLWOOD DR
CANTON GA 30114

Tax Parcel - 20009903360
SMITH MICHELLE D & RODNEY W
3550 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009903370
LEARY BRIAN QUINN
3548 KENNESAW STATION DR
KENNESAW GA 30144

Tax Parcel - 20009903380
SFR ACQUISITIONS 3 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO IL 60606

Tax Parcel - 20009800940
MOTES MORRIS JOHN % DWIGHT D MOTES EXECUTOR
6405 VICKSBURG CT
ACWORTH GA 30101

Tax Parcel - 20009903400
3542 KENNESAW STATION HOUSING LLC
4707 MAPLE BRK SE
MARIETTA GA 30067

Tax Parcel - 20009301620
HAWES WILLIAM H & BEVERLY G HAWES
2117 SUMMERCHASE DR
WOODSTOCK GA 30189-6173

Tax Parcel - 20009902570
GIRAGE KARA ELIZABETH
3578 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009902640
ISHAKON PROPERTIES LLC
3162 BAYONET CT
MARIETTA GA 30068

Tax Parcel - 20009902580
MIRZAI AJMAL & BAIRD ALEXANDRA
5311 GOLDEN CANARY LN
AUSTIN TX 78723

Tax Parcel - 20009902590
SAROCH RAMESH & KAMALJIT
3574 KENNESAW STATION DR
KENNESAW GA 30144

Tax Parcel - 20009902600
RINAMAN RAINIKKA
3572 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009301630
DIEP KENT BAO & HANG LINH LE
5355 HAVERFORD MILL COVE
LILBURN GA 30047

Tax Parcel - 20009301640
KIM JEAN & CHUNG ALEXANDER EUNKWON
2040 SAND WEDGE CIR
KENNESAW GA 30144

Tax Parcel - 20009301540
WILLIAMS GREG
3154 N DRUID HILLS RD
DECATUR GA 30033

Tax Parcel - 20009301550
CARROZZA RICHARD PAUL
1050 SAND WEDGE CIR
KENNESAW GA 30144

Tax Parcel - 20009301560
STRICKLAND RACHEL STURDIVANT
1060 SAND WEDGE CIR NW
KENNESAW GA 30144-2060

Tax Parcel - 20009301570
MORALES RICHARD
1070 SAND WEDGE CIR NW
KENNESAW GA 30144

Tax Parcel - 20009200730
HARRINGTON SUSAN
3020 SANDWEDGE CIR
KENNESAW GA 30144

Tax Parcel - 20009200740
JAYCO PROPERTIES LLC
P O BOX 613
HOLLY SPRINGS GA 30142

Tax Parcel - 20009200750
HELIOPOLIS DEVELOPMENT COMPANY LLC
2275 MARIETTA BLVD SUITE 275-392
ATLANTA GA 30318

Tax Parcel - 20009200760
ROGERS CLINTON A
194 FIELDS RD
KINGSTON GA 30145

Tax Parcel - 20009200770
ZHAO JUAN
360 SUMTER DR
MARIETTA GA 30066

Tax Parcel - 20009903740
RAY SANDRA E & HERMAN E
3293 HIGH SHOALS RD
DALLAS GA 30132

Tax Parcel - 20009903750
ANDESHMAND SAYEED A & SUHAIL MOHAMED SHIHAAM
125 CYPRESS LOOP
HAYWARD CA 94544

Tax Parcel - 20009903760
CARPENTER ROBERT
3498 LEE CT
KENNESAW GA 30144

Tax Parcel - 20009903770
SHAH JIGISHA P & PREMAL K
4528 LASHLEY CT
MARIETTA GA 30068

Tax Parcel - 20009800970
KALEY MAX D & MCCOLLUM HERBERT C & HENDERSON KATHERYN EXECUTRIX
1554 LANCASTER DR
MARIETTA GA 30066-5916

Tax Parcel - 20009903410
ONYANCHA MOMANYI B & CHERONO CHRISTINE
3540 KENNESAW STATION DR
KENNESAW GA 30144

Tax Parcel - 20009903420
THE HOUSE OF WALKER TRUST
4632 LIBERTY SQUARE DR
ACWORTH GA 30101

Tax Parcel - 20009903430
3536 KENNESAW STATION DRIVE LAND TRUST
FREEPORT TITLE & GUARANTY INC TRUSTEE
2550 SANDY PLAINS RD STE 225-315
MARIETTA GA 30066

Tax Parcel - 20009903440
ISHAKON PROPERTIES LLC
3162 BAYONET CT
MARIETTA GA 30068

Tax Parcel - 20009903330
ISHAKON PROPERTIES LLC
3162 BAYONET CT
MARIETTA GA 30068

Tax Parcel - 20009903340

NAUSTDAL FREDRIK TAMM
3970 PAPER MILL RD
MARIETTA GA 30067

Tax Parcel - 20009902620

FU JUN MEI
4092 AMBERLY CT
KENNESAW GA 30144

12.13.2023 09:37

Community Development
Planning & Zoning Department
2529 J. O. Stephenson Ave.
Kennesaw, GA 30144

PLEASE TAKE NOTICE

That the undersigned has applied to the Planning Commission and Mayor and Council of the City of KENNESAW for the following:

1. Rezone the property from Single Family Residential (R-15) to Planned Urban Development – Residential (PUD-R)
2. Request to vary from existing 75' stream buffer

The property referred to is located at: **1651 McCollum Pkwy Kennesaw, GA 30144**

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and is within a 200 foot radius of your property. It is described as Land Lot **099** 20th District, 2nd Section, Tax Parcel **001** in the City of Kennesaw.

The said application was considered by the Planning Commission on **November 1, 2023 at 6:30 pm.** and the Mayor and Council will consider the request at their meeting on **January 2, 2024 at 6:30 p.m.** in the City Hall Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. You may appear in person or by attorney and may present any objections, which you may have to the granting of this request. All documents relating to this application are enclosed for your review. The applicant, by order of the Planning Commission, Mayor and Council, sends this notice to you. This is a revised notice letter with a corrected Mayor and Council meeting date.

Dated October 12, 2023 Applicant Piedmont Residential, LLC

REZONING APPLICATION

Required Fee $375.00

Date Received 9/15/23

Staff's Initials NF

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.

Date of Consultation 08/22/2023 Staff's Initials _____

REZONING PROPERTY ADDRESS 1651 McCollum Pkwy.

Land Lot 20 Tax Parcel 20009900010 Lot Size ±5.1 acres

Resident Population _____ Housing Units 68 Other Buildings _____

Present Zoning R-15 To: PUD-R

For the purpose of: construction of a residential townhome community

APPLICANT NAME Piedmont Residential, LLC

APPLICANT EMAIL [redacted]

Applicant Address 285 Parkway 575, Woodstock, GA 30188

(Phone #) [redacted]

Applicant Signature See accompanying documents Date _____

Signed, sealed and delivered in presence of: _____

Notary **Date**

REPRESENTIVE Parks F. Huff, Attorney for the Applicant

(Fax #)_____ (Work#) [redacted] (Cell#) [redacted]

Representative Signature _____ Date 9/15/2023

Signed, sealed and delivered in presence of: _____ 9/15/2023

Notary **Date**

JASON C CHAMPION NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 11-14-2025

Linda S. Ross and Brenda R. Durham,Co-Executors of

TITLEHOLDER: the Estate of Daisy Belle Ross **(Phone #)** _____

Signature: See accompanying signature pages **Address** _____

Signed, sealed and delivered in presence of: _____

Notary **Date**

ZV2023-03

Date Received 9/15/23

Staff's Initials NF

VARIANCE APPLICATION*

Required Fee $375.00

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 8/22/2023 Staff's Initials _____

PURPOSE OF VARIANCE REQUEST 1) Removal of 75' stream buffer; 2) building height for 32 total units 3) 3' distance between buildings

LAND USE PROPERTY ADDRESS 1651 McCollum Pkwy.

Land Lot 20 Tax Parcel 20009900010 Lot Size ±5.1 acres Current Zoning R-15

APPLICANT Piedmont Residential, LLC

APPLICANT EMAIL [redacted]

Applicant address 285 Parkway 575, Woodstock, GA 30188

(Home#) [redacted] (Work#) _____ (Cell#) _____

Applicant Signature See attached signature pages

Signed, sealed and delivered in presence of: _____

Notary **Date**

REPRESENTATIVE Parks F. Huff

(Fax #)_____(Work#) [redacted] (Cell#) _____

Representative Signature _____

Signed, sealed and delivered in presence of: _____ 9/15/2023

Notary **Date**

JASON C CHAMPION NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 11-14-2025

Linda S. Ross and Brenda R. Durham, Co-Executors of the Estate of Daisy Belle Ross

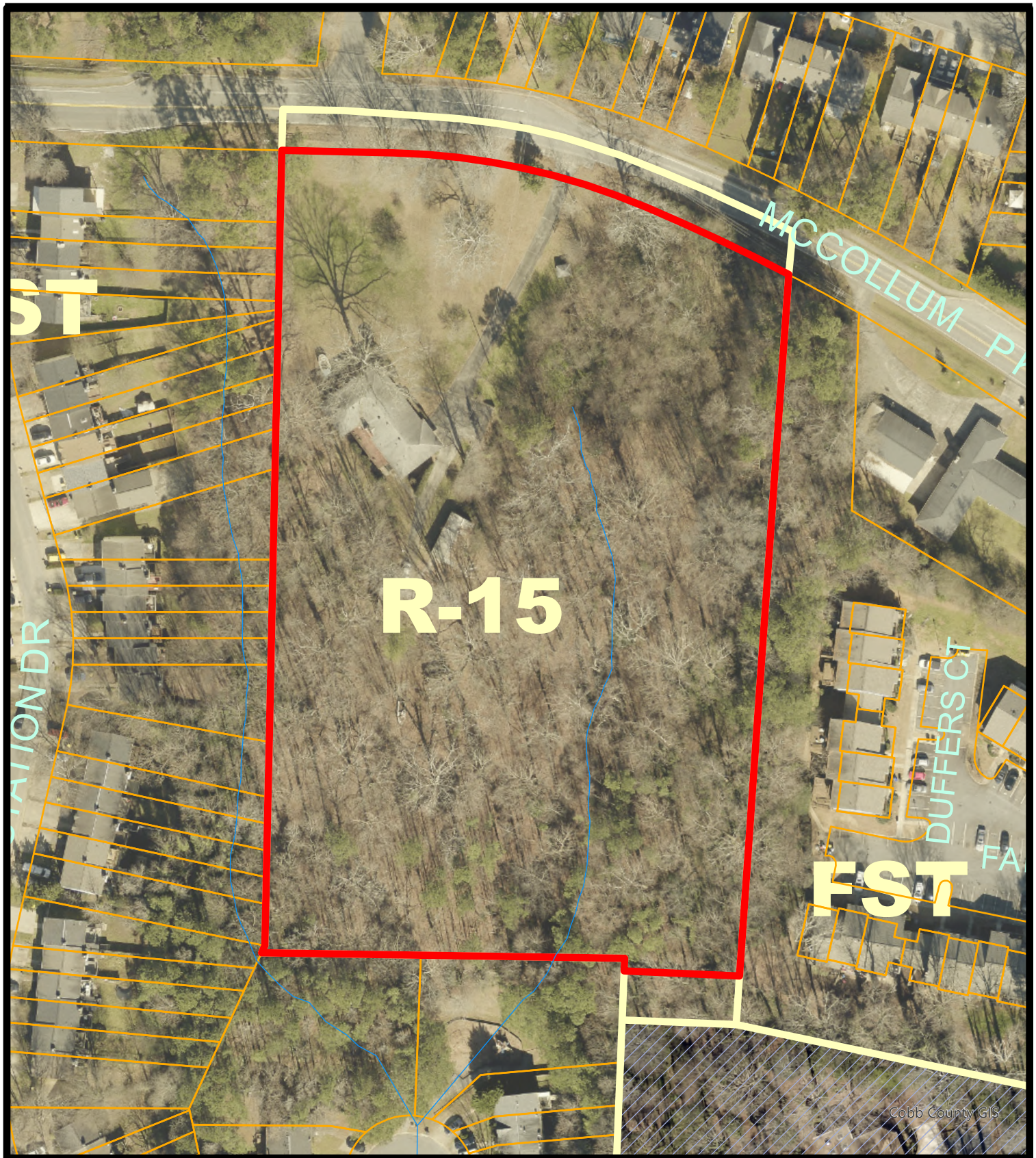
TITLEHOLDER:_____**Telephone:**_____

Signature: see attached signature pages **Address:**_____

Signed, sealed and delivered in presence of: _____

Notary **Date**

*this application is submitted concurrently with a rezoning application for the same subject property



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2023-004	R-15	PUD-R
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

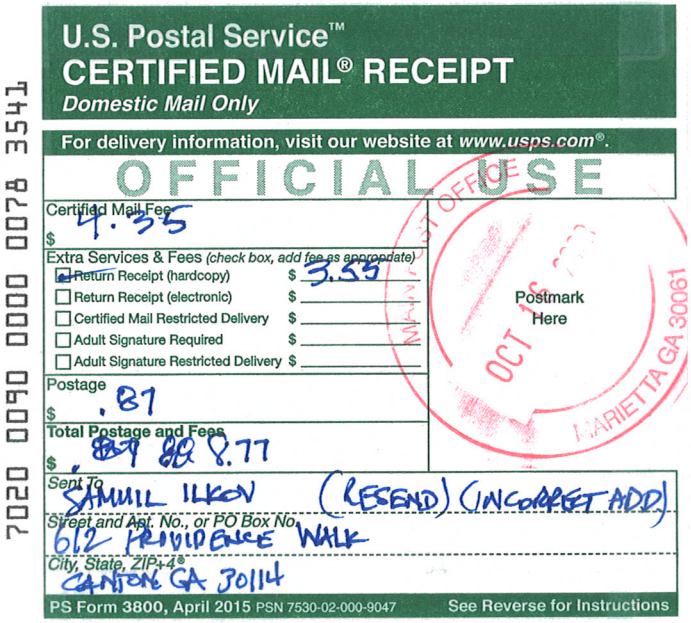
R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

1651 McCollum Pkwy
Land Lots 99 & 98, Tax Parcel 001
Subject Property

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

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 100 '
Print Date: 9/28/2023
RZ2023_000



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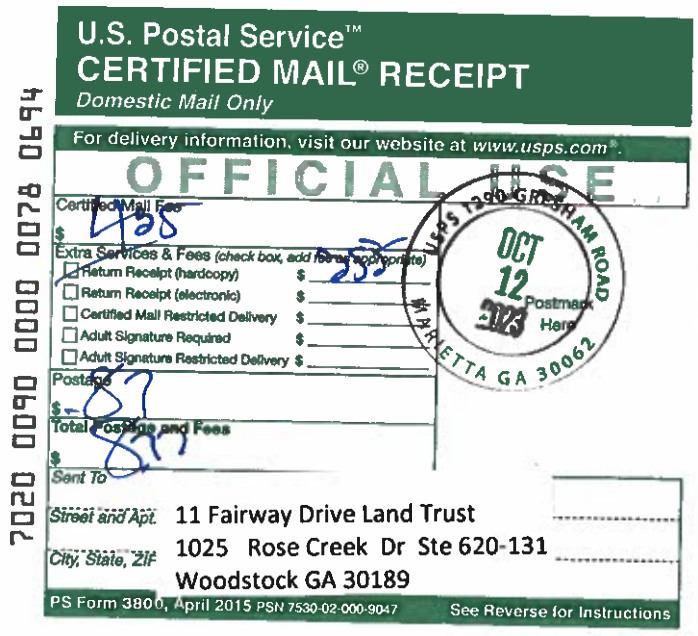

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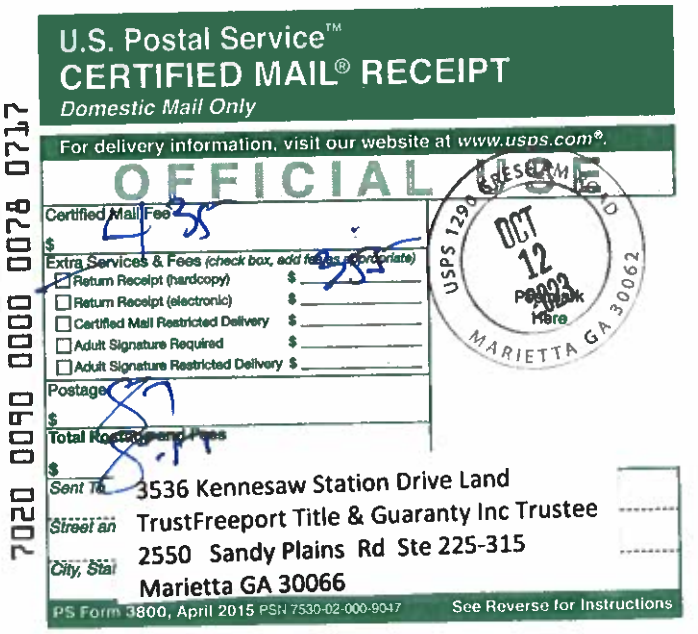

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2550 Sandy Plains Rd Ste 225-315
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Hayward CA 94544

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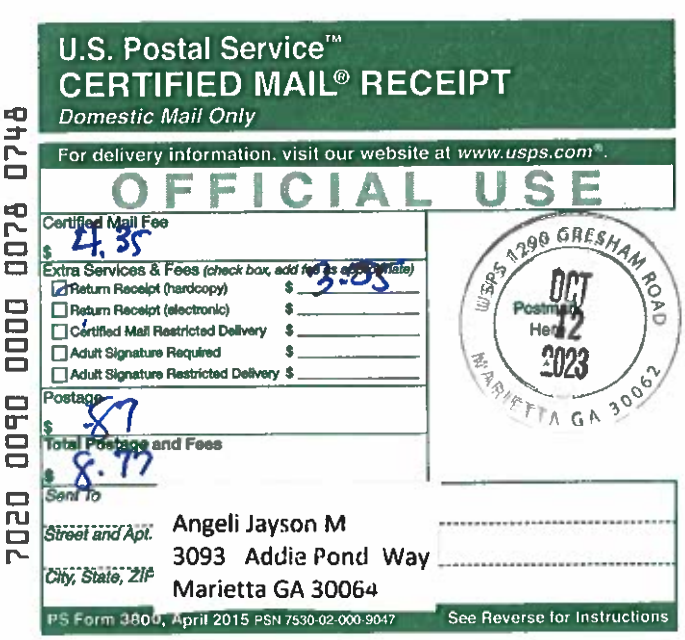
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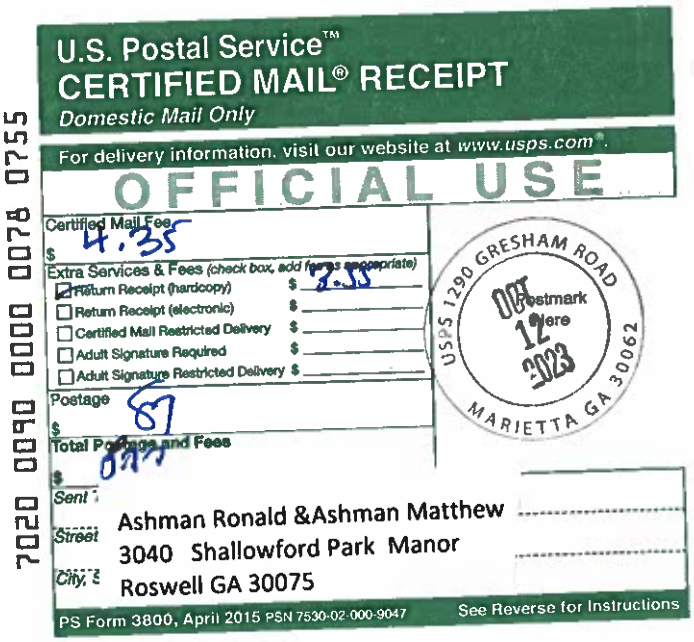
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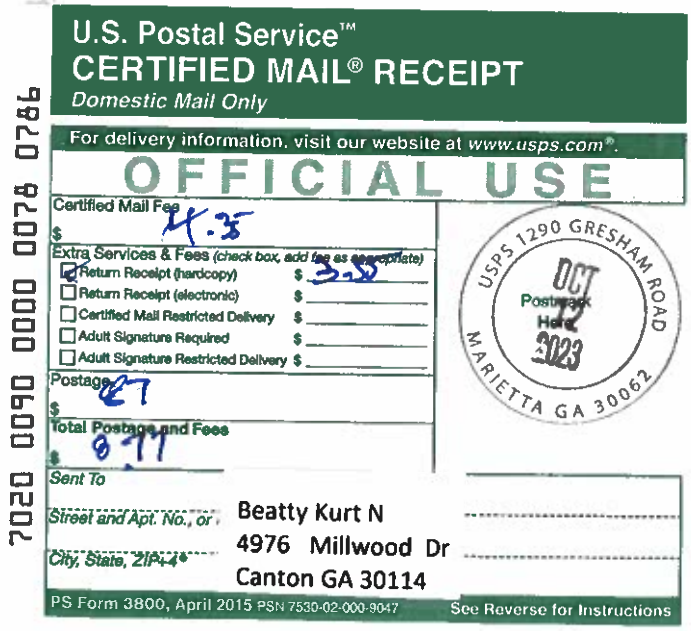
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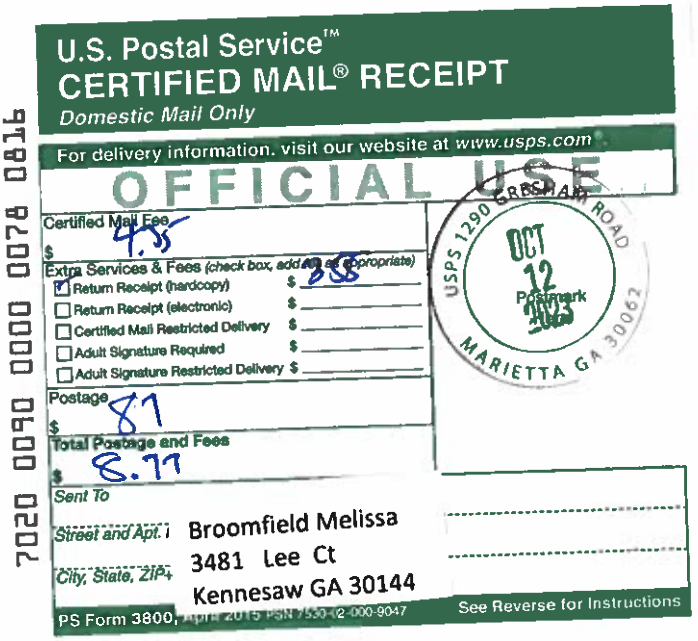
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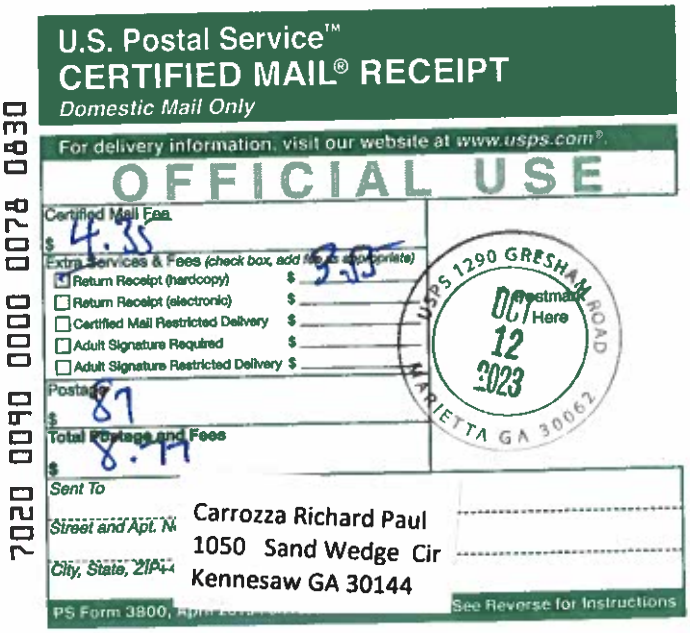
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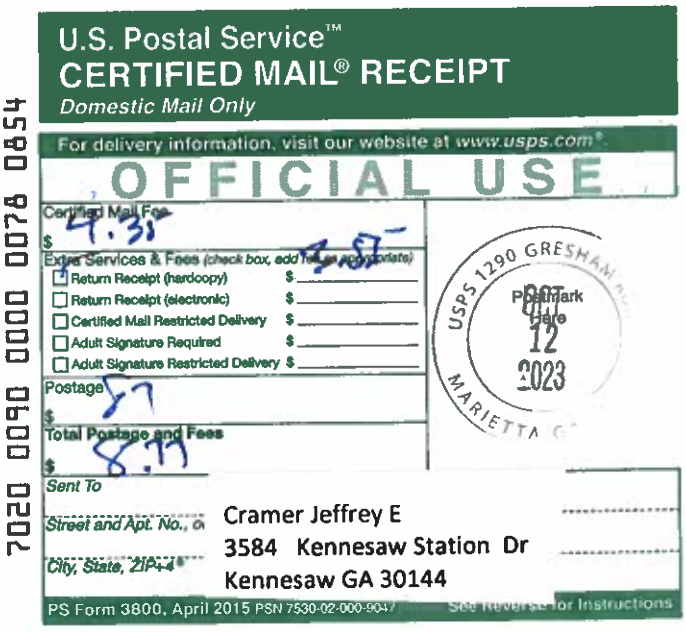
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City, State, ZIP+4 Marietta GA 30066
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City, State, ZIP+4® Kennesaw GA 30144
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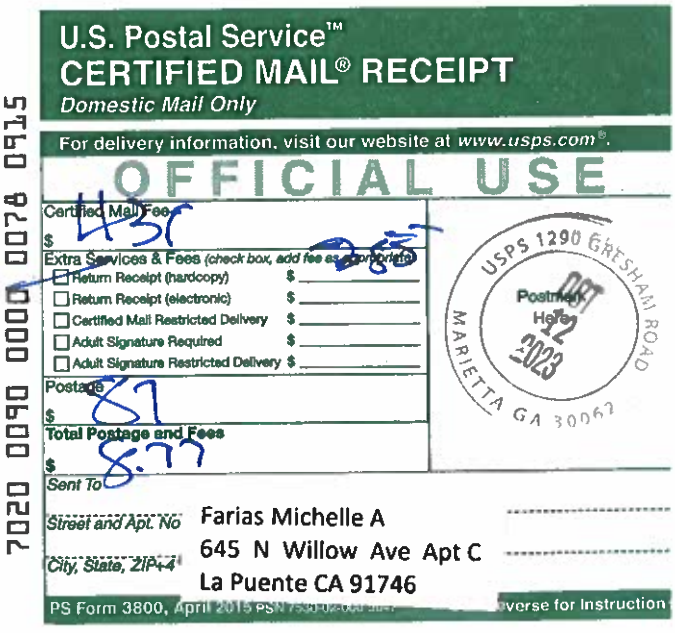
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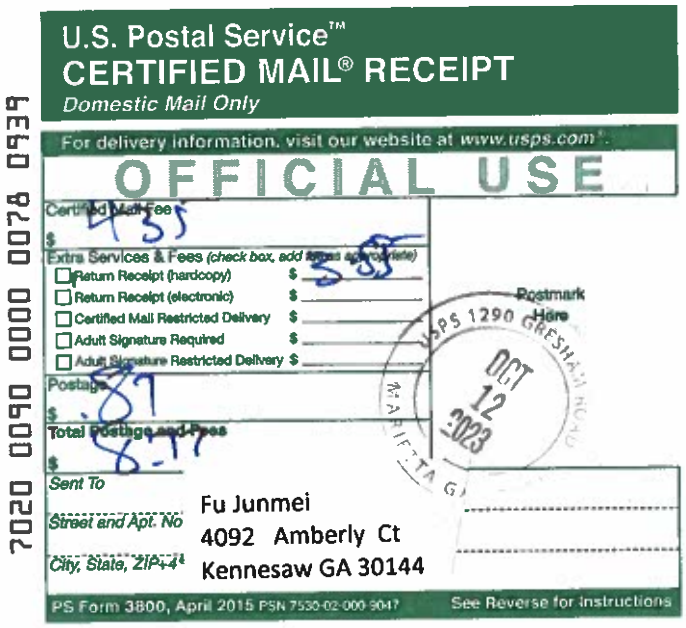

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Adult Signature Restricted Delivery $
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Total Postage and Fees $8.77
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Kennesaw GA 30144
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Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
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Kennesaw GA 30144
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Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To
Street
City, St
Gadisetti Srinivasa R
3544 Kennesaw Station Dr Nw
Kennesaw GA 30144
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Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To
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City, State, Zi
Girage Kara Elizabeth
3578 Kennesaw Station Dr Nw
Kennesaw GA 30144
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Postage $.87
Total Postage and Fees $8.77
Sent To
Street and Apt
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Govahi Kashani Shahriar
3524 Kennesaw Station Dr Nw
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City, Sta Kennesaw GA 30144
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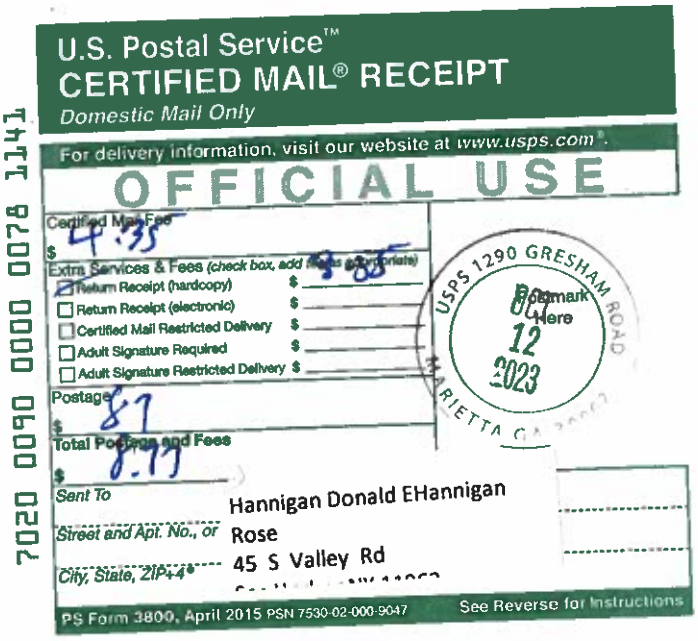
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3020 Sandwedge Cir
City, S Kennesaw GA 30144
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City, Sta Kennesaw GA 30144
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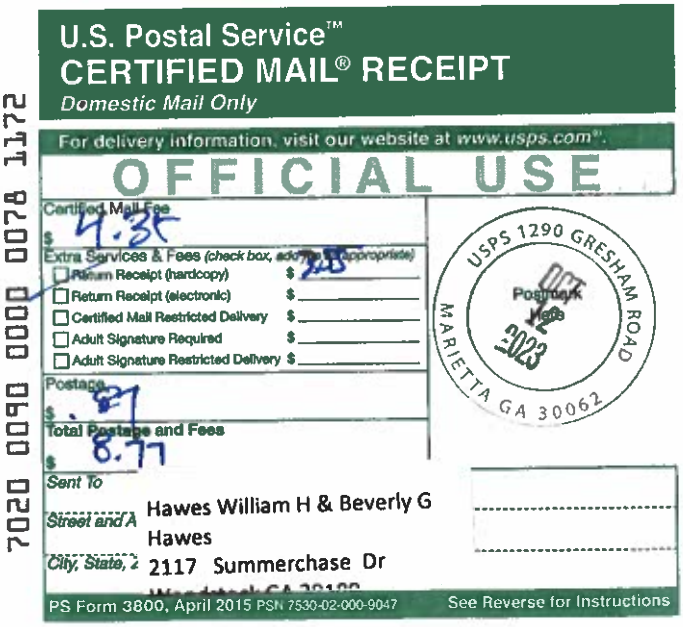
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Company Llc
City, State, Zi 2275 Marietta Blvd Suite 275-
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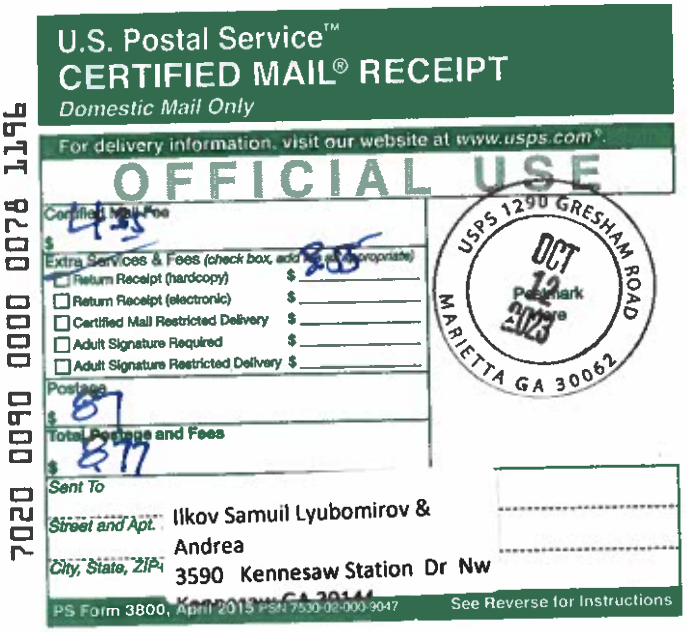
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City, State, ZIP+4 3590 Kennesaw Station Dr Nw
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Adult Signature Restricted Delivery $
Postage $.87
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Kennesaw GA 30144
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Adult Signature Restricted Delivery $
Postage $.87
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Marietta GA 30068
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Adult Signature Restricted Delivery $
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City, State, ZIP+4 Herbert C &Henderson Katheryn
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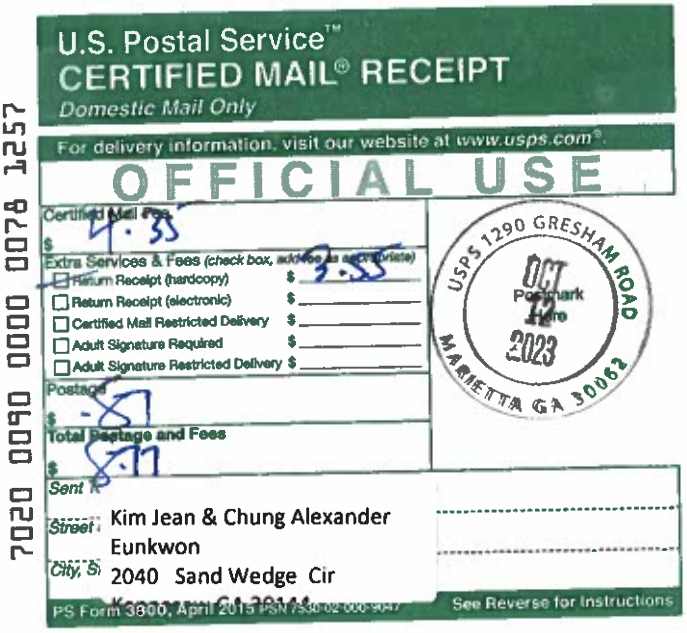
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Adult Signature Restricted Delivery $
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Adult Signature Restricted Delivery $
Postage $.87
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Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
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City, State, ZIP+4: 1020 Sand Wedge Cir
Kennesaw GA 30144
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Adult Signature Restricted Delivery $
Postage $.87
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City, State, ZIP+4: 5005 Melanie Ct Nw
Acworth GA 30102
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Adult Signature Required $
Adult Signature Restricted Delivery $
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City, State, ZIP+4: 3479 Lee Court
Kennesaw GA 30144
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Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To
Street and Apt. No.: Midway Exchange Borrower 8 Llc
City, State, ZIP+4: Po Box 4090
Scottsdale AZ 85261
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☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $5.77
Sent To
Street and Apt. No.: Mirzai Ajmal & Baird Alexandra
City, State, ZIP+4®: 5311 Golden Canary Ln
Austin TX 78723
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Postage $.87
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Sent To
Street and Apt. No.: Morales Richard
City, State, ZIP+4®: 1070 Sand Wedge Cir Nw
Kennesaw GA 30144
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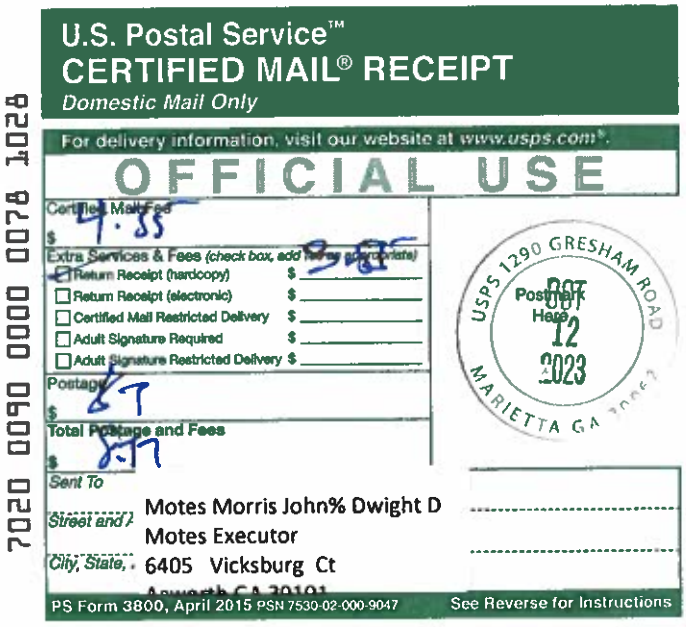
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Postage $.87
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Street and Apt. No.: Motes Morris John% Dwight D
City, State, ZIP+4®: Motes Executor
6405 Vicksburg Ct
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☐ Certified Mail Restricted Delivery $
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Postage $.87
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Sent To
Street and Apt. No.: Myers Carlene
City, State, ZIP+4®: 3570 Kennesaw Station Dr
Kennesaw GA 30144
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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $5.77
Sent To
Street and Apt. No.: Naustdal Fredrik Tamm
City, State, ZIP+4®: 3970 Paper Mill Rd
Marietta GA 30067
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $5.77
Sent To
Street and Apt. No.: Onyancha Momanyi B & Cherono Christine
City, State, ZIP+4®: 3540 Kennesaw Station Dr
Kennesaw GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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Return Receipt (hardcopy) $3.55
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $8.7
Total Postage and Fees $8.77
Sent To Acworth GA 30101
Street Pinetree Country Club
City, CondominiumAssociation Inc
Po Box 2484
PS F Kennesaw GA 30156
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 $8.7
Total Postage and Fees $8.77
Sent To Pk Housing Llc
Street and Apt. No., or PO Box No. 4707 Maple Brk Se
City, State, ZIP+4® Marietta GA 30067
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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Return Receipt (hardcopy) $3.55
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $8.7
Total Postage and Fees $8.77
Sent To
Street and Apt. No., or PO Box No. Prabhu Deepalaxmi
City, State, ZIP+4® 620 Stonestile Trce
Suwanee GA 30024
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 $8.7
Total Postage and Fees $8.77
Sent To Kennesaw GA 30144
Street and Apt. No., or PO Box No. Ragozzino Philip A
City, State, ZIP+4® 9 Fairway Dr
Kennesaw GA 30144
PS Form 3800, April for Instructions
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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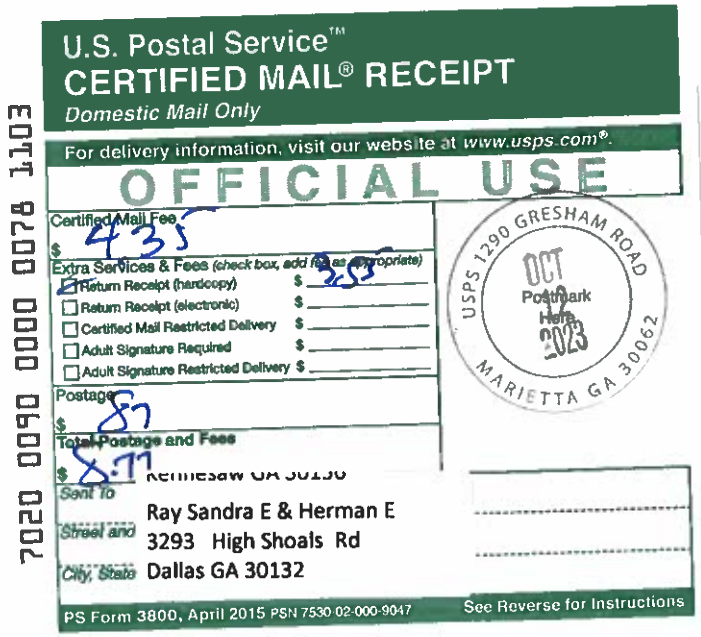
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Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $8.7
Total Postage and Fees $8.77
Sent To Kennesaw GA 30156
Street and Apt. No., or PO Box No. Ray Sandra E & Herman E
City, State, ZIP+4® 3293 High Shoals Rd
Dallas GA 30132
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Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $8.7
Total Postage and Fees $8.77
Sent To
Street and Apt. No., or PO Box No. Rez Llc
City, State, ZIP+4® 3449 Sheridan Chase
Marietta GA 30067
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USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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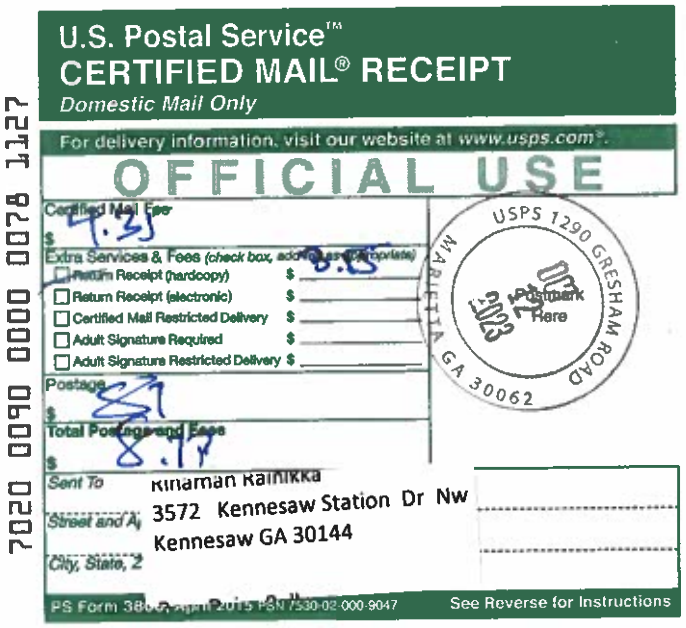

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Return Receipt (electronic)
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Adult Signature Required
Adult Signature Restricted Delivery
Postage $.87
Total Postage and Fees $8.77
Sent To Rinaman Rathikka
Street and Apt. 3572 Kennesaw Station Dr Nw
City, State, ZIP Kennesaw GA 30144
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage $.87
Total Postage and Fees $8.77
Sent To Rogers Clinton A
Street and Apt. 194 Fields Rd
City, State, ZIP Kingston GA 30145
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage $.87
Total Postage and Fees $8.77
Sent To Rogers Vince M
Street and Apt. 3552 Kennesaw Station Dr Nw
City, State, ZIP Kennesaw GA 30144
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage $.87
Total Postage and Fees $8.77
Sent To Ross Daisy Belle
Street and Apt. No 144 Four Seasons Blvd
City, State, ZIP+4 Dallas GA 30132
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage $.87
Total Postage and Fees $8.77
Sent To Rolnik Constance
Street and Apt. P O Box 801372
City, State, Acworth GA 30101
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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 $.87
Total Postage and Fees $8.77
Sent To Rowedder Kay F
Street 1000 Sandwedge Cir
City, Kennesaw GA 30144
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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 $.87
Total Postage and Fees $8.77
Sent To Sandweage LLC
Street and Apt. No. 1705 Amberwood Pointe
City, State, ZIP+4 Woodstock GA 30189
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
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Return Receipt (hardcopy) $3.35
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To Sarocn Ramesh & Kamaljit
Street and Apt. No. 3574 Kennesaw Station Dr
City, State, ZIP+4 Kennesaw GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
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Postmark Here
7020 0090 0000 0078 1363

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Return Receipt (hardcopy) $3.35
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To SFR Acquisitions 3 LLC
Street and Apt. No. 120 S Riverside Plz Ste 2000
City, State, ZIP+4 Chicago IL 60606
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 $.87
Total Postage and Fees $8.77
Sent To Shah Jigisha P & Premal K
Street and Apt. No. 4528 Lashley Ct
City, State, ZIP+4 Marietta GA 30068
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
OCT 12 2023
Postmark Here
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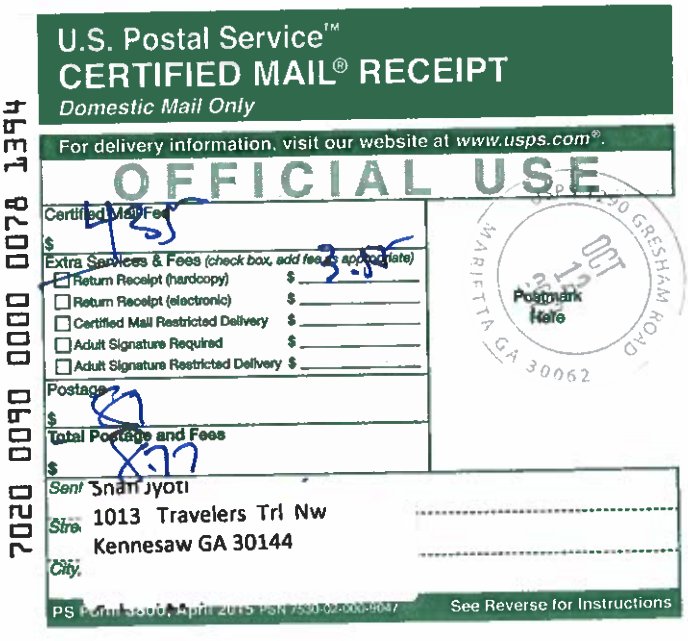
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Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To Shah Jyoti
Street and Apt. No. 1013 Travelers Trl Nw
City, State, ZIP+4 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 $.87
Total Postage and Fees $8.77
Sent To Shah Jyoti
Street and Apt. No. 3162 Bayonet Ct
City, State, ZIP+4 Marietta GA 30068
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USPS 1290 GRESHAM ROAD MARIETTA GA 30062
OCT 12 2023
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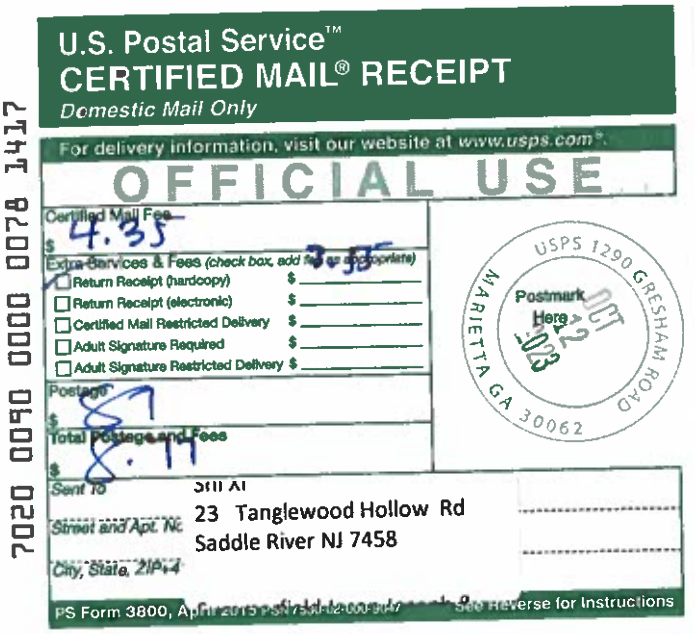

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Sent To: Shi Xi
Street and Apt. No.: 23 Tanglewood Hollow Rd
City, State, ZIP+4: Saddle River NJ 7458

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- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage $ .87

Total Postage and Fees $ 8.77

Sent To: Smith Michelle D & Rodney W
Street and A: 3550 Kennesaw Station Dr Nw
City, State, Z: Kennesaw GA 30144

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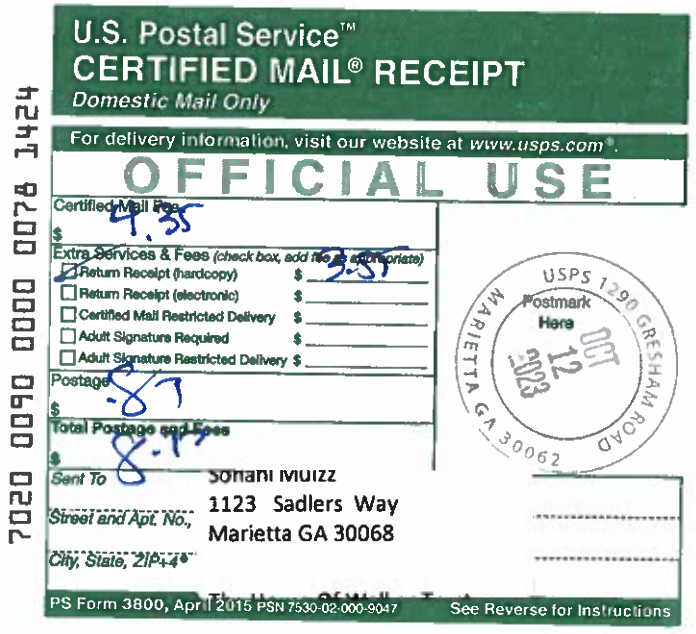

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- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage $ .87

Total Postage and Fees $ 8.77

Sent To: Sohani Muizz
Street and Apt. No.: 1123 Sadlers Way
City, State, ZIP+4: Marietta GA 30068

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- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage $ .87

Total Postage and Fees $ 8.77

Sent To: Strickland Rachel Sturdivant
Street and Ap: 1060 Sand Wedge Cir Nw
City, State, Z: Kennesaw GA 30144

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- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage $ .87

Total Postage and Fees $ 8.77

Sent To: Summerfield Jason Joseph &
Street: Patrick John
City, St: 1630 Club View Ct Nw
Kennesaw GA 30144

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- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage $ .87

Total Postage and Fees $ 8.77

Sent To: Surrency David J & Carey N
Street and: 3561 Pine Branches Ct
City, State, Acworth GA 30102

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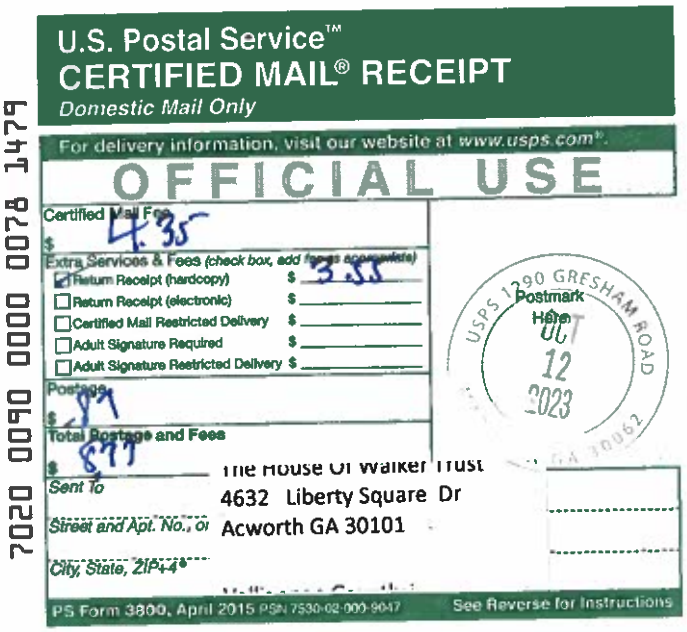
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To The House Of Walker Trust
Street and Apt. No., or 4632 Liberty Square Dr
City, State, ZIP+4 Acworth GA 30101
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To Toth Daniel & Vorosmarty Dora
Street and Ap 220 Blairshire Close
City, State, Z Roswell GA 30075
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
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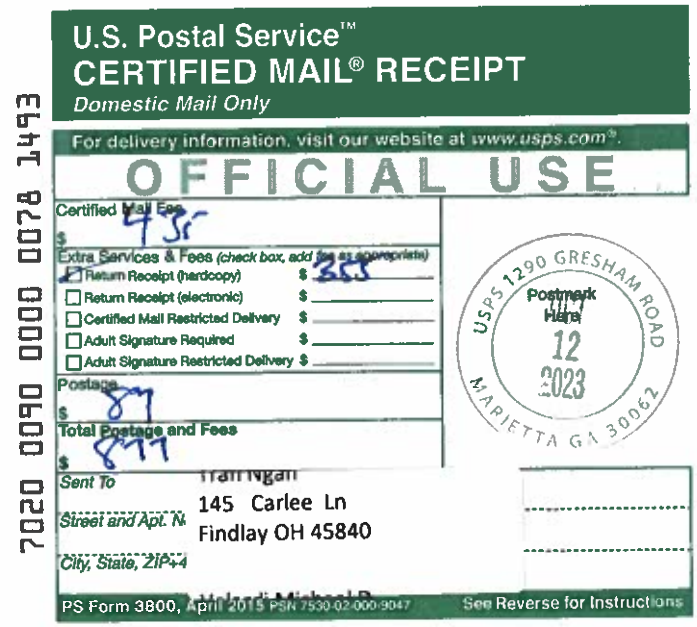
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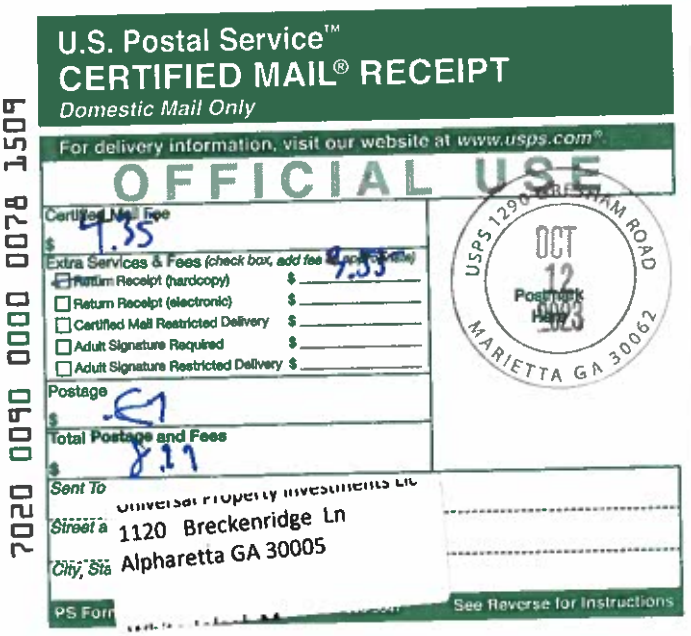
☑ Return Receipt (hardcopy) $3.55
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To Tran Ngan
Street and Apt. N 145 Carlee Ln
City, State, ZIP+4 Findlay OH 45840
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7020 0090 0000 0078 1493


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 $4.35
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 $.87
Total Postage and Fees $8.17
Sent To
Street a 1120 Breckenridge Ln
City, Sta Alpharetta GA 30005
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
PS Form See Reverse for Instructions
7020 0090 0000 0078 1509

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 $4.35
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 $.87
Total Postage and Fees $8.17
Sent To Vallappan Gayathri
Street and Apt. 2020 Brook Meadow Dr
City, State, ZIP Alpharetta GA 30005
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
PS Form 3800 See Reverse for Instructions
7020 0090 0000 0078 1516

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 $4.35
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $3.55
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To Van Dyke Leighton A & Greyson W
Street ar 3526 Kennesaw Station Dr Nw
City, Sta Kennesaw GA 30144
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
PS Form See Reverse for Instructions
7020 0090 0000 0078 1523

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
4.35
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) 3.55
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage .87
Total Postage and Fees 8.77
Sent To Velarol Michael D
Street and Apt. No., o 3560 Kennesaw Station Dr
City, State, ZIP+4 Kennesaw GA 30144
USPS 1290 GRESHAM ROAD
OCT 12 2023
MARIETTA GA 30062
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7020 0090 0000 0078 1530

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
4.35
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) 3.55
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage .87
Total Postage and Fees 8.77
Sent To White Joleah M
Street and Apt 1090 Sand Wedge Cir
City, State, ZI Kennesaw GA 30144
USPS 1290 GRESHAM ROAD
OCT 12 2023
MARIETTA GA 30062
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7020 0090 0000 0078 1547

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
4.35
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 .87
Total Postage and Fees 8.77
Sent To Williams Greg
Street and 3154 N Druid Hills Rd
City, State, Decatur GA 30033
USPS 1290 GRESHAM ROAD
OCT 12 2023
MARIETTA GA 30062
PS Form 3
See Reverse for Instructions
7020 0090 0000 0078 1554

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
4.35
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 .87
Total Postage and Fees 8.77
Sent To Wood Brittany
Street and Apt. No., 3582 Kennesaw Station Dr
City, State, ZIP+4 Kennesaw GA 30152
USPS 1290 GRESHAM ROAD
OCT 12 2023
MARIETTA GA 30062
PS Form 3800, April 2015
rse for Instructions
7020 0090 0000 0078 1578

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
4.35
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) 3.55
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage .87
Total Postage and Fees 8.77
Sent To Zhao Juan
Street and A 360 Sumter Dr
City, State, Marietta GA 30066
USPS 1290 GRESHAM ROAD
OCT 12 2023
MARIETTA GA 30062
PS Form 38
Reverse for Instructions
7020 0090 0000 0078 1561

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

11 Fairway Drive Land Trust
1025 Rose Creek Dr Ste 620-131
Woodstock GA 30189

Page 99 of 600

9590 9402 7798 2152 4011 98

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

7020 0090 0000 0078 0694

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

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

Domestic Return Receipt

USPS TRACKING #

9590 9402 7798 2152 4014 71

United States
Postal Service

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

SUWANEE GA
OCT 16 2023
300 USPS

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

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Prabhu Deepalaxmi
620 Stonestile Trce
Suwanee GA 30024

9590 9402 7798 2152 4014 71

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

7020 0090 0000 0078 1080

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☒ Addressee

B. Received by *(Printed Name)* Deepalaxmi Prabhu

C. Date of Delivery 16/10/23

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

SUWANEE GA
OCT 16 2023
30024 USPS

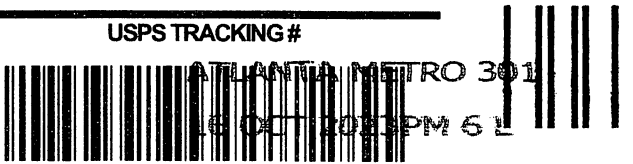
3. Service Type

- ☐ 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 ($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 7798 2152 4019 21

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

E H & J Inc
P O Box 2286
Kennesaw GA 30156

9590 9402 7798 2152 4019 21

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

7020 0090 0000 0078 0885

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)* WILLIAM C EDWARDS

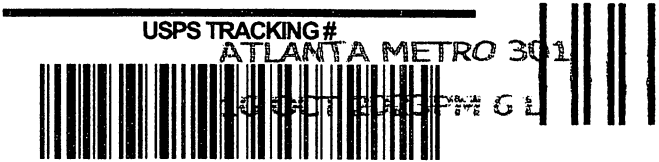
C. Date of Delivery

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

USPS KENNESAW GA 30144 JUL 16 2023

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
- ☐ ail Restricted Delivery)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery



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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Kennesaw City Of
2539 J O Stephenson Ave
Kennesaw GA 30144

9590 9402 7798 2152 4014 19

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

7020 0090 0000 0078 [illegible]240

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

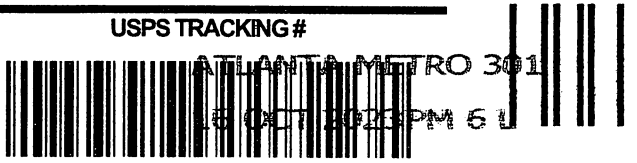
C. Date of Delivery

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

USPS TRACKING #



9590 9402 7798 2152 4016 48

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Wood Brittany
3582 Kennesaw Station Dr
Kennesaw GA 30152

9590 9402 7798 2152 4016 48

2. Article Number *(Transfer from service label)*
7020 0090 0000 0078 1578

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Brittany Hill

C. Date of Delivery 10/15/23

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
- Mail Restricted Delivery 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #

9590 9402 7798 2152 4016 00

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

-279799

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Sohani Muizz
1123 Sadlers Way
Marietta GA 30068

9590 9402 7798 2152 4016 00

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

7020 0090 0000 0078 1424

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

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

Domestic Return Receipt

USPS TRACKING #

9590 9402 7798 2152 4016 24

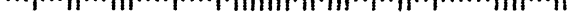
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

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

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

-279799



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Shah Jyoti
3162 Bayonet Ct
Marietta GA 30068

9590 9402 7798 2152 4016 24

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

7020 0090 0000 0078 1400

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 10/18/23

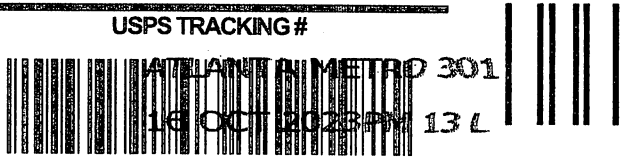
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

Domestic Return Receipt

USPS TRACKING #



9590 9402 8161 3030 4822 60

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

Code

United States Postal Service

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

City of Kennesaw
Community Development
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

James Liu
2298 Edgemere Lake Circle
Marietta, GA 30062

9590 9402 8161 3030 4822 60

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

7022 1670 0001 2173 2195

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

Mail
Mail Restricted Delivery
00)

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

Domestic Return Receipt

USPS TRACKING #

9590 9402 7798 2152 4014 26

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

4-279799

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Kennesaw City Of
2539 Park Dr Suite 300
Kennesaw GA 30144

9590 9402 7798 2152 4014 26

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

7020 0090 0000 0078 1233

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
- ☐ ed Mail
- ☐ ed Mail Restricted Delivery
  ($ $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 7798 2152 4013 72

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

-279799

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Maarouf Bassem R
3479 Lee Court
Kennesaw GA 30144

9590 9402 7798 2152 4013 72

2. Article Number *(Transfer from service label)*
7020 0090 0000 0078 1288

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Hanadi
☒ Agent
☐ Addressee

B. Received by *(Printed Name)* 'Hanadi ALsakkini
C. Date of Delivery

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

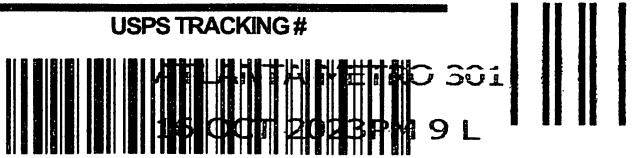
USPS OCT 16 2023 KENNESAW GA 30144

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

Page 117 of 600

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

USPS TRACKING #



9590 9402 7798 2152 4012 80

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ishakon Properties Llc
3162 Bayonet Ct
Marietta GA 30068

9590 9402 7798 2152 4012 80

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

7020 0090 0000 0078 1202

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

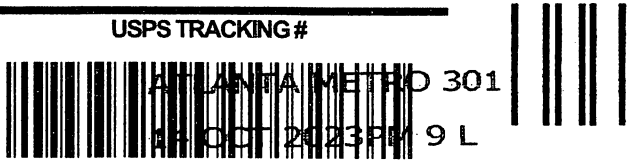
3. Service Type

- ☐ 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

Page 119 of 600

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

USPS TRACKING #



9590 9402 7798 2152 4013 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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

4-279799

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Mccluer Shu Hua & Warren J
5005 Melanie Ct Nw
Acworth GA 30102

9590 9402 7798 2152 4013 65

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

7020 0090 0000 0078 1295

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
- ☐ Insured Mail
- ☐ ail Restricted Delivery
- 0)
- ☐ 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 #

ATLANTA METRO 301
18 OCT 2023PM 8 L

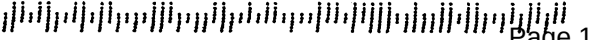
9590 9402 7798 2152 4012 73

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Hawes William H & Beverly G Hawes
2117 Summerchase Dr
Woodstock GA 30189

9590 9402 7798 2152 4012 73

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

7020 0090 0000 0078 1172

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X William A Hawes ☐ Agent ☐ Addressee

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

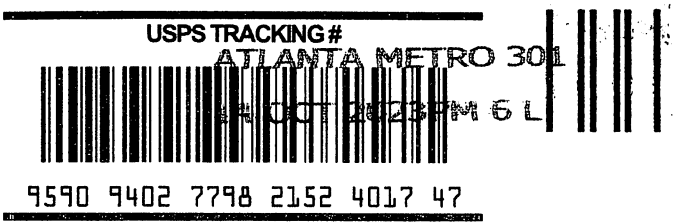
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ d Mail Restricted Delivery
  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



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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Diep Kent Bao & Hang Linh Le
5355 Haverford Mill Cove
Lilburn GA 30047

9590 9402 7798 2152 4017 47

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

7020 0090 0000 0078 0878

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* Darrin

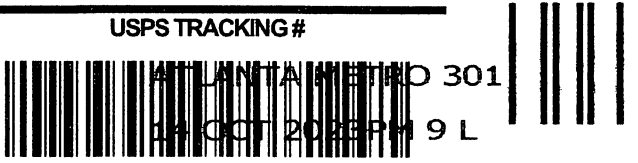
C. Date of Delivery

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

USPS TRACKING #



9590 9402 7798 2152 4017 23

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

4-279799

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Universal Property Investments Llc
1120 Breckenridge Ln
Alpharetta GA 30005

9590 9402 7798 2152 4017 23

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

7020 0090 0000 0078 1509

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Re33

☐ 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

Mail
Mail Restricted Delivery
00)

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

Domestic Return Receipt

USPS TRACKING #

9590 9402 7798 2152 4020 03

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Sandwedge Llc
1705 Amberwood Pointe
Woodstock GA 30189

9590 9402 7798 2152 4020 03

2. Article Number *(Transfer from service label)*
7020 0090 0000 0078 1356

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 10/14/23

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

Mail
Mail Restricted Delivery
0)

USPS TRACKING #

9590 9402 7798 2152 4013 27

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

4-279799

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Motes Morris John% Dwight D Motes
Executor
6405 Vicksburg Ct
Acworth GA 30101

9590 9402 7798 2152 4013 27

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

7020 0090 0000 0078 1028

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 10-14-23

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

Page 131 of 600

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

USPS TRACKING #

9590 9402 7798 2152 4014 57

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ray Sandra E & Herman E
3293 High Shoals Rd
Dallas GA 30132

9590 9402 7798 2152 4014 57

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

7020 0090 0000 0078 1103

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Sandra E. Ray ☐ 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

estricted Delivery

USPS TRACKING #

9590 9402 7798 2152 4013 34

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

NDER: *COMPLETE THIS SECTION*

mplete items 1, 2, and 3.

your name and address on the reverse
t we can return the card to you.

his card to the back of the mailpiece,
front if space permits.

1. ressed to:

Morales Richard
1070 Sand Wedge Cir Nw
Kennesaw GA 30144

9590 9402 7798 2152 4013 34

2. Article Number *(Transfer from service label)*
7020 0090 0000 0078 1011

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Nickole Caufield ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*
Nickole Caufield

C. Date of Delivery
10/14/23

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
- ☐ Mail
- Mail Restricted Delivery
- 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 7798 2152 4015 94

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Smith Michelle D & Rodney W
3550 Kennesaw Station Dr Nw
Kennesaw GA 30144

9590 9402 7708 2152 4015 94

2. Ar

PS F

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Rodney Smith ☐ Agent ☐ Addr

B. Received by *(Printed Name)* Rodney Smith

C. Date of Delivery

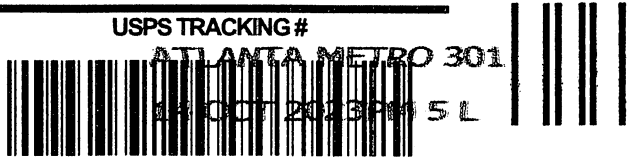
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ ature Confirmation
- icted Delivery

c Return Receipt

USPS TRACKING #



9590 9402 7798 2152 4019 83

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ross Daisy Belle
144 Four Seasons Blvd
Dallas GA 30132

9590 9402 7798 2152 4019 83

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

7020 0090 0000 0078 1332

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
- ☐ d Mail
- ☐ d 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:

Atlanta Realty Pros Llc
3449 Sheridan Chase Se
Marietta GA 30067

9590 9402 7798 2152 4011 12

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

7020 0090 0000 0078 0762

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
- ☐ 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 7798 2152 4011 12

ATLANTA METRO 301
17 OCT 2023 PM 5 L

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Rez Llc
3449 Sheridan Chase
Marietta GA 30067

9590 9402 7798 2152 4014 40

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

7020 0090 0000 0078 1110

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Mercedes Rezvan

C. Date of Delivery

10/17/21

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
- ☐ ed Mail
- ☐ ed Mail Restricted Delivery
- $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 7798 2152 4014 40

ATLANTA METRO 301
17 OCT 2023 PM 5 L

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

GA 30068

United States
Postal Service

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

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Jayco Properties Llc
P O Box 613
Holly Springs GA 30142

9590 9402 7798 2152 4013 10

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

7020 0090 0000 0078 1219

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

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

OCT 17 2023

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
- ☐ ail Restricted Delivery
- ☐ 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

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

Received
10.19.23

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:

Shi Xi
23 Tanglewood Hollow Rd
Saddle River NJ 7458

9590 9402 7798 2152 4016 17

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

7020 0090 0000 0078 1417

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

Page 146 of 600

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

USPS TRACKING #

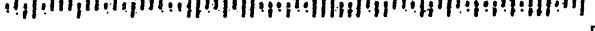
9590 9402 7798 2152 4016 17

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Valliappan Gayathri
2020 Brook Meadow Dr
Alpharetta GA 30005

9590 9402 7798 2152 4017 16

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

7020 0090 0000 0078 1516

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by *(Printed Name)* GAYATHRI

C. Date of Delivery 6/9/23

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

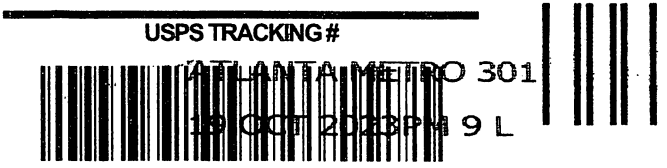
3. Service Type

- ☐ 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

Mail
Mail Restricted Delivery
0)

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

Domestic Return Receipt



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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

4-278029

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:

Onyancha Momanyi B & Cherono Christine
3540 Kennesaw Station Dr
Kennesaw GA 30144

9590 9402 7798 2152 4015 01

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

7020 0090 0000 0078 1059

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

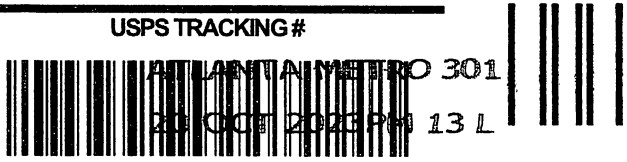
C. Date of Delivery

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
- ☐ Insured Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



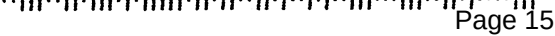
9590 9402 7798 2152 4015 01

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Farias Michelle A
645 N Willow Ave Apt C
La Puente CA 91746

9590 9402 7798 2152 4019 38

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

7020 0090 0000 0078 0114

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Mary Farias ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Mary Farias

C. Date of Delivery 10-18-23

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

OCT 18 2023

3. Service Type

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

500)

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

Domestic Return Receipt

USPS TRACKING #

9590 9402 7798 2152 4019 38

SANTA ANA CA 926
18 OCT 2023 PM 3 L

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

USPS TRACKING #

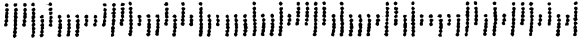
9590 9402 7798 2152 4013 41

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Mirzai Ajmal & Baird Alexandra
5311 Golden Canary Ln
Austin TX 78723

9590 9402 7798 2152 4013 41

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

7020 0090 0000 0078 1004

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
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

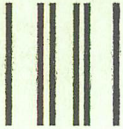
l Mail Restricted Delivery
500)

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

Domestic Return Receipt

USPS TRACKING #

9590 9402 7798 2152 4019 52



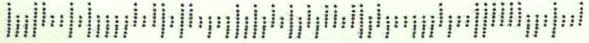
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

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

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

Received
10.20.23



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:

Rogers Clinton A
194 Fields Rd
Kingston GA 30145

9590 9402 7798 2152 4019 52

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

7020 0090 0000 0078 1301

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X April Rogers ☐ 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

OCT 18 2023

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ d Mail
- ☐ d 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

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

Received
10.20.23

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:

Abraha Leterfuael
18 Fairway Dr
Kennesaw GA 30144

9590 9402 7798 2152 4011 50

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

7020 0090 0000 0078 0724

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ltl

☐ 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

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:

Lecher Noel L & Laura E
1020 Sand Wedge Cir
Kennesaw GA 30144

9590 9402 7798 2152 4013 89

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

7020 0090 0000 0078 1271

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

KENNESAW GA 30144
OCT 2 3 2023
USPS

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

USPS TRACKING #

9590 9402 7798 2152 4013 89

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Tran Ngan
145 Carlee Ln
Findlay OH 45840

9590 9402 7798 2152 4017 30

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

7020 0090 0000 0078 1493

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

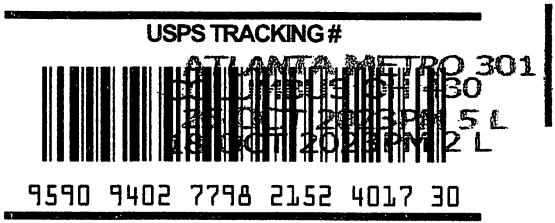
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ [illegible] Mail
- ☐ [illegible] Mail Restricted Delivery
- [illegible]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



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

Page 163 of 300

United States Postal Service

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

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

USPS TRACKING #

9590 9402 7798 2152 4014 64

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ragozzino Philip A
9 Fairway Dr
Kennesaw GA 30144

9590 9402 7798 2152 4014 64

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

7020 0090 0000 0078 1097

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Karen Ragozzino ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Karen Ragozzino

C. Date of Delivery

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

KENNESAW GA 30144 OCT 20 2023 USPS

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ [illegible]ail
- ☐ [illegible]ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #

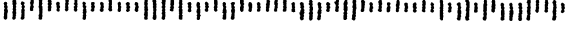
9590 9402 7798 2152 4013 58

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Midway Exchange Borrower 8 Llc
Po Box 4090
Scottsdale AZ 85261

9590 9402 7798 2152 4013 58

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

7020 0090 0000 0078 0977

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Willie Grant

C. Date of Delivery

10/18/23

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*

- 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:

Ray Sandra E & Herman E
3293 High Shoals Rd
Dallas GA 30132

9590 9402 7798 2152 3988 18

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

7020 0090 0000 0078 1813

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Herman Ray ☐ 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
- ☐ 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 7798 2152 3988 18

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Harrison Karl D
1080 Sand Wedge Cir Nw
Kennesaw GA 30144

9590 9402 7798 2152 3991 36

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

7020 0090 0000 0078 5040

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
12/4/23

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 7798 2152 3991 36

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Myers Carlene
3570 Kennesaw Station Dr
Kennesaw GA 30144

9590 9402 7798 2152 3989 55

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

9590 0090 0000 0078 1882

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Myers ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 12/4/23

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
- ☐ sured Mail
- ☐ sured 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 7798 2152 3989 55

First-Class Mail
Postage & Fees Paid
USPS
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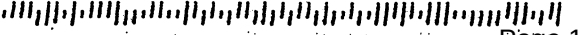
United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Harrington Susan
3020 Sandwedge Cir
Kennesaw GA 30144

9590 9402 7798 2152 3991 43

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

7020 0090 0000 0078 5057

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Susan J. Harrington ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 12/4/23

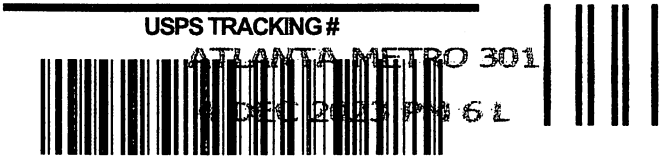
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ured Mail
- ☐ ured Mail Restricted Delivery
- er $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

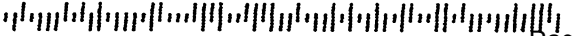


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Grant Graciela M
5 Duffers Ct
Kennesaw GA 30144

9590 9402 7798 2152 3991 67

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

7020 0090 0000 0078 5071

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* GRANT

C. Date of Delivery 12/4/23

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

Grant

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

USPS TRACKING #

9590 9402 7798 2152 3991 67

First-Class Mail
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USPS
Permit No. G-10

United States Postal Service

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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Cramer Jeffrey E
3584 Kennesaw Station Dr
Kennesaw GA 30144

9590 9402 7798 2152 3992 97

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

7020 0090 0000 0078 5859

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

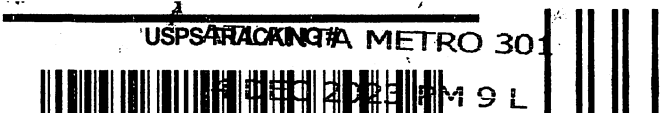
B. Received by *(Printed Name)*

C. Date of Delivery
12/21/23

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



9590 9402 7798 2152 3992 97

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Rowedder Kay F
1000 Sandwedge Cir
Kennesaw GA 30144

9590 9402 7798 2152 3988 01

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

9020 0090 0000 0078 1745

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Kay Rowedder ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 12/4/23

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
- ☐ [illegible]sured Mail
- ☐ [illegible]sured Mail Restricted Delivery [illegible]er $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 7798 2152 3988 01

First-Class Mail
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USPS
Permit No. G-10

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ross Daisy Belle
144 Four Seasons Blvd
Dallas GA 30132

9590 9402 7798 2152 3988 25

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

7020 0090 0000 0078 1752

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Brenda Durham ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* B. Durham

C. Date of Delivery 12/4/23

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

USPS TRACKING #

9590 9402 7798 2152 3988 25

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

11 Fairway Drive Land Trust
1025 Rose Creek Dr Ste 620-131
Woodstock GA 30189

9590 9402 7798 2152 3983 99

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

7020 0090 0000 0078 3558

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
- ☐ 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 7798 2152 3983 99

First-Class Mail
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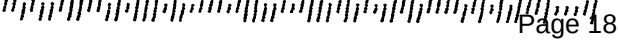
USPS
Permit No. G-10

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Sohani Muizz
1123 Sadlers Way
Marietta GA 30068

9590 9402 7798 2152 3987 19

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

0020 0090 0000 0078 3718

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

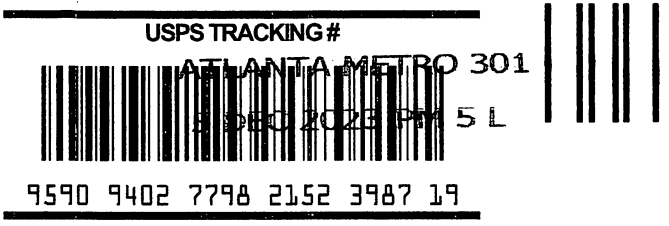
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ured Mail
- ☐ ured 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



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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Toth Daniel &Vorosmarty Dora
220 Blairshire Close
Roswell GA 30075

9590 9402 7798 2152 3986 65

2. Article Number *(Transfer from service label)*
7020 0090 0000 0078 3664

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☒ Addressee

B. Received by *(Printed Name)* [signature]

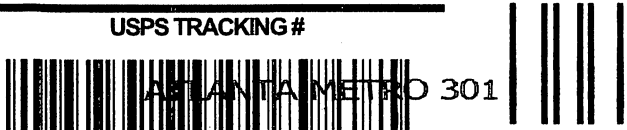
C. Date of Delivery 12-4

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

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 7798 2152 3986 65

First-Class Mail
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Permit No. G-10

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

3536 Kennesaw Station Drive Land
TrustFreeport Title & Guaranty Inc Trustee
2550 Sandy Plains Rd Ste 225-315
Marietta GA 30066

9590 9402 7798 2152 3983 75

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

7020 0090 0000 0078 5927

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Omar Ahmer

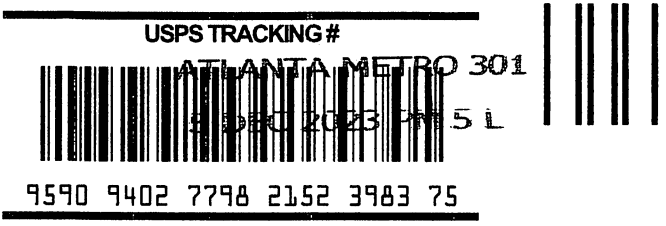
C. Date of Delivery

12-4-23

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



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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Heliopolis Development Company Llc
2275 Marietta Blvd Suite 275-392
Atlanta GA 30318

9590 9402 7798 2152 3991 12

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

7020 0090 0000 0078 5026

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 12/9/20

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
- ☐ [illegible]ed Mail
- ☐ [illegible]ed Mail Restricted Delivery [illegible]$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 7798 2152 3991 12

First-Class Mail
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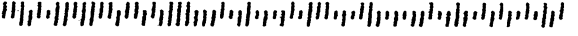
USPS
Permit No. G-10

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Sandwedge Llc
1705 Amberwood Pointe
Woodstock GA 30189

9590 9402 7798 2152 3987 95

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

9020 0090 0000 0078 1738

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Ulrich Wilms

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
- red Mail
- red Mail Restricted Delivery
- r $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #

9590 9402 7798 2152 3987 95

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

United States Postal Service

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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Summerfield Jason Joseph & Patrick John
1630 Club View Ct Nw
Kennesaw GA 30144

9590 9402 7798 2152 3986 96

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

7020 0090 0000 0078 3695

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 12/5/23

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

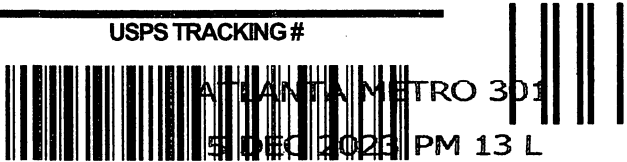
3. Service Type

- ☐ 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 #



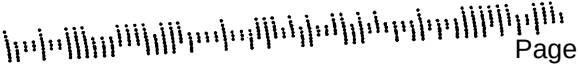
9590 9402 7798 2152 3986 96

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Boyer William
1629 Club View Ct Nw
Kennesaw GA 30144

9590 9402 7798 2152 4022 01

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

7020 0090 0000 0078 5712

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

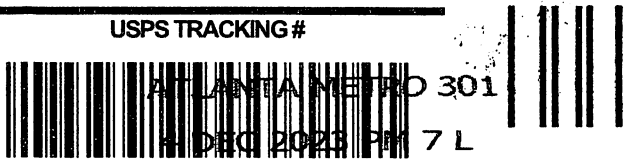
C. Date of Delivery 12/9/23

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
- ☐ ured Mail Restricted Delivery er $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 7798 2152 4022 01

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USPS
Permit No. G-10

United States Postal Service

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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Van Dyke Leighton A & Greyson W
3526 Kennesaw Station Dr Nw
Kennesaw GA 30144

Page 200 of 600

9590 9402 7798 2152 3985 97

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

7020 0090 0000 0078 3626

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Daughter Vicky ☐ Agent ☐ Addressee

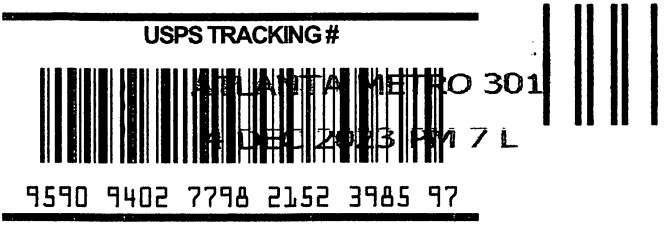
B. Received by *(Printed Name)*

C. Date of Delivery 12/4/23

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



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Permit No. G-10

United States Postal Service

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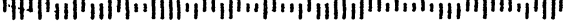
Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Universal Property Investments Llc
1120 Breckenridge Ln
Alpharetta GA 30005

9590 9402 7798 2152 3986 41

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

7020 0090 0000 0078 3640

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

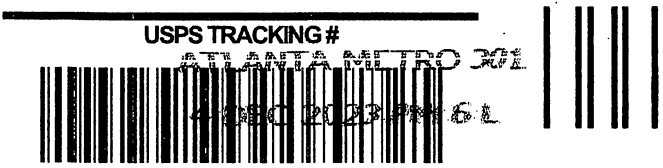
C. Date of Delivery

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
- ☐ 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



First-Class Mail
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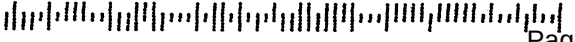
USPS
Permit No. G-10

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Girage Kara Elizabeth
3578 Kennesaw Station Dr Nw
Kennesaw GA 30144

9590 9402 7798 2152 3991 98

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

0020 0090 0000 0078 5750

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
12/4/23

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

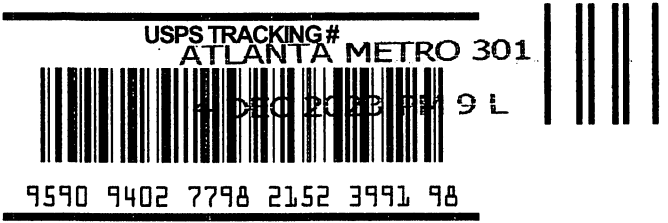
3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ red Mail
- ☐ red Mail Restricted Delivery
- (r $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Page 204 of 600

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

Domestic Return Receipt



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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Hawes William H & Beverly G Hawes
2117 Summerchase Dr
Woodstock GA 30189

9590 9402 7798 2152 3991 29

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

7000 0090 0000 0078 5033

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X William A Hawes ☐ Agent ☐ Addressee

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

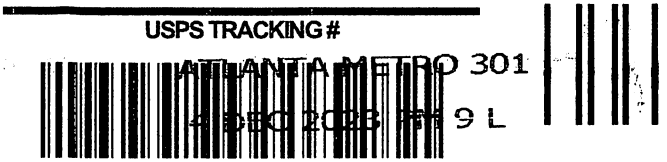
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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



First-Class Mail
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USPS
Permit No. G-10

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Carpenter Robert
3498 Lee Ct
Kennesaw GA 30144

9590 9402 7798 2152 3993 27

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

7020 0090 0000 0078 5682

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

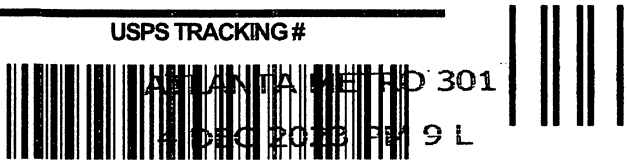
C. Date of Delivery 12/4/23

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

USPS TRACKING #



9590 9402 7798 2152 3993 27

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Permit No. G-10

United States Postal Service

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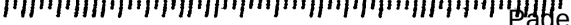
Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Broomfield Melissa
3481 Lee Ct
Kennesaw GA 30144

9590 9402 7798 2152 3993 34

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

7020 0090 0000 0078 5699

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Russell

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

12/9/22

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

USPS TRACKING #

9590 9402 7798 2152 3993 34

First-Class Mail
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United States Postal Service

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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Wood Brittany
3582 Kennesaw Station Dr
Kennesaw GA 30152

9590 9402 7798 2152 3988 87

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

7020 0090 0000 0078 3589

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 12/4/23

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

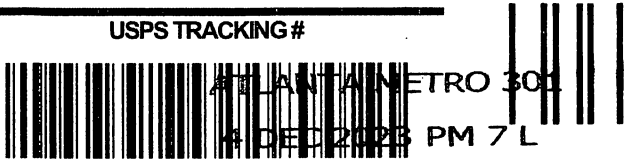
3. Service Type

- ☐ 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 7798 2152 3988 87

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Saroch Ramesh & Kamaljit
3574 Kennesaw Station Dr
Kennesaw GA 30144

9590 9402 7798 2152 3987 88

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

7020 0090 0000 0078 1721

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* SAROCH

C. Date of Delivery 12/4/23

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

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Tax Parcel -- 20013[illegible]0930
JBMU GROUP INC
1247 GRAND VIEW DR
MAB[illegible]TON GA 30126

9590 9402 8248 3094 0676 47

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

9589 0710 5270 1282 3394 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* Lindsey Uhl

C. Date of Delivery 11/30/23

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

USPS TRACKING #ME [illegible] 301

1 DEC 2023 PM 13 L

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

9590 9402 8248 3094 0676 47

Zoning Case #ZV2023_004

United States
Postal Service

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

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

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:

Diep Kent Bao & Hang Linh Le
5355 Haverford Mill Cove
Lilburn GA 30047

9590 9402 7798 2152 3992 73

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

7020 0090 0000 0078 5835

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

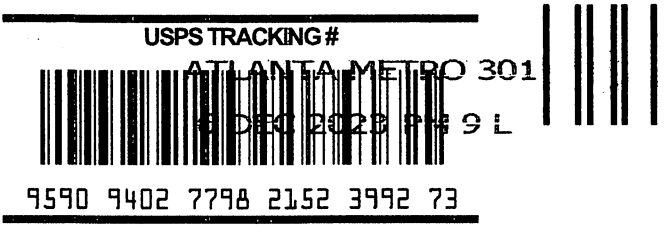
B. Received by *(Printed Name)* KENT DIEP

C. Date of Delivery 12-6-23

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



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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Strickland Rachel Sturdivant
1060 Sand Wedge Cir Nw
Kennesaw GA 30144

9590 9402 7798 2152 3987 02

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

7020 0090 0000 0078 3701

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* R STURDIVANT

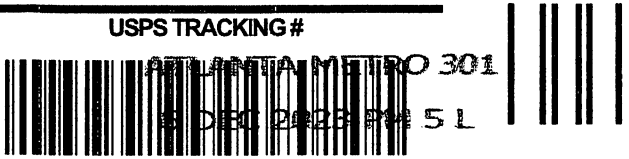
C. Date of Delivery 12/6/23

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

USPS TRACKING #



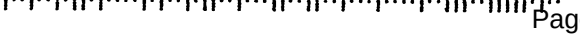
9590 9402 7798 2152 3987 02

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ashman Ronald &Ashman Matthew
3040 Shallowford Park Manor
Roswell GA 30075

9590 9402 7798 2152 4022 49

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

7020 0090 0000 0078 5873

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

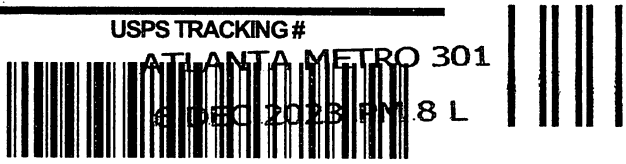
C. Date of Delivery 12/04/23

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

USPS TRACKING #



9590 9402 7798 2152 4022 49

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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mcclucr Shu Hua & Warren J
5005 Melanie Ct Nw
Acworth GA 30102

9590 9402 7798 2152 3990 06

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

7020 0090 0000 0078 5965

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

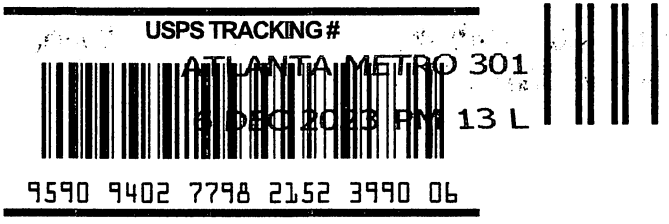
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

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1. Article Addressed to:

E E H & J Inc
P O Box 2286
Kennesaw GA 30156

9590 9402 7798 2152 3992 66

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

7020 0090 0000 0078 5828

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x [signature] DEC – 6 2021

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* WILLIAM EDWARDS

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
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- ☐ 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

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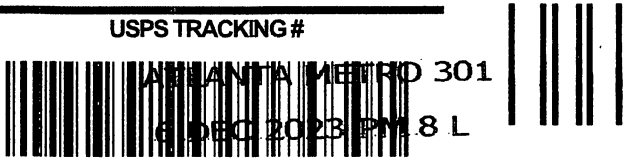

9590 9402 7798 2152 3992 66

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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Velardi Michael D
3560 Kennesaw Station Dr
Kennesaw GA 30144

9590 9402 7798 2152 3986 03

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

7020 0090 0000 0078 3602

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 12/4/23

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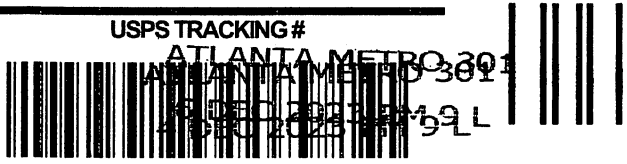
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™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

USPS TRACKING #



9590 9402 7798 2152 3986 03

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Permit No. G-10

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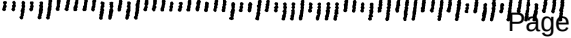
• Sender: Please print your name, address, and ZIP+4® in this box•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



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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:

Abraha Leterfuael
18 Fairway Dr
Kennesaw GA 30144

9590 9402 7708 9150 9000 05

2. A

7

PS

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature]

☐ Agent
☑ Addressee

B. Received by *(Printed Name)*
Jordanos Tela

C. Date of Delivery
12/4/23

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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
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ic Return Receipt

USPS TRACKING #

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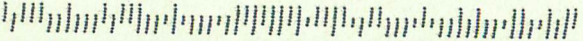
Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



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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:

Rogers Clinton A
194 Fields Rd
Kingston GA 30145

9590 9402 7798 2152 3988 70

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

0020 0090 0000 0078 1783

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

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

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9590 9402 7798 2152 3988 70

ATLANTA METRO 301

6 DEC 2023 PM 8 L

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Happy Holidays

United States Postal Service

KINGSTON GA

DEC 06 2023

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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Jayco Properties Llc
P O Box 613
Holly Springs GA 30142

9590 9402 7798 2152 3990 82

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

7020 0090 0000 0078 1684

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 12-6-23

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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- ☐ 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 7798 2152 3990 82

ATLANTA METRO 301

6 DEC 2023 PM 5 L

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USPS
Permit No. G-10

DEC - 6 2023

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

ZONING ADMINISTRATOR
DARRYL SIMMONS

COMMUNITY DEVELOPMENT
Planning and Zoning

2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

CONTACT US

OFFICE: (770) 590-8268
WEBSITE: www.kennesaw-ga.gov
EMAIL: zoningdept@kennesaw-ga.gov

MAYOR AND COUNCIL
JANUARY 2, 2024

PLANNING COMMISSION
NOVEMBER 1, 2023

LEGAL ADVERTISEMENTS
DECEMBER 15, 2023

PUBLIC NOTICE SIGN
DECEMBER 13, 2023

APPLICATION SUBMITTED
SEPTEMBER 15, 2023

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

Property Addresses
1651 McCollum Parkway
Applicant
Piedmont Residential
Representative
Parks F. Huff
Property Owner
Daisy Belle Ross
Current Zoning
R-15 (Single-Family - 15 Units/Acre)
Current Future Land Use Category
Residential High (RH)
Project Request: Rezone for construction of a residential townhome community, variance from stream buffer.

Street view of subject property (Cobb Tax Assessor)

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes
Historic District: No
Cemetery: No **Floodplain: No** **Stream: No**
Parcel ID #: 20009900010
Land Lot #: 98 and 99 **Tax Parcel #:** 001
Land Area: 5.13 +/- acres or 223,462.8 SQFT
Existing Building Total SQFT: 2,209 SQFT
Proposed Building SQFT: N/A
Proposed Streets: N/A

RECOMMENDATION

Staff Recommendation
Approval with conditions
Planning Commission Recommendation
To be determined on November 1, 2023

Please see page 16 for basis for recommendation.

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: McCollum Parkway
Zoning: FST (Fee Simple Townhome District)
Future Land Use: Residential High (RH)

South: No Street
Zoning: FST (Fee Simple Townhome District)
Future Land Use: Residential High (RH)

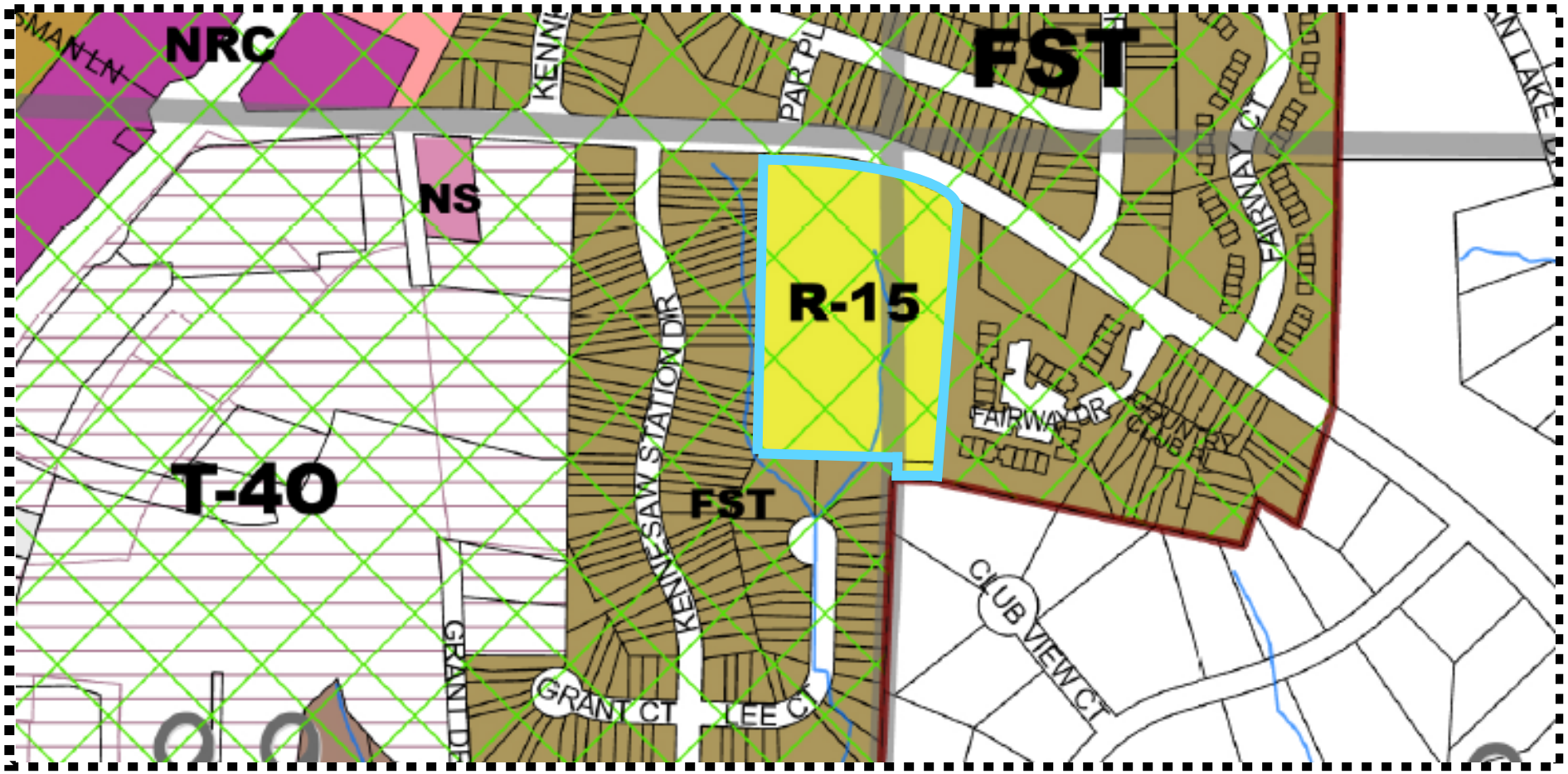
East: Fairway Drive NW
Zoning: FST (Fee Simple Townhome District)
Future Land Use: Residential High (RH)

West: Kennesaw Station Drive NW
Zoning: FST (Fee Simple Townhome District)
Future Land Use: Residential High (RH)

Please see pages 2 for zoning map.

ZONING MAP

ZONING CASE #: RZ2023-04/ZV2023-03



Zoning Districts

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

Zoning Overlays

- Airport Hazard District
- Historic Districts
- Historic Preservation Village
- Senior Living

- Acworth City Limits
- Kennesaw City Limits
- Kennesaw Mtn Nat'l Battlefield
- 139 Land Lots
- Marietta City Limits

GOOGLE EARTH AERIAL VIEW

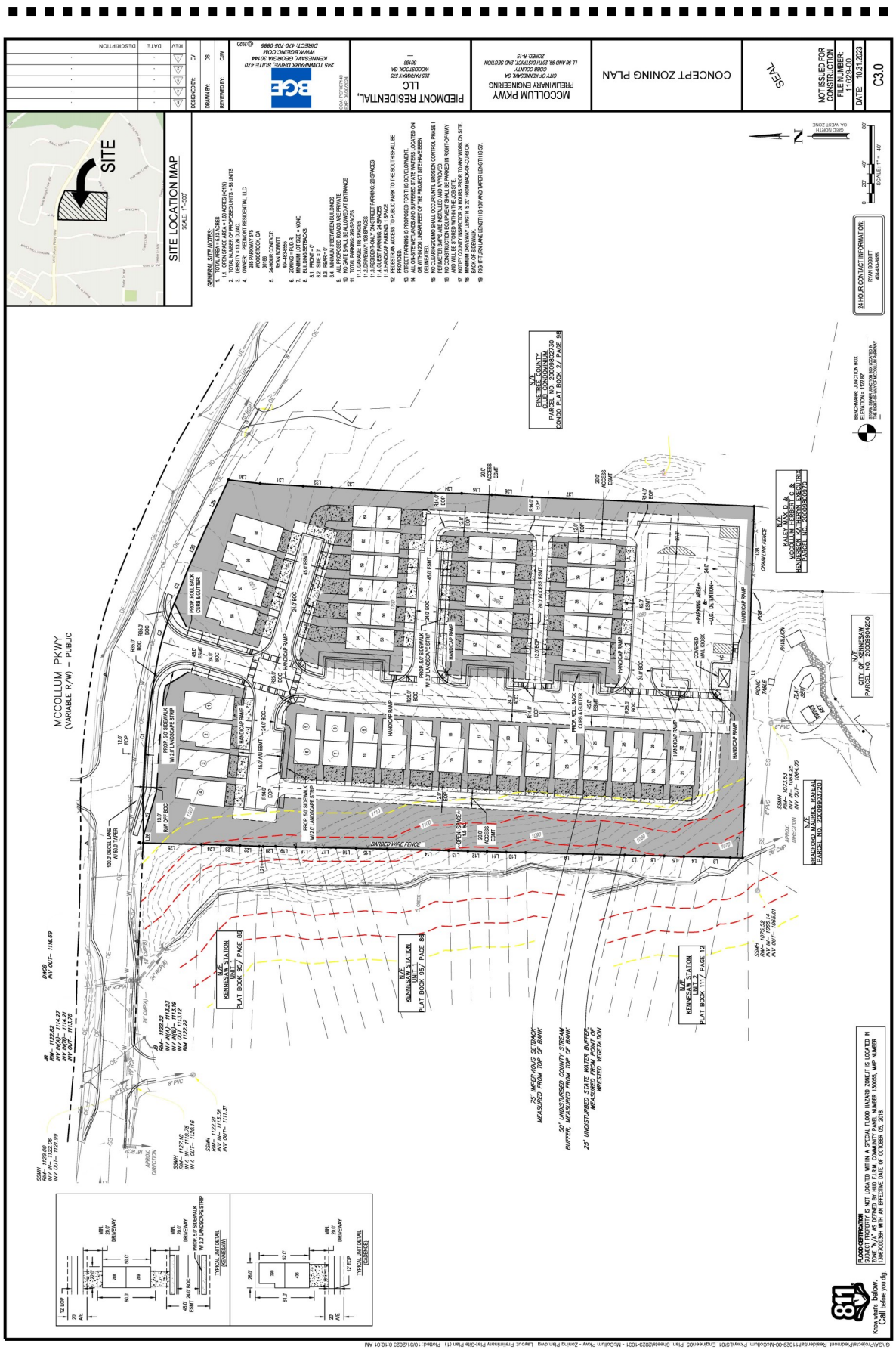
City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

ZONING CASE #: RZ2023-04/ZV2023-03

= Approximate project location

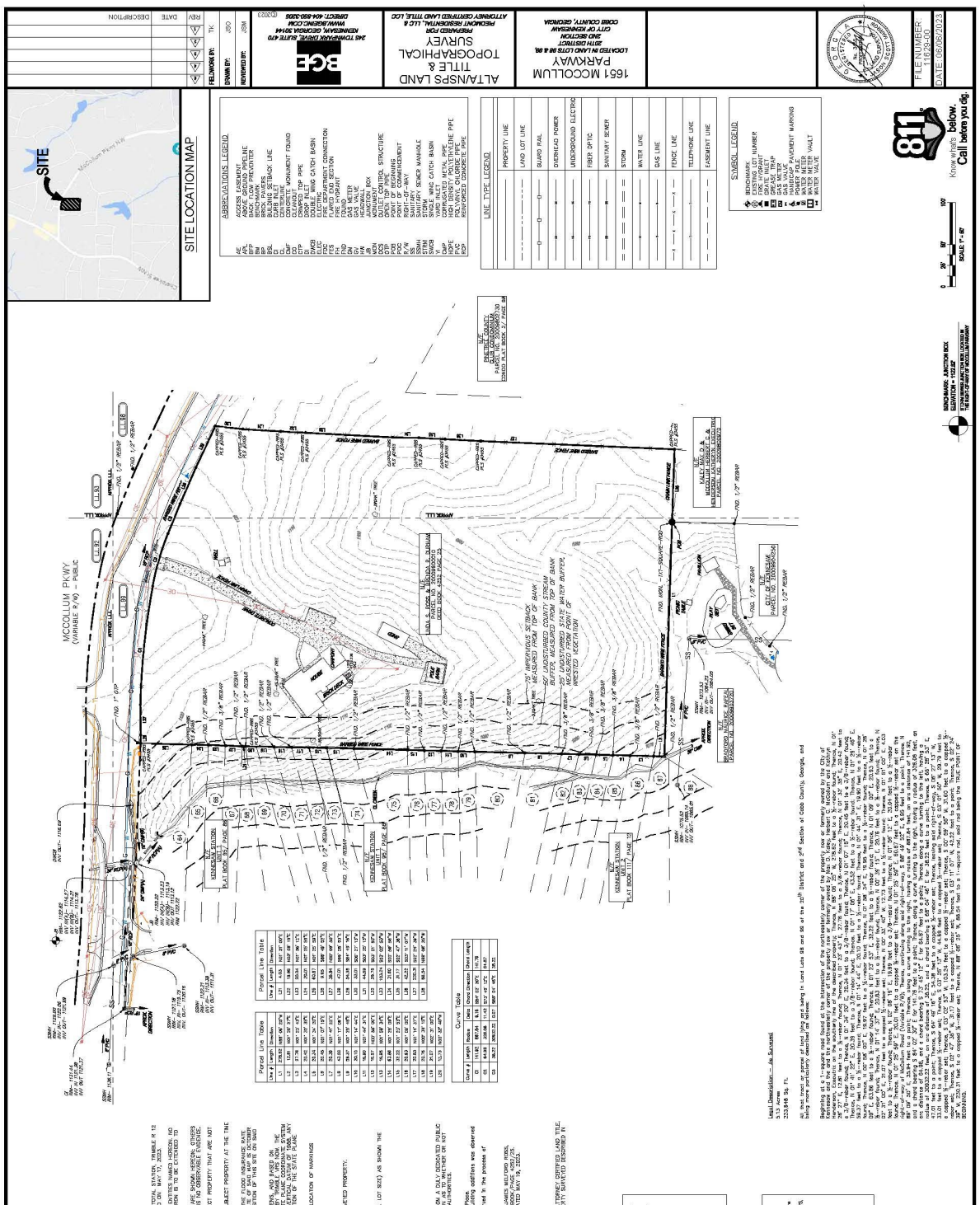
PROPOSED SITE PLAN

ZONING CASE #: RZ2023-04/ZV2023-03



PROPOSED SITE PLAN

ZONING CASE #: RZ2023-04/ZV2023-03


SITE LOCATION MAP
ALTA/NSPS LAND TITLE & TOPOGRAPHICAL SURVEY
1651 MCCOLLUM PARKWAY
LOCATED IN LAND LOTS 88 & 89, 20TH DISTRICT, 2ND SECTION, CITY OF KENNESAW, COBB COUNTY, GEORGIA
PREPARED FOR: PEGASUS RESIDENTIAL, LLC & ATTORNEY CERTIFIED LAND TITLE, LLC
BGE
245 TOWNPARK DRIVE, SUITE 470, KENNESAW, GEORGIA 30144, WWW.BGEGROUP.COM, DIRECT: 404.252.3305
(C)2023
DESIGNED BY: JSM
DRAWN BY: JBO
FIELDWORK BY: TK
FILE NUMBER: 11629-00
DATE: 08/08/2023
811 Know what's below. Call before you dig.
GEORGIA REGISTERED LAND SURVEYOR
GENERAL NOTES
EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE SX ROBOTIC TOTAL STATION, TRIMBLE R 12 GPS RECEIVER, AND TRIMBLE TSC7 DATA COLLECTOR. FIELD WORK WAS COMPLETED ON: MAY 11, 2023
THIS SURVEY MAY NOT REFLECT ALL EASEMENTS OR OTHER ENCUMBRANCES AFFECTING THE PROPERTY. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES NOR HAS HE OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS EXCEPT AS SHOWN. ALL KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
STATE, COUNTY, AND LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 13067C0139H WITH AN EFFECTIVE DATE OF MARCH 4, 2013 FOR COBB COUNTY, GEORGIA. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FLOOD INSURANCE RATE MAP.
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY TRIMBLE CORS OVER THE GEORGIA REFERENCE NETWORK (GAREN). THE HORIZONTAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83) GEORGIA WEST ZONE, THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE SHOWN HEREON AS A REGIONALLY ORIENTED LOCAL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM
THE UNDERGROUND UTILITIES WERE MARKED AND ARE SHOWN HEREON BASED ON LOCATION OF MARKINGS
OWNER:
1651 MCCOLLUM, LLC
FAYETTEVILLE, GEORGIA 30215
PROPERTY ID TITLE COMMITMENT NO: 22-0490 IS ONE IN THE SAME AS THE SURVEYED PROPERTY:
1651 MCCOLLUM PKWY
KENNESAW, GA 30144
CITY OF KENNESAW
PROPERTY IS ZONED: (MIXED USE DEVELOPMENT - MUD)
SETBACKS
FRONT YARD(ARTERIAL & COLLECTOR): 40'
FRONT YARD(LOCAL): 25'
SIDE YARD: 10'
REAR YARD: 30'
ACCESS STATEMENT:
AT THE DATE OF THE SURVEY, THE SUBJECT PROPERTY HAD ACCESS TO AND FROM A DULY DEDICATED PUBLIC STREET OR HIGHWAY KNOWN AS MCCOLLUM PARKWAY AND THERE ARE NO GAPS, GORES OR HIATUSES AND THERE ACCESS POINTS HAVE BEEN APPROVED OR PERMITTED BY JURISDICTIONAL AUTHORITIES.
ALTA CERTIFICATION TABLE 'A' NOTES
Item 1 - Monumentation of the corners at the intersection of McCollum Parkway and Per Plats.
Item 16 - No evidence of current earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.
Item 17 - No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
SURVEY REFERENCES
1: DEED BOOK 14251, PAGE 3 TO STONE MILL FARMS, LLC EXCEPTION OF DEED BOOK 14251, PAGE 3 TO STONE MILL FARMS, LLC DEEDED, DATED 12/19/1984, FILED 12/21/1984, AND RECORDED IN DEED BOOK 14251, PAGE 3, COBB COUNTY, GEORGIA.
2: METES AND BOUNDS DESCRIPTION PREPARED BY ATTORNEY CERTIFIED LAND TITLE, LLC, AND THE EXCEPTIONS LISTED IN SCHEDULE B, PART II.
TITLE EXCEPTIONS — SCHEDULE B, PART II
TITLE EXCEPTIONS ARE PER A TITLE COMMITMENT NUMBER 22-0490 PREPARED BY ATTORNEY CERTIFIED LAND TITLE, LLC, AND THE EXCEPTIONS LISTED IN SCHEDULE B, PART II.
NO SPECIAL EXCEPTIONS PROVIDED IN TITLE REPORT.
SURVEYOR CERTIFICATION (GEORGIA)
To the best of my knowledge, information and belief, the parcel or parcels of land that does not subdivide or create a new parcel or make any changes to any real property boundaries, and that no monuments were set or corners disturbed in the performance of this survey, complies with the rules of practice and procedure for land surveys adopted by the Georgia Board of Registration for Professional Engineers and Land Surveyors, and that the survey is true and correct as surveyed in the field on the date of the survey. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum requirements for content and format set forth in O.C.G.A. Section 15-6-67.
The map and preparation of the survey found at Registration for Professional Engineers and Land Surveyors and that the survey is true and correct as surveyed in the field on the date of the survey. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum requirements for content and format set forth in O.C.G.A. Section 15-6-67.
Georgia Professional Land Surveyor #3183, LICENSE NO. LSF 001348
SURVEYOR CERTIFICATION (ALTA/NSPS)
To: Pegasus Residential, LLC, A Georgia limited liability company and Attorney Certified Land Title, LLC
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6, 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 16 and 17 of Table A thereof. The field work was completed on May 11, 2023.
Date of Plat: June 1, 2023
Georgia Professional Land Surveyor #3183, LICENSE NO. LSF 001348
CLOSURE STATEMENT
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD. A TRIMBLE S7 TOTAL STATION WITH A TRIMBLE TSC7 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 30,000 FEET.
LEGAL DESCRIPTION — AS SURVEYED
3.13 Acres
233,648 Sq. Ft.
All that tract or parcel of land lying and being in Land Lots 88 and 89 of the 20th District and 2nd Section of Cobb County, Georgia, and being more particularly described as follows:
Beginning at a 1-inch rebar found at the intersection of the northeasterly line of formerly owned by the City of Kennesaw (Deed Book 4251, Page 3) and the southeasterly right-of-way of McCollum Parkway (variable right-of-way) as measured from the centerline of the intersection of McCollum Parkway and Cherokee Street; thence, leaving said right-of-way, N 89° 00' 24" E, 29.82 feet to a 3/8-rebar found; thence, N 01° 07' 10" E, 150.45 feet to a 3/8-rebar found; thence, N 01° 07' 10" E, 30.39 feet to a 3/8-rebar found; thence, N 01° 07' 10" E, 43.39

PROPOSED RENDERING (PAGE 1 OF 12)

ZONING CASE #: RZ2023-04/ZV2023-03

Cadence Street View

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 2 OF 12)

ZONING CASE #: RZ2023-04/ZV2023-03

FRONT ELEVATION

REAR ELEVATION

Cadence A

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 3 OF 12)

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

ZONING CASE #: RZ2023-01 & AX2023-01

FRONT ELEVATION

REAR ELEVATION

Cadence B

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 4 OF 12)

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

ZONING CASE #: RZ2023-04/ZV2023-03

FRONT ELEVATION

REAR ELEVATION

Cadence C

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 5 OF 12)

ZONING CASE #: RZ2023-04/ZV2023-03

FRONT ELEVATION

REAR ELEVATION

Cadence D

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 6 OF 12)

ZONING CASE #: RZ2023-04/ZV2023-03

Kennesaw Street View

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 7 OF 12)

ZONING CASE #: RZ2023-04/ZV2023-03

Kennesaw A

Kennesaw B

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 8 OF 12)

ZONING CASE #: RZ2023-04/ZV2023-03

FRONT ELEVATION

Kennesaw C

FRONT ELEVATION

Kennesaw D

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 9 OF 12)

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

ZONING CASE #: RZ2023-04/ZV2023-03

McCollum Pkwy

Street view on McCollum Pkwy

PIEDMONT RESIDENTIAL

PROPOSED RENDERING (PAGE 10 OF 12)

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

ZONING CASE #: RZ2023-04/ZV2023-03

Dog Park

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 11 OF)

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

ZONING CASE #: RZ2023-04/ZV2023-03

PROPOSED RENDERING (PAGE 12 OF 12)

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

ZONING CASE #: RZ2023-04/ZV2023-03

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

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

This is a rezoning and variance request for the development of a residential townhome community.

PROJECT INTENT

The applicant is requesting to rezone the property to PUD-R to build a single-family neighborhood with 68 attached and detached homes on 5.13 acres.

Application Submitted
September 15, 2023

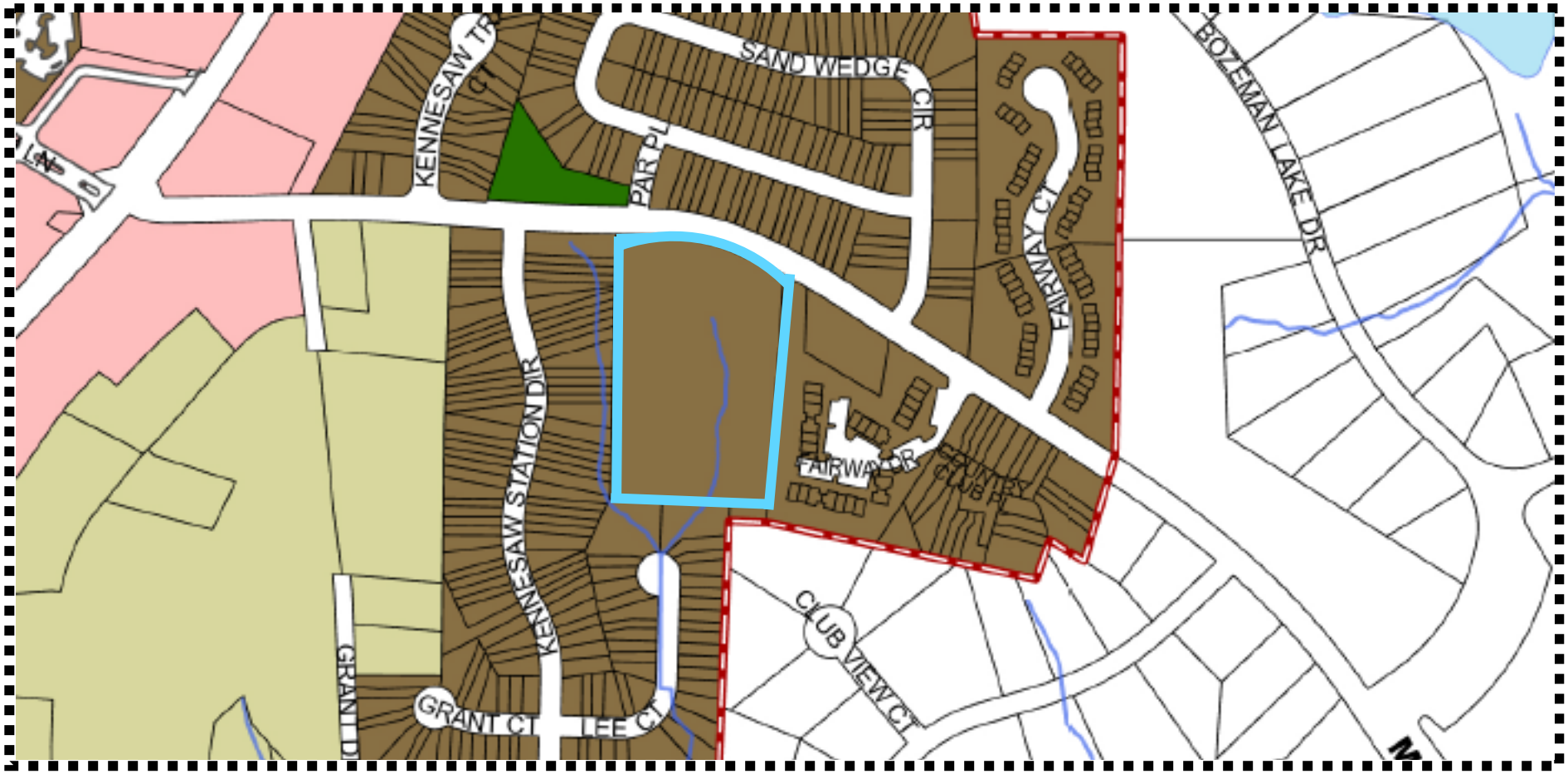
Fees Paid
$750.00

Certified Letters Mailed
October 13, 2023

GOOGLE STREET VIEW OF THE RESIDENCE

FUTURE LAND USE MAP

ZONING CASE #: RZ2023-04/ZV2023-03



Future Land Use

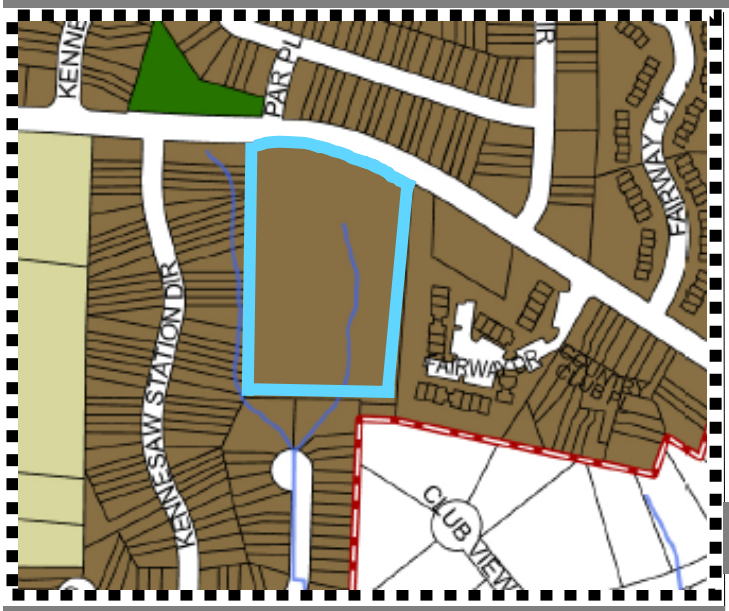
- NAC - Neighborhood Activity Center
- CAC - Community Activity Center
- DAC - Downtown Activity Center
- RAC - Regional Activity Center
- I - Industrial
- PI - Public Service/Institutional
- PRC - Park/Recreation/Conservation
- RL - Residential Low/Medium
- RH - Residential High
- PUD - Planned Unit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

- Acworth City Limits
- Kennesaw City Limits
- Kennesaw Mtn Nat'l Battlefield
- 139 Land Lots
- Marietta City Limits

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

2022 COMPREHENSIVE PLAN UPDATE



The Future Land Use Map is a general guide for the character of development within the City. A description of the identified category is provided below. New development should be monitored for its impact on water quality within the City and region.

As a built-out city, any new growth within the City of Kennesaw will be redevelopment. Currently, within the city, 86% of the city's parcels are residential which is a challenge for any new development. The Future Land Use Map is a general guide for character of development within the city.

LEGEND

- RH - Residential High
- RL - Residential Low/Medium
- PRC - Park/Recreation/Conservation
- NAC - Neighborhood Activity Center
- CAC - Community Activity Center

FUTURE LAND USE CATEGORY

RH - Residential High

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: 4-16 units per acre
- Internal amenities
- Walkable; Connectivity to adjacent parcels
- Conservation of natural resources
- Percentage of housing dedicated to being affordable

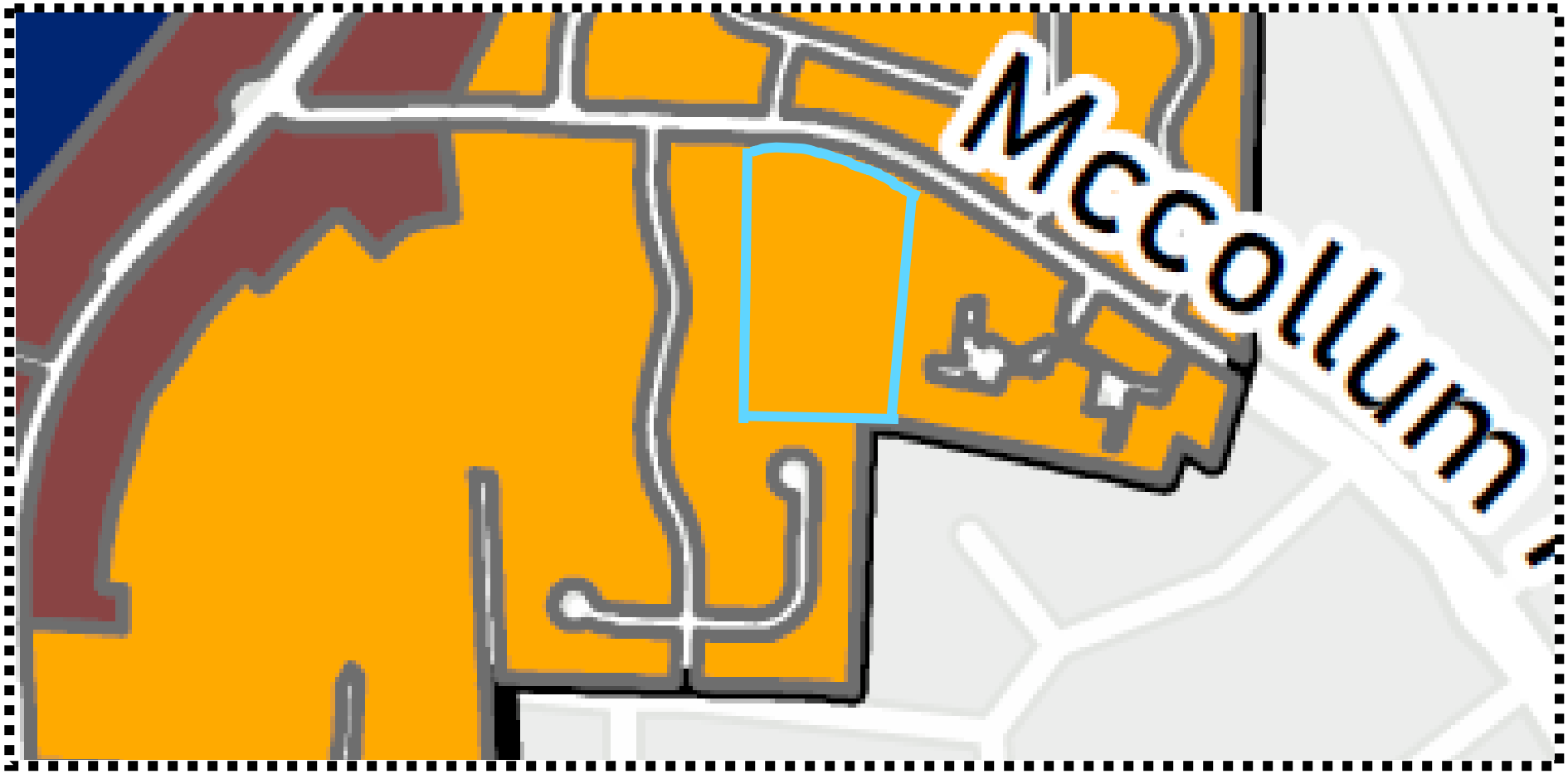
DENSITY MAP

ZONING CASE #: RZ2023-04/ZV2023-03

COMPREHENSIVE PLAN AREAS MAP

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

ZONING CASE #: RZ2023-04/ZV2023-03

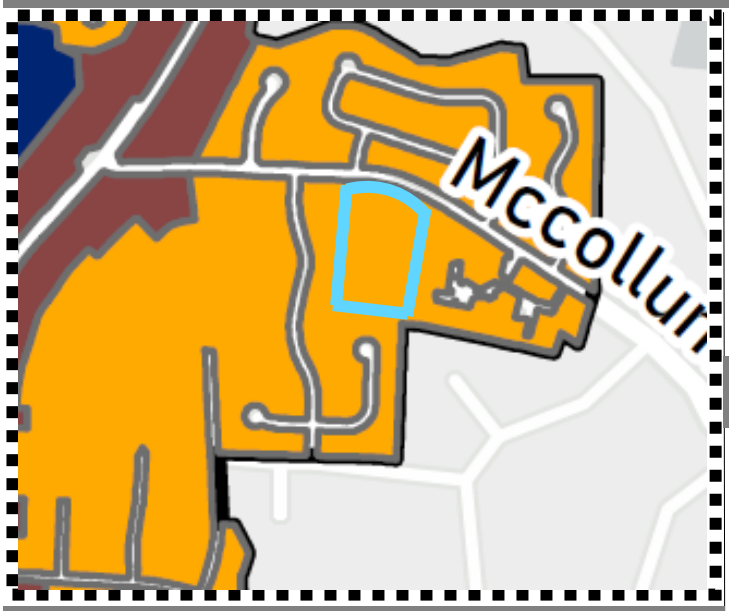


- Barrett and Old 41
- Campus Living
- Cherokee Street Commercial Corridor
- Cobb International Industrial Corridor
- Cobb Parkway Commercial Corridor
- East Pine Mountain Revitalization
- Historic Central Business District
- In-Town Living
- Jiles and Baker
- Kennesaw Due West
- Kennesaw Marketplace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

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

COMPREHENSIVE PLAN - AREAS



LEGEND

- North Cherokee
- Campus Living
- Cherokee Street Commercial Corridor

COMPATIBLE FUTURE LAND USE

- Neighborhood Activity Center (NAC)
- Park/Recreation/Conservation (PRC)
- Planned Unit Development (PUD)
- Residential High (RH)
- Residential Low/Medium (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.

NORTH CHEROKEE

The North Cherokee area is a residential area consisting of multi-tenured, low-to-medium density housing options ranging from single-family detached homes and manufactured housing to duplexes and even high density townhome developments. This area is located along the Cherokee Street corridor from Ben King Road/Twelve Oak Circle and north to Bozeman Lake Road. This area is unique in that it borders a well-defined commercial corridor along Cherokee Street that is as diverse in character and tenure as the neighborhoods themselves.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

TRANSPORTATION DATA

ROAD #1	AERIAL OF ROAD #1
Roadway Name McCollum Parkway **Roadway Classification** **Speed Limit** **Jurisdictional Control** **Minimum Right-of-Way Requirement**	

ROAD #2	AERIAL OF ROAD #2
Roadway Name N/A **Roadway Classification** N/A **Speed Limit** N/A **Jurisdictional Control** N/A **Minimum Right-of-Way Requirement** N/A	

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

ENVIRONMENTAL

Floodplain:
___ Yes
_✓_ No
___ Not Verified

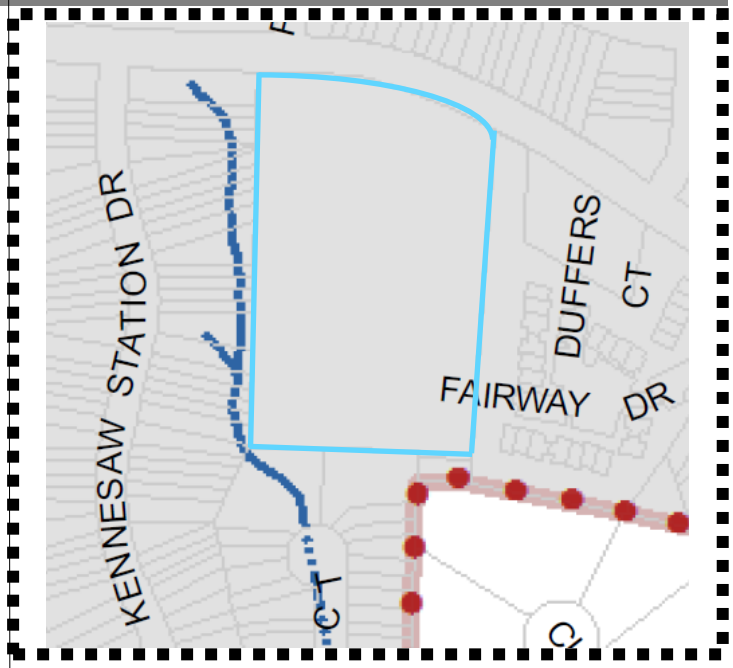
Wetlands:
___ Yes
_✓_ No
___ Not Verified

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)
__X City Stream Buffer Required
___ No Stream Buffer Required

Public Works Comments: **N/A**

FEMA FLOOD ZONE MAP



Special Flood Hazard Areas
0 435 870 1,740
Feet

2018 Flood Zones
AE
AE, FLOODWAY
X, 0.2 Pct Annual Chance
Land Lots
Kennesaw City Limits
Subject Property

ADDITIONAL COMMENTS REGARDING PROJECT:

- Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be resolved in the plan review process.
- Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains and obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.
- 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.

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.

SAMS LARKIN & HUFF, LLP
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

November 16, 2023

VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
2529 J. O. Stephenson Avenue
Kennesaw, GA 30144

Re: Application of Piedmont Residential to rezone (with concurrent variances) 5.13± acres; property is located at 1651 McCollum Parkway

Dear Darryl:

As you know, we represent the Applicant, Piedmont Residential, with respect to the above-referenced application. The application for rezoning and variance was heard by Kennesaw's Planning Commission on November 1, 2023, with a final vote by the Mayor and Council on November 20, 2023.

The subject property comprises 5.13± acres located at 1651 McCollum Parkway. It is situated between the Kennesaw Station Townhome Community and the Pinetree Country Club Condominium neighborhood. The property is presently zoned R-15 and the Applicant seeks to rezone the property to PUD-R, as depicted on the attached revised site plan. The Applicant's requested stream buffer variance is also depicted on the site plan.

As you know, the Applicant proposes to develop 68 for-sale, fee simple homes. Unlike many similar communities, the Applicant proposes multiple products in the community with a variety of features. The 8 units on the northern portion of the subject property (depicted as 1-4 and 65-68 on the site plan) facing McCollum Parkway will be detached single-family homes with rear-entry garages, each having an approximate square footage of 2,000 square feet. The buildings on the west side of the subject property (units 5-32) are back to back townhomes with a 3' separation between buildings. Each of these units is approximately 1,700 square feet. Finally, the remaining units (41-64) are back to back townhomes with approximately 1,500 square feet. Again, there is a 3' separation between these buildings.

The project is designed to be marketed to a broad range of buyers with four product types, each with different features and sizes. The location is designated as High Density Residential in the Comprehensive Plan due to its proximity to transportation corridors, jobs and conveniences such as shopping and restaurants. This designation provides for a maximum density of 16 units per acre. In addition, the city challenged Piedmont Residential to further the goal of the city which is contained in the 2022 Comprehensive Plan to "Develop leadership and collaboration on affordability." In collaboration with the city, Piedmont Residential designed

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VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
November 16, 2023
Page 2

fourteen (14) units that are specifically designed to lower the cost of construction and making them more affordable to a wider pool of buyers.

Because parking issues have been a problem in similar neighborhoods, staff directed Piedmont Residential to provide more parking than required under the current ordinance. As a result, 54 of the homes will have 20-foot-long driveways plus a 2-car garage. The 14 Attainable Units will each have two designated on-street parking spaces and the plan includes 24 guest parking spaces. Subject to engineering constraints that may arise, this yields a total of 269 parking spaces or the equivalent of 3.95 spaces per unit.

STIPULATIONS APPLICABLE TO THE OVERALL DEVELOPMENT

The Applicant proposes that the following stipulations and conditions be made applicable to the requested rezoning and variance. These stipulations and conditions replace and supersede in full any and all prior stipulations and conditions in whatsoever form that have been previously proposed, or which are currently in place concerning the Subject Property.

1. The architectural style and composition of the homes shall be traditional and in substantial conformity to the imagery which has been submitted to your office and as depicted in the imagery submitted concurrently herewith. The front, sides and rear of the homes shall include a mixture of components consisting of brick, stacked stone and other cementitious components including Hardiplank and Hardiplank shake and similar products.

2. The fourteen (14) units on the western portion of the development facing the street and identified as units numbered 5, 8, 9, 12, 13, 16, 17, 20, 21, 24, 25, 28, 29, and 32 on the site plan that was submitted to the City will be offered with two designated on-street parking spaces, allowing Piedmont Residential to offer them at a lower price which will appeal to a broader pool of buyers.

3. 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.

4. Among other things, the Homeowners Association shall be responsible for the upkeep and maintenance of all common areas, including landscaped areas, fences, rights-of-way,

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VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
November 16, 2023
Page 3

lighting and strategically located guest parking spaces within the proposed residential community.

5. Applicant shall submit a Landscape Plan prior to or concurrently with the Plan Review Process.

6. Compliance with recommendations from the Department of Transportation ("DOT"), including the following:

   a) The installation of sidewalk, curb and gutter along the Subject Property's frontage on McCollum Parkway.

   b) The installation of a deceleration lane with taper at the Subject Property's point of ingress and egress on McCollum Parkway.

7. Lighting within the proposed Community shall be environmentally sensitive, decorative and themed to the architectural style and composition as mentioned above. The lighting shall be designed so that illumination therefrom will not extend beyond the Subject Property's boundaries.

8. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site.

9. Subject to recommendations from the City of Kennesaw's Stormwater Management Division with respect to stormwater management, hydrology and water quality requirements, including the following:

   a) The ultimate location and configuration of on-site detention and water quality.[1]

   b) Ongoing upkeep and maintenance to the stormwater management/water quality facilities shall be the responsibility of the mandatory HOA.

10. Compliance with recommendations from the Cobb County Fire Marshal's Office with respect to Life-Safety and Fire Prevention issues. Additionally, complying with guest parking regulations mentioned above and as shown on the Revised Site Plan.

[1] The Applicant is seeking a variance for stream buffer encroachment for the west side of the Subject Property as depicted on the site plan.

SAMS LARKIN & HUFF, LLP
A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
November 16, 2023
Page 4

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11. The proposed neighborhood is located adjacent to a city park. The applicant proposes to work with the Parks and Recreation Department during the design process of the proposed project to assist the city with improvements to this park and will contribute $20,000 to be paid upon the recording of the final plat to the Kennesaw Park and Recreation Foundation to be used by the Foundation to make improvements to this park.

Please do not hesitate to contact me should you or the City's Staff, Planning Commission Members or the Mayor, City Council and the City Manager require any further information or documentation prior to the Zoning Hearing on Monday, November 20th. With kind regards, I am

Sincerely,

SAMS LARKIN & HUFF, LLP

Parks F. Huff

PFH/jcc
Attachment

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

PLANNING AND ZONING

Site Visit:
___ Yes
_✓_ No

Staff Member:
Name: N/A
Date of Visit: N/A

Land Use Recommendation:

Historic Preservation:
Not in a historic district

Cemetery Preservation:
No cemeteries on site

Required Parking: minimum of 2 parking spaces per unit plus .35/per unit for guest parking

DENSITY ANALYSIS

COMMERCIAL: None proposed
RESIDENTIAL: 13.26 DU/AC

Proposed Parking: 68 units will require 160 parking spaces with guest parking. Tenant parking equals 136 spaces. Guest spaces for development equals 24 spaces. However there is specifically 14 lots that will not have a garage and will depend on on street parking so that applicant will be designing site plan to accommodate 2 spaces for these 14 units as well as ample guest parking
*additional parking spaces can be provided

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

The Zoning Administrator, Darryl Simmons, recommends **approval with conditions** of case #RZ2023-04 and ZV2023-03.

Conditions:

1. Staff recommends the incorporation of all eleven conditions as specified in the attorney letter dated November 16, 2023 prepared by Sams Larkin & Huff, LLP.
2. Staff recommends the variance to encroach into the required stream buffer area for the purpose of providing rear access drive for town home units .

BASIS FOR ZONING ADMINISTRATOR'S RECOMMENDATION

1. The request for rezoning is compatible with the adopted comprehensive plan for this portion of McCollum Parkway. This development contains a unique housing configuration that will allow a specific number of residential units to be affordable or obtainable. This meets one of the City of Kennesaw's long range goals for the citizens regarding promotion of accessible housing for purchase.
2. The configuration of the townhome units required easier secondary access to the rear units and the variance approval to encroach into the stream buffer area will accomplish the goal of meting the criteria for easier drive access specific to this site.

PLANNING COMMISSION RECOMMENDATION:

To be determined on November 1, 2023.

MAYOR AND COUNCIL DECISION:

To be determined on January 2, 2024.

Item Report

TO: The Honorable Mayor and City Council

FROM: Darryl Simmons, Zoning Administrator

DATE: January 2, 2024

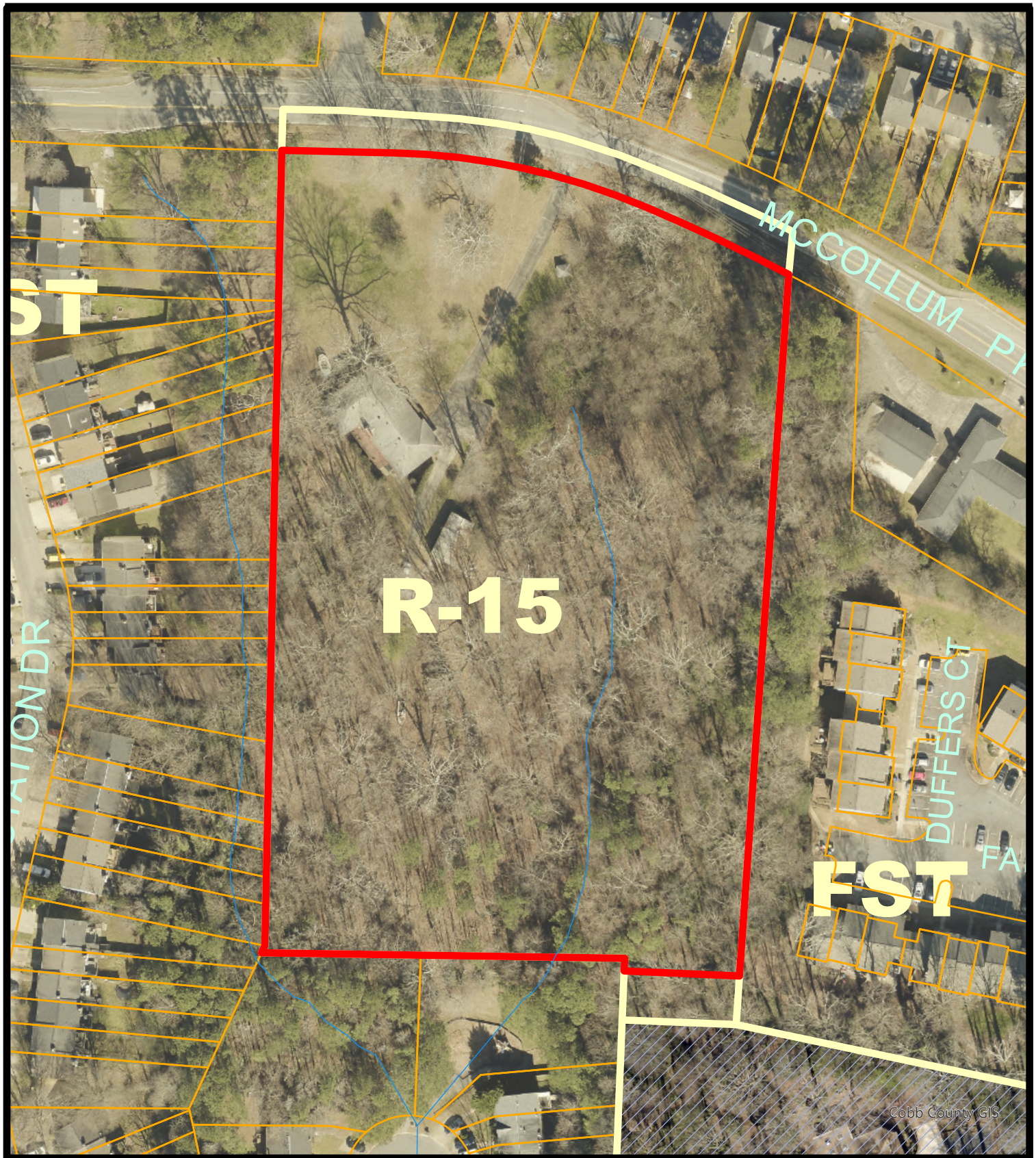
TITLE: Consideration for approval of a variance application submitted by Piedmont Residential, LLC for the property located at 1651 McCollum Parkway (20009900010). Case #ZV2023-03.

Summary:
Applicant Piedmont Residential LLC., requests a variance to encroach into the required 75 foot stream buffer zone in order to provide rear access drives for a proposed new residential development that includes 68 residential units.

Recommendation:
The Zoning Administrator recommends approval of the variance with outlined conditions.

Fiscal Impact:

Attachments:
1. COMPLETE ZV Application_1651 McCollum_Redacted
2. 11-01-2023 PC Approved Minutes
3. _11.17.2023 (Stipulation Letter)
4. 1651MailCertifications2
5. RZ2023-04_ZV2023-03_PublicNoticeSign
6. Notice mailing package REVISED
7. REVISED 12-20_RZ2023-04_ZV2023-03_Staff Analysis_1651McCollumPkwy
8. McCollum Parkway Statewater and Wetland Report



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2023-004	R-15	PUD-R
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

1651 McCollum Pkwy
Land Lots 99 & 98, Tax Parcel 001
Subject Property

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

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 100 '
Print Date: 9/28/2023
RZ2023_000

ZV2023-03

Date Received 9/15/23

Staff's Initials NF

VARIANCE APPLICATION*

Required Fee $375.00

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 8/22/2023 Staff's Initials _____

PURPOSE OF VARIANCE REQUEST 1) Removal of 75' stream buffer; 2) building height for 32 total units 3) 3' distance between buildings

LAND USE PROPERTY ADDRESS 1651 McCollum Pkwy.

Land Lot 20 Tax Parcel 20009900010 Lot Size ±5.1 acres Current Zoning R-15

APPLICANT Piedmont Residential, LLC

APPLICANT EMAIL [redacted]

Applicant address 285 Parkway 575, Woodstock, GA 30188

(Home#) [redacted] (Work#) _____ (Cell#) _____

Applicant Signature See attached signature pages

Signed, sealed and delivered in presence of: _____

Notary **Date**

REPRESENTATIVE Parks F. Huff

(Fax #)_____(Work#) [redacted] (Cell#) _____

Representative Signature _____

Signed, sealed and delivered in presence of: _____ 9/15/2023

Notary **Date**

JASON C CHAMPION NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 11-14-2025

Linda S. Ross and Brenda R. Durham, Co-Executors of the Estate of Daisy Belle Ross

TITLEHOLDER:_____**Telephone:**_____

Signature: see attached signature pages **Address:**_____

Signed, sealed and delivered in presence of: _____

Notary **Date**

*this application is submitted concurrently with a rezoning application for the same subject property

SAMS LARKIN & HUFF, LLP
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

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FACSIMILE

November 16, 2023

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4. Among other things, the Homeowners Association shall be responsible for the upkeep and maintenance of all common areas, including landscaped areas, fences, rights-of-way,

lighting and strategically located guest parking spaces within the proposed residential community.

5. Applicant shall submit a Landscape Plan prior to or concurrently with the Plan Review Process.

6. Compliance with recommendations from the Department of Transportation ("DOT"), including the following:

   a) The installation of sidewalk, curb and gutter along the Subject Property's frontage on McCollum Parkway.

   b) The installation of a deceleration lane with taper at the Subject Property's point of ingress and egress on McCollum Parkway.

7. Lighting within the proposed Community shall be environmentally sensitive, decorative and themed to the architectural style and composition as mentioned above. The lighting shall be designed so that illumination therefrom will not extend beyond the Subject Property's boundaries.

8. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site.

9. Subject to recommendations from the City of Kennesaw's Stormwater Management Division with respect to stormwater management, hydrology and water quality requirements, including the following:

   a) The ultimate location and configuration of on-site detention and water quality.[1]

   b) Ongoing upkeep and maintenance to the stormwater management/water quality facilities shall be the responsibility of the mandatory HOA.

10. Compliance with recommendations from the Cobb County Fire Marshal's Office with respect to Life-Safety and Fire Prevention issues. Additionally, complying with guest parking regulations mentioned above and as shown on the Revised Site Plan.

[1] The Applicant is seeking a variance for stream buffer encroachment for the west side of the Subject Property as depicted on the site plan.

VIA EMAIL:

11. The proposed neighborhood is located adjacent to a city park. The applicant proposes to work with the Parks and Recreation Department during the design process of the proposed project to assist the city with improvements to this park and will contribute $20,000 to be paid upon the recording of the final plat to the Kennesaw Park and Recreation Foundation to be used by the Foundation to make improvements to this park.

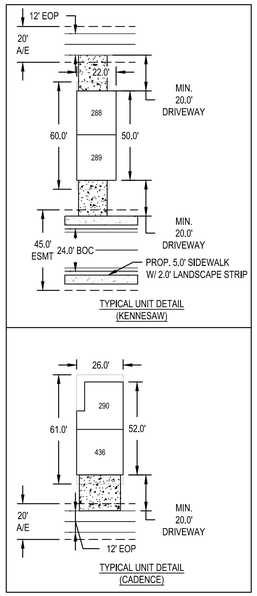
Please do not hesitate to contact me should you or the City's Staff, Planning Commission Members or the Mayor, City Council and the City Manager require any further information or documentation prior to the Zoning Hearing on Monday, November 20th. With kind regards, I am

Sincerely,

SAMS LARKIN & HUFF, LLP

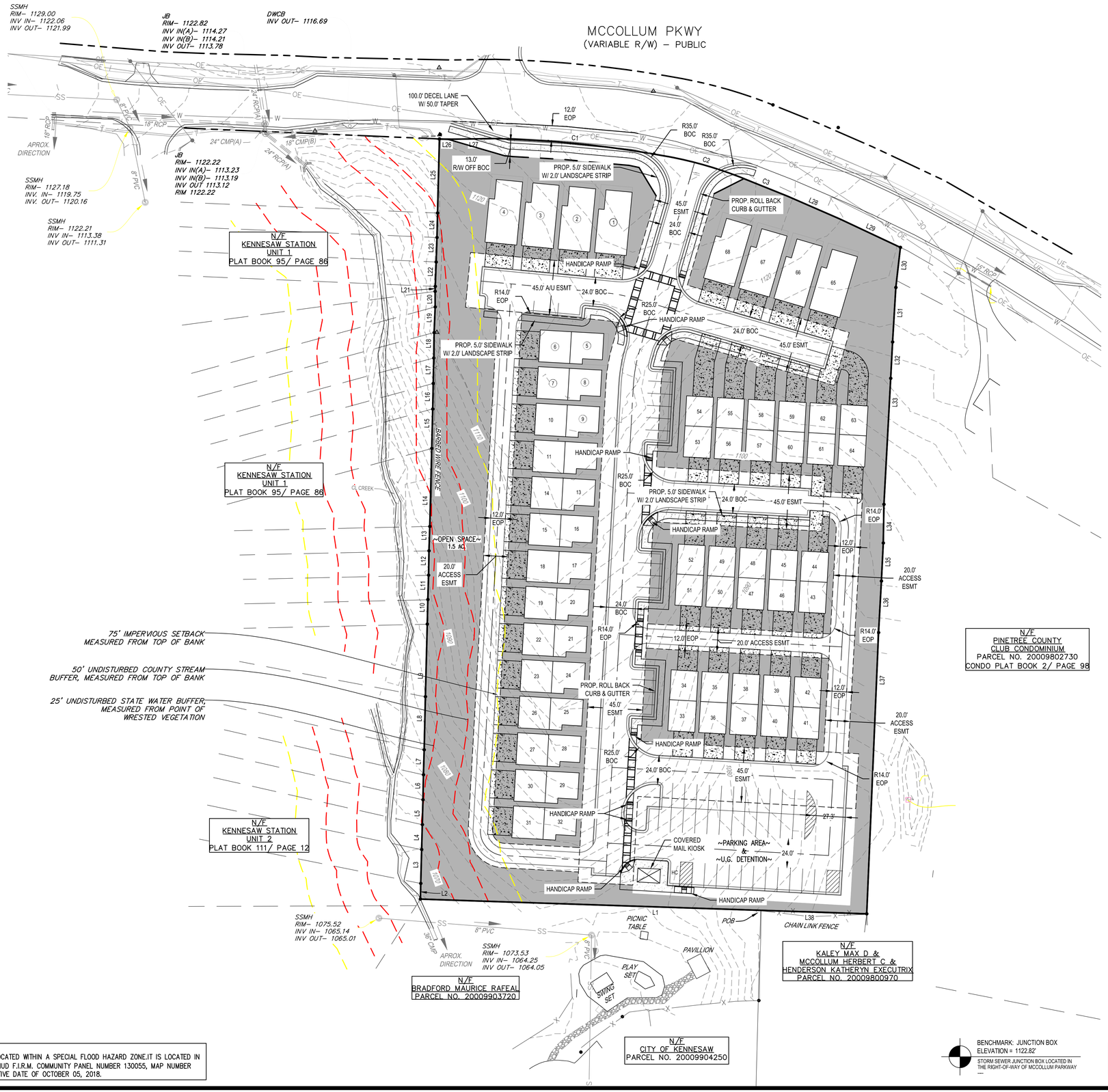
Parks F. Huff

PFH/jcc
Attachment



TYPICAL UNIT DETAIL
(KENNESAW)

TYPICAL UNIT DETAIL
(CADENCE)



SITE LOCATION MAP
SCALE: 1"=500'

GENERAL SITE NOTES:

1. TOTAL AREA = 5.13 ACRES
   1.1. OPEN SPACE AREA = 1.60 ACRES (=31%)
2. TOTAL NUMBER OF PROPOSED UNITS = 68 UNITS
3. DENSITY = 13.26 DU/AC.
4. OWNER: PIEDMONT RESIDENTIAL, LLC
   285 PARKWAY 575
   WOODSTOCK, GA
   30188
5. 24-HOUR CONTACT:
   RYAN BOBBITT
   404-483-8555
6. ZONING = PUD-R
7. MINIMUM LOT SIZE = NONE
8. BUILDING SETBACKS:
   8.1. FRONT = 0'
   8.2. SIDE = 0'
   8.3. REAR = 0'
   8.4. MINIMUM 3' BETWEEN BUILDINGS
9. ALL PROPOSED ROADS ARE PRIVATE
10. NO GATE SHALL BE ALLOWED AT ENTRANCE
11. TOTAL PARKING: 269 SPACES
    11.1. GARAGE: 108 SPACES
    11.2. DRIVEWAY: 108 SPACES
    11.3. RESIDENT-ONLY ON-STREET PARKING: 28 SPACES
    11.4. GUEST PARKING: 24 SPACES
    11.5. HANDICAP PARKING: 1 SPACE
12. PEDESTRIAN ACCESS TO PUBLIC PARK TO THE SOUTH SHALL BE PROVIDED.
13. STREET PARKING IS PROPOSED FOR THIS DEVELOPMENT.
14. ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED.
15. NO CLEARING/DEMO SHALL OCCUR UNTIL EROSION CONTROL PHASE I PERIMETER BMP'S ARE INSTALLED AND APPROVED.
16. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED IN RIGHT-OF-WAY AND WILL BE STORED WITHIN THE JOB SITE.
17. NOTIFY COUNTY INSPECTOR 24 HOURS PRIOR TO ANY WORK ON SITE.
18. MINIMUM DRIVEWAY LENGTH IS 20' FROM BACK-OF-CURB OR BACK-OF-SIDEWALK.
19. RIGHT-TURN LANE LENGTH IS 100' AND TAPER LENGTH IS 50'.

REV	DATE	DESCRIPTION
A5	. . .	. . . . .
A4	. . .	. . . . .
A3	. . .	. . . . .
A2	. . .	. . . . .
A1	. . .	. . . . .

DESIGNED BY: EV
DRAWN BY: DS
REVIEWED BY: CJW

BGE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
WWW.BGEINC.COM
DIRECT: 470-705-0885
©2020
COA: PEF007149
EXP: 06/30/2024

PIEDMONT RESIDENTIAL, LLC
285 PARKWAY 575
WOODSTOCK, GA
30188

MCCOLLUM PKWY
PRELIMINARY ENGINEERING
CITY OF KENNESAW, GA
COBB COUNTY
LL 98 AND 99, 20TH DISTRICT, 2ND SECTION
ZONED: R-15

CONCEPT ZONING PLAN

SEAL

NOT ISSUED FOR CONSTRUCTION

FILE NUMBER: 11629-00
DATE: 10.31.2023

C3.0

FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.IT IS LOCATED IN ZONE "N/A" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 130055, MAP NUMBER 13067C0036H WITH AN EFFECTIVE DATE OF OCTOBER 05, 2018.

24 HOUR CONTACT INFORMATION:
RYAN BOBBITT
404-483-8555

811 Know what's below. Call before you dig.

G:\GA\Projects\Piedmont_Residential\11629-00-McCollum_Pkwy\LS\01_Engineer\05_Plan_Sheets\2023-1031 - McCollum Pkwy - Zoning Plan.dwg Layout: Preliminary Plat-Site Plan (1) Plotted: 10/31/2023 8:10:01 AM

(CLERK OF COURT RECORDING INFORMATION)

GRID NORTH
GA. WEST ZONE

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S9 ROBOTIC TOTAL STATION, TRIMBLE R 12 GPS RECEIVER, AND TRIMBLE TSC7 DATA COLLECTOR. FIELD WORK WAS COMPLETED ON MAY 17, 2023.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HERON IS TO BE EXTENDED TO ANY PERSON OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.

STATE, COUNTY, AND LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER THIS AREA IS 13067C0036H AND THE DATE OF SAID MAP IS OCTOBER 5, 20018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY TRIMBLE VRS NOW. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (2011)–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.

THE UNDERGROUND UTILITES WERE MARKED AND ARE SHOWN HEREON BASED ON LOCATION OF MARKINGS PROVIDED BY:
UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GEORGIA 30215

PROPERTY IN TITLE COMMITMENT NO. 22–0490 IS ONE IN THE SAME AS THE SURVEYED PROPERTY.

PROPERTY ADDRESS:
1651 MCCOLLUM PARKWAY
KENNESAW, GA 30144

THE SITE IS ZONED R–15 (SINGLE–FAMILY RESIDENTIAL DISTRICT – 15,000 SQ. FT. LOT SIZE) AS SHOWN THE CITY OF KENNESAW ZONING RECORDS.

SETBACKS:
FRONT YARD(ARTERIAL & COLLECTOR)– 40'
FRONT YARD(LOCAL)– 35'
SIDE YARD– 10'
REAR YARD– 30'

ACCESS STATEMENT:
AT THE DATE OF THIS SURVEY, THE SUBJECT PROPERTY HAD ACCESS TO AND FROM A DULY DEDICATED PUBLIC RIGHT–OF–WAY, OF MCCOLLUM PARKWAY. THE SURVEYOR MAKES NO CERTIFICATION AS TO WHETHER OR NOT THESE ACCESS POINTS HAVE BEEN APPROVED OR PERMITTED BY JURISDICTIONAL AUTHORITIES.

ALTA CERTIFICATION TABLE "A" NOTES
Item 14 – The site is located at the intersection of McCollum Parkway and Par Place.
Item 16 – No evidence of current earth moving work, building construction, or building additions was observed at the date of the survey.
Item 17 – No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

SURVEY REFERENCES
1: ASSENT OF EXECUTRIX TO DEVISE BY DAISY BELLE ROSS, AS EXECUTRIX OF JAMES MELFORD ROSS, DECEASED, DATED 12/16/1986, FILED 12/17/1986, AND RECORDED IN DEED BOOK/PAGE 4252/25.
2: WETLAND DELINEATION REPORT PREPARED BY RIVERBEND ENVIRONMENTAL, DATED MAY 19, 2023.

TITLE EXCEPTIONS – SCHEDULE B, PART II

TITLE EXCEPTIONS ARE PER A TITLE COMMENT NUMBER 22–0490 PREPARED BY ATTORNEY CERTIFIED LAND TITLE, L.L.C., WITH AN EFFECTIVE DATE OF APRIL 7, 2023, WITH RESPECT TO THE PROPERTY SURVEYED DESCRIBED IN "EXHIBIT A", AND THE EXCEPTIONS LISTED IN "SCHEDULE B, PART II".

NO SPECIAL EXCEPTIONS PROVIDED IN TITLE REPORT.

SURVEYOR CERTIFICATION (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

Jason S. Marrow
Georgia Professional
Land Surveyor #3455 LICENSE NO. LSF 001348

SURVEYOR CERTIFICATION (ALTA/NSPS)
To Piedmont Residential, LLC, A Georgia limited liability company and Attorney Certified Land Title, LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 11(a), 11(b), 13, 16 and 17 of Table A thereof. The field work was completed on May 17, 2023.

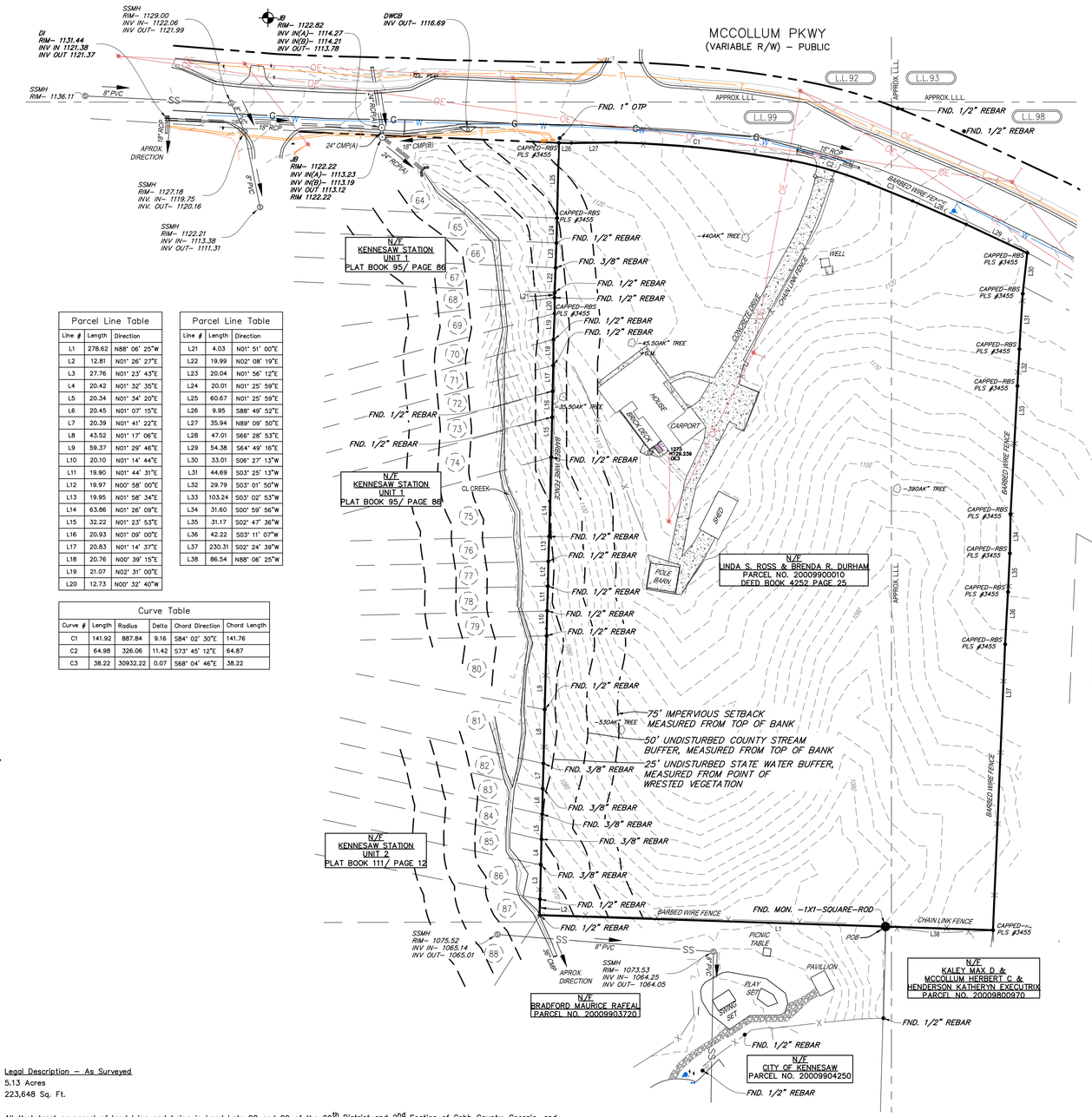
Date of Plat: June 1, 2023

Jason S. Marrow
Georgia Professional
Land Surveyor #3455 LICENSE NO. LSF 001348

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,973, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD. A TRIMBLE S–9 TOTAL STATION AND TRIMBLE TSC–7 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 99,934 FEET.



Parcel Line Table

Line #	Length	Direction
L1	278.62	N88° 06' 25"W
L2	12.81	N01° 26' 27"E
L3	27.76	N01° 23' 43"E
L4	20.42	N01° 32' 35"E
L5	20.34	N01° 34' 20"E
L6	20.45	N01° 07' 15"E
L7	20.39	N01° 41' 22"E
L8	43.52	N01° 17' 06"E
L9	59.37	N01° 29' 46"E
L10	20.10	N01° 14' 44"E
L11	19.90	N01° 44' 31"E
L12	19.97	N00° 58' 00"E
L13	19.95	N01° 58' 34"E
L14	63.86	N01° 26' 09"E
L15	32.22	N01° 23' 53"E
L16	20.93	N01° 09' 00"E
L17	20.83	N01° 14' 37"E
L18	20.76	N00° 39' 15"E
L19	21.07	N02° 31' 00"E
L20	12.73	N00° 32' 40"W

Parcel Line Table

Line #	Length	Direction
L21	4.03	N01° 51' 00"E
L22	19.99	N02° 08' 19"E
L23	20.04	N01° 56' 12"E
L24	20.01	N01° 25' 59"E
L25	60.67	N01° 25' 59"E
L26	9.95	S88° 49' 52"E
L27	35.94	N89° 09' 50"E
L28	47.01	S66° 28' 53"E
L29	54.38	S64° 49' 16"E
L30	33.01	S06° 27' 13"W
L31	44.69	S03° 25' 13"W
L32	29.79	S03° 01' 50"W
L33	103.24	S03° 02' 53"W
L34	31.60	S00° 59' 56"W
L35	31.17	S02° 47' 36"W
L36	42.22	S03° 11' 07"W
L37	230.31	S02° 24' 39"W
L38	86.54	N88° 06' 25"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	141.92	887.84	9.16	S84° 02' 30"E	141.76
C2	64.98	326.06	11.42	S73° 45' 12"E	64.87
C3	38.22	30932.22	0.07	S68° 04' 46"E	38.22

SITE LOCATION MAP

ABBREVIATIONS LEGEND

AE	ACCESS EASEMENT
APL	ABOVE GROUND PIPELINE
BFP	BACK FLOW PREVENTER
BM	BENCHMARK
BP	BRICK PAVERS
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CL	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
CO	CLEANOUT
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
ELEC	ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FH	FIRE HYDRANT
FND	FOUND
GM	GAS METER
GV	GAS VALVE
HW	HEADWALL
JB	JUNCTION BOX
MON	MONUMENT
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT–OF–WAY
SS	SANITARY
SSMH	SANITARY SEWER MANHOLE
STRM	STORM
SWCB	SINGLE WING CATCH BASIN
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

LINE TYPE LEGEND

	PROPERTY LINE
	LAND LOT LINE
	GUARD RAIL
	OVERHEAD POWER
	UNDERGROUND ELECTRIC
	FIBER OPTIC
	SANITARY SEWER
	STORM
	WATER LINE
	GAS LINE
	FENCE LINE
	TELEPHONE LINE
	EASEMENT LINE

SYMBOL LEGEND

- BENCHMARK
- EXISTING LOT NUMBER
- FIRE HYDRANT
- GRATE INLET
- GREASE TRAP
- GAS METER
- GAS VALVE
- HANDICAP PAVEMENT MARKING
- POWER POLE
- WATER METER
- WATER METER VAULT
- WATER VALVE

Legal Description – As Surveyed
5.13 Acres
223,648 Sq. Ft.

All that tract or parcel of land lying and being in Land Lots 98 and 99 of the 20th District and 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

Beginning at a 1" square road found at the intersection of the northeasterly corner of the property now or formerly owned by the City of Kennesaw and the and the northwesterly corner of the property now or formerly owned by Max D. Kaley, Herbert C. McCollum and Kathryn Henderson, Executrix on the southerly line of the described property; Thence, N 88° 06' 25" W, 278.62 feet to a ½" rebar found; Thence, N 01° 26' 27" E, 12.81 feet to a ½" rebar found; Thence, N 01° 23' 43" E, 27.76 feet to a 3/8" rebar found; Thence, N 01° 32' 35" E, 20.42 feet to a 3/8" rebar found; Thence, N 01° 34' 20" E, 20.34 feet to a 3/8" rebar found; Thence, N 01° 07' 15" E, 20.45 feet to a 3/8" rebar found; Thence, N 01° 41' 22" E, 20.39 feet to a 3/8" rebar found; Thence, N 01° 17' 06" E, 43.52 feet to a ½" rebar found; Thence, N 01° 29' 46" E, 59.37 feet to a ½" rebar found; Thence, N 01° 14' 44" E, 20.10 feet to a ½" rebar found; Thence, N 01° 44' 31" E, 19.90 feet to a ½" rebar found; Thence, N 00° 58' 00" E, 19.97 feet to a ½" rebar found; Thence, N 01° 58' 34" E, 19.95 feet to a ½" rebar found; Thence, N 01° 26' 09" E, 63.86 feet to a ½" rebar found; Thence, N 01° 23' 53" E, 32.22 feet to a ½" rebar found; Thence, N 01° 09' 00" E, 20.93 feet to a ½" rebar found; Thence, N 01° 14' 37" E, 20.83 feet to a ½" rebar found; Thence, N 00° 39' 15" E, 20.76 feet to a ½" rebar found; Thence, N 02° 31' 00" E, 21.07 feet to a capped ½" rebar set; Thence, N 00° 32' 40" W, 12.73 feet to a ½" rebar found; Thence, N 01° 51' 00" E, 4.03 feet to a ½" rebar found; Thence, N 02° 08' 19" E, 19.99 feet to a 3/8" rebar found; Thence, N 01° 56' 12" E, 20.04 feet to a ½" rebar found; Thence, N 01° 25' 59" E, 20.01 feet to a capped ½" rebar set; Thence, N 01° 25' 59" E, 60.67 feet to a capped ½" rebar set on the right–of–way of McCollum Road (Variable R/W); Thence, continuing along said right–of–way, S 88° 49' 52" E, 9.95 feet to a point; Thence, N 89° 09' 50" E, 35.94 feet to a point; Thence, along a curve turning to the right, having a radius of 887.84 feet, an arc distance of 141.92, and a chord bearing S 84° 02' 30" E for 141.76 feet to a point; Thence, along a curve turning to the right, having a radius of 326.06 feet, an arc distance of 64.98, and a chord bearing S 73° 45' 12" E for 64.87 feet to a point; Thence, along a curve turning to the left, having a radius of 30932.22 feet, an arc distance of 38.22, and a chord bearing S 68° 04' 46" E for 38.22 feet to a point; Thence, S 66° 28' 53" E, 47.01 feet to a point; Thence, S 64° 49' 16" E, 54.38 feet to a capped ½" rebar set; Thence, leaving said right–of–way, S 06° 27' 13" W, 33.01 feet to a capped ½" rebar set; Thence, S 03° 25' 13" W, 44.69 feet to a capped ½" rebar set; Thence, S 03° 01' 50" W, 29.79 feet to a capped ½" rebar set; Thence, S 03° 02' 53" W, 103.24 feet to a capped ½" rebar set; Thence, S 00° 59' 56" W, 31.60 feet to a capped ½" rebar set; Thence, S 02° 47' 36" W, 31.17 feet to a capped ½" rebar set; Thence, S 03° 11' 07" W, 42.22 feet to a point; Thence, S 02° 24' 39" W, 230.31 feet to a capped ½" rebar set; Thence, N 88° 06' 25" W, 86.54 feet to a 1" square rod, said rod being the TRUE POINT OF BEGINNING.

BENCHMARK: JUNCTION BOX
ELEVATION = 1122.82'
STORM SEWER JUNCTION BOX LOCATED IN THE RIGHT–OF–WAY OF MCCOLLUM PARKWAY

0 25' 50' 100'
SCALE: 1" = 50'

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

FIELDWORK BY: TK
DRAWN BY: JSO
REVIEWED BY: JSM

BGE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
WWW.BGEINC.COM
DIRECT: 404-850-3205

©2023

ALTA/NSPS LAND TITLE & TOPOGRAPHICAL SURVEY

PREPARED FOR
PIEDMONT RESIDENTIAL, LLC &
ATTORNEY CERTIFIED LAND TITLE, LLC

1651 MCCOLLUM PARKWAY

LOCATED IN LAND LOTS 98 & 99,
20TH DISTRICT
2ND SECTION
CITY OF KENNESAW
COBB COUNTY, GEORGIA

GEORGIA REGISTERED No. 3455 PROFESSIONAL LAND SURVEYOR JASON SCOTT MARROW

FILE NUMBER: 11629-00
DATE: 06/06/2023

G:\GA\Projects\Piedmont_Residential\11629-00-McCollum_Pkwy\SV01_Calcs\11629 McCollum Pkwy-Main.dwg Layout: BGE Survey Titleblock 24x36 Plotted: 6/8/2023 2:26:30 PM

CHEROKEE
KENNESAW TRACE
35 Units
4.5 ac
FAIRWAY ESTATES
131 Units
15 ac
BOZEMAN LAKE
PINETREE FAIRWAYS
68 Units
6.5 ac
KENNESAW STATION
141 Units
16.5 ac
1651 McCollum Parkway
68 Units
5.1 ac
PINE TREE
24 Units
3.5 ac
COUNTRY CLUB PLACE
23 Units
3 ac
MCCOLLUM
EAST PARK VILLAGE MID-RISE APT
277 Units
7.5 ac
EAST PARK VILLAGE GARDEN APT
302 Units
13 ac
Housing Density Around
1651 McCollum Parkway
N
0
250
500
Feet

Cadence Street View

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

FRONT ELEVATION

REAR ELEVATION

Cadence A

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

FRONT ELEVATION

REAR ELEVATION

Cadence B

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

FRONT ELEVATION

REAR ELEVATION

Cadence C

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

FRONT ELEVATION

REAR ELEVATION

Cadence D

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

Kennesaw Street View

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

FRONT ELEVATION

Kennesaw A

FRONT ELEVATION

Kennesaw B

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

FRONT ELEVATION

Kennesaw C

FRONT ELEVATION

Kennesaw D

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

McCollum Pkwy

Street view on McCollum Pkwy

PIEDMONT RESIDENTIAL

Dog Park

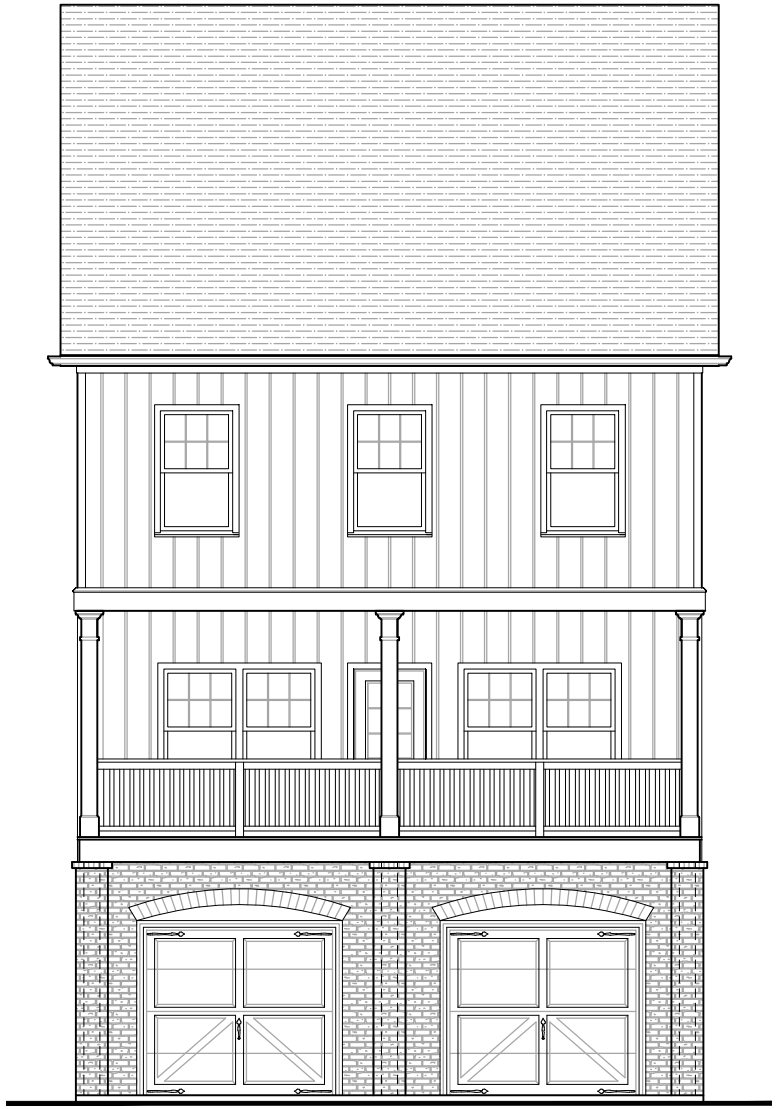
PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

Elevation A Front & Rear

Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. See agent for details. 10.28.21

Elevation B Front & Rear



EQUAL HOUSING OPPORTUNITY

Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. See agent for details. 10.28.2021

Elevation C Front & Rear

Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. See agent for details. 10.28.2021

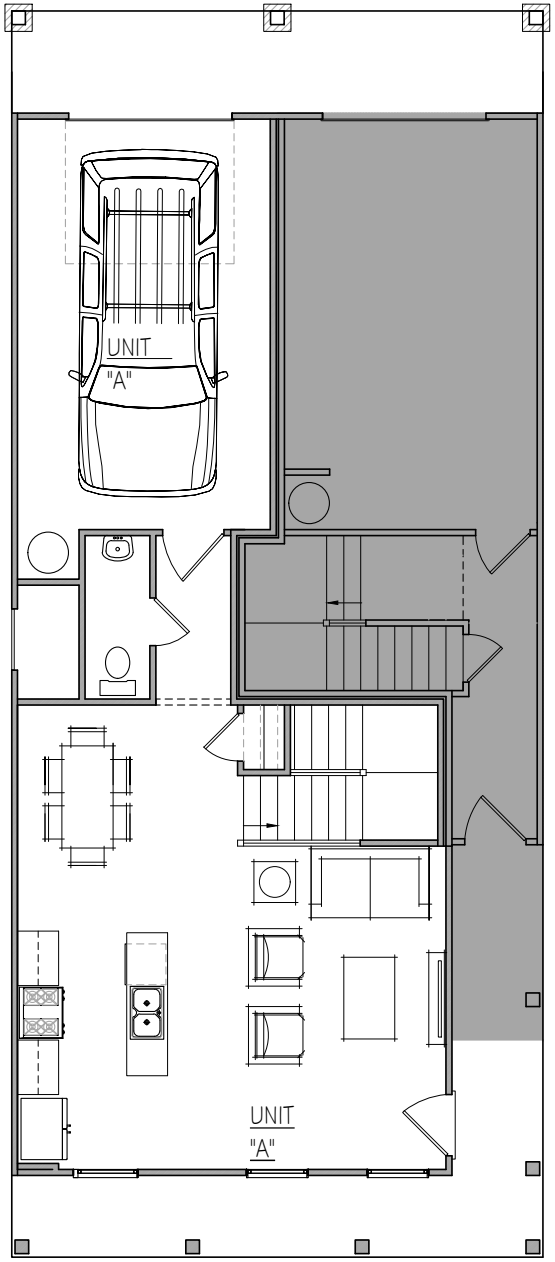
Elevation D Front & Rear

Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. See agent for details. 10.28.2021

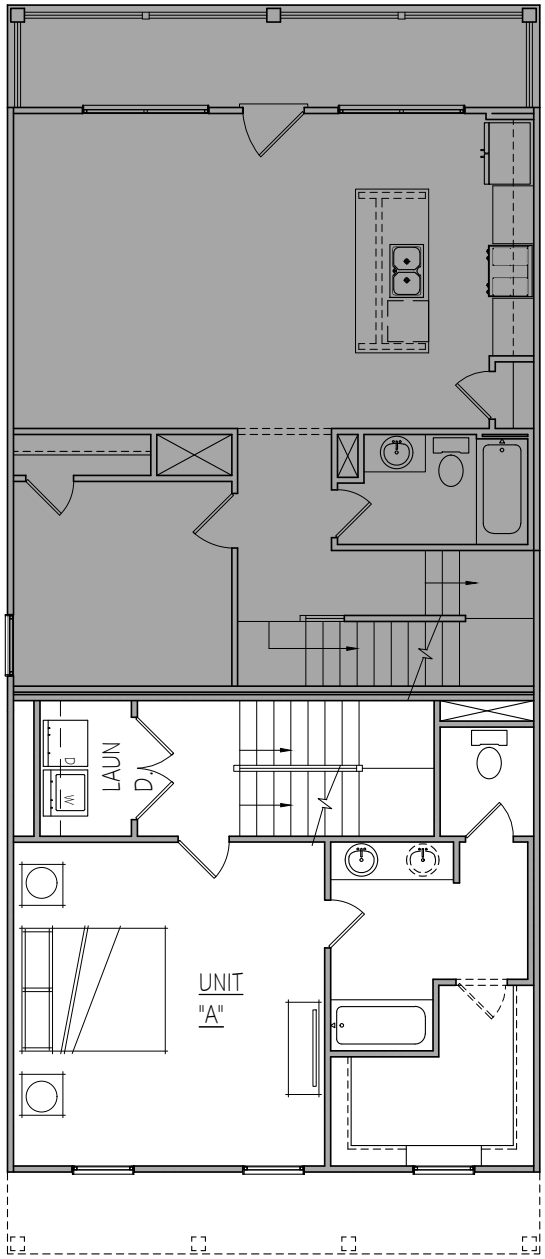
PIEDMONT RESIDENTIAL
BUILDING HOMES BUILDING FUTURES

THE CADENCE

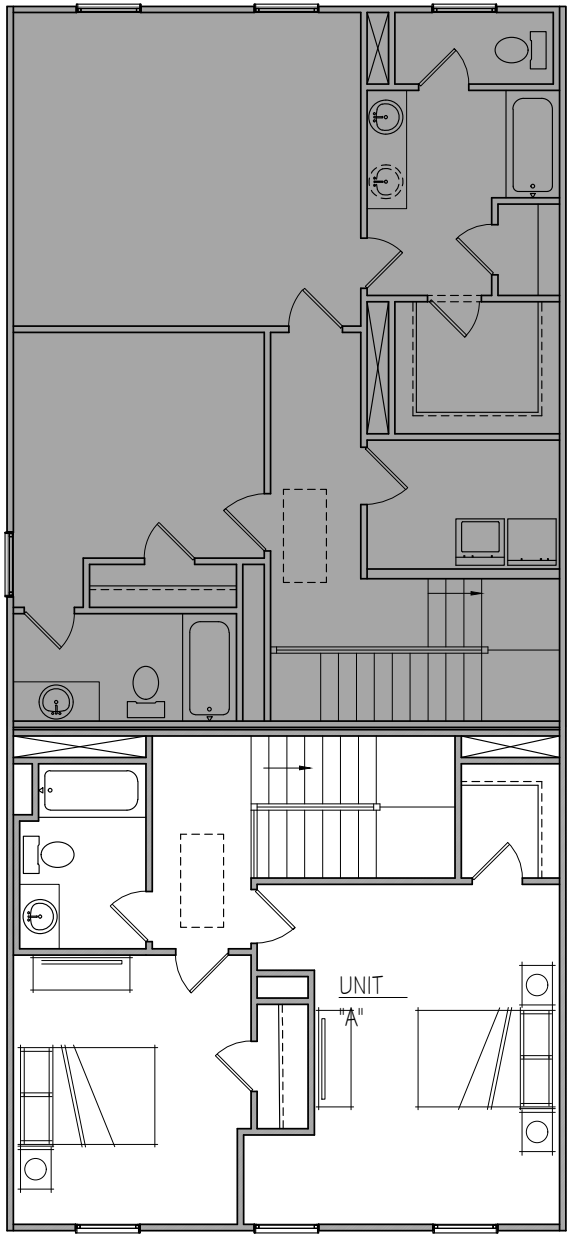
UNIT A



MAIN FLOOR



SECOND FLOOR



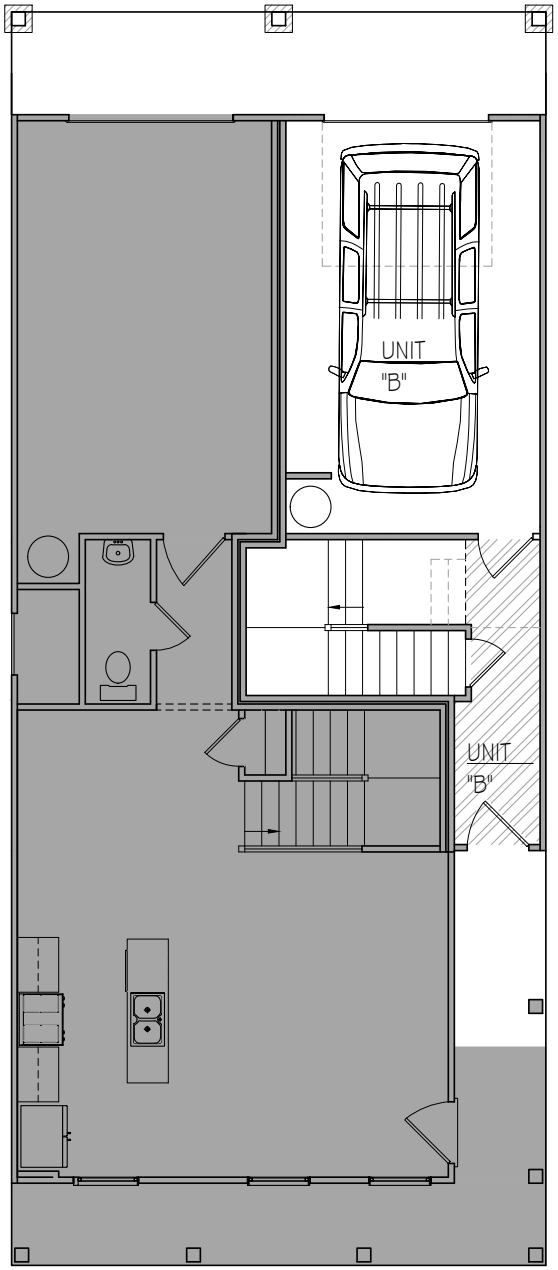
THIRD FLOOR

Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. See agent for details. 3.5.21

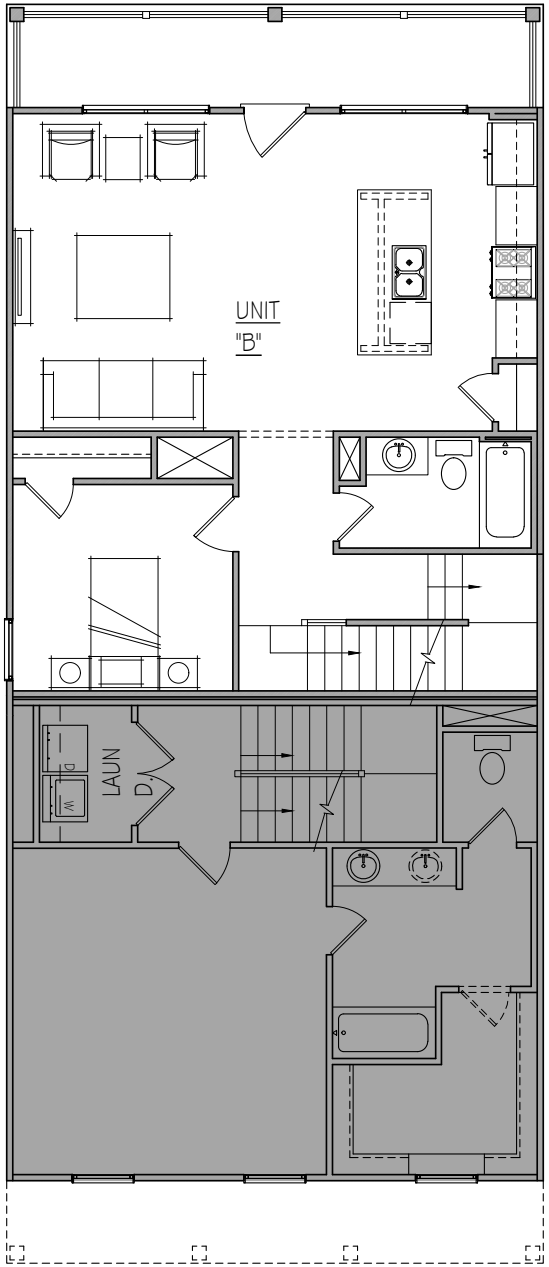
PIEDMONT RESIDENTIAL
BUILDING HOMES BUILDING FUTURES

THE CADENCE

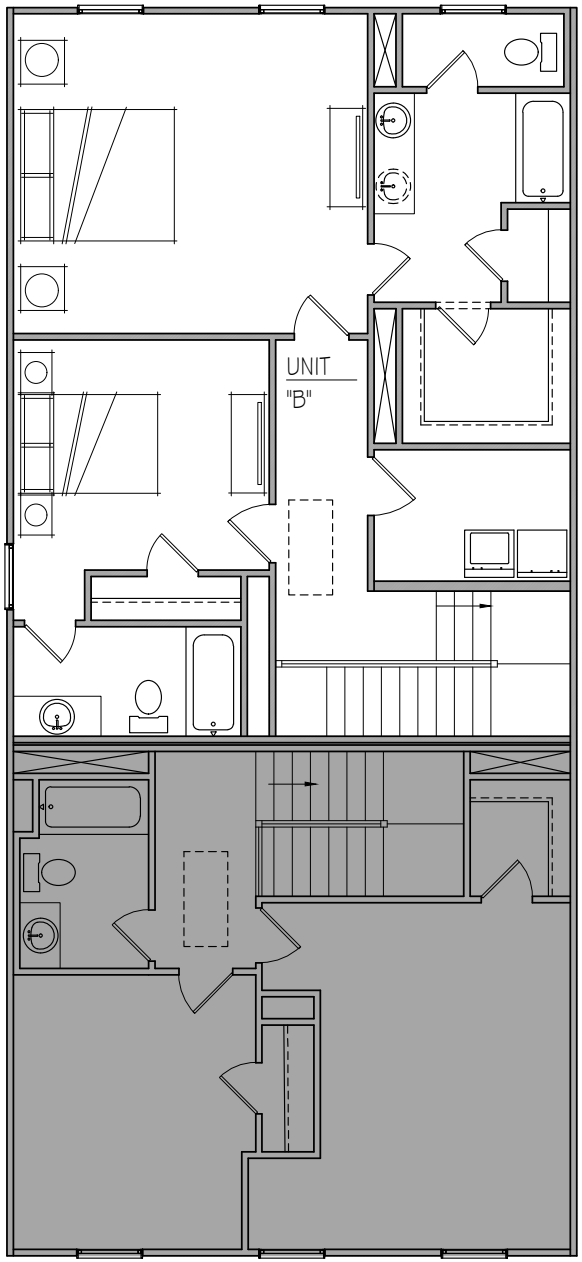
UNIT B



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

Drawings are for illustrative purposes only and may vary in precise detail from the actual plans and specifications. Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice. See agent for details.10.28.21

Piedmont Residential, LLC

Section 1909, Part 4 Standards for Decisions - Variances

1. There is extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

    a. The property is relatively narrow with a stream that runs adjacent to the property and a stream buffer that runs north and south along the length of the western property line. The applicant seeks to reduce the 75-foot stream buffer by 25 feet in the area depicted on the site plan.
    b. The topography is steep, and the applicant has created a community with rear loaded lots making units 33-64 4 stories with a drive under two-car garage as the first floor.
    c. Piedmont proposes a neighborhood with three-foot separation between homes throughout the neighborhood. This has been done in similar communities in Kennesaw.

2. The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship.

    a. The city desires rear loaded product along the street which requires a back alley which intrudes into the last 25 feet of the stream buffer.
    b. The additional story is used to pick up the grades with the steep topography.
    c. The three-foot separation allows a reasonable development on a narrow property with steep topography and a stream buffer running the entire western edge.

3. Such conditions are peculiar to the particular piece of property involved.

    a. The property is unique with an offsite stream creating a buffer on the subject property. need for the variances.
    b. The topography is steep, and the narrowness of the property makes the grade differential hard to handle without extra height for first floor garages.
    c. The three-foot separation allows for grade differentials to be handled better than an attached town home product.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.

    a. The proposed variances will not be a detriment to the public good or impair the intent of the ordinance. The end result will be homes accessed via a rear alley which is attractive.
    b. The goal is to create an attractive community and the variances help achieve that by having homes face the road with a rear alley, homes with a first floor garage to pick up sloping grades and by having detached homes with three feet of separation rather than attached product.

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE REZONING

1.

My name is JD España Jr. I am the officer who is delegated the responsibility for authenticating records of ***Piedmont Residential, LLC.*** ("the Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Rezoning ("Application") regarding certain real property located in the City of Kennesaw, Cobb County, Georgia.

2.

In accordance with the Requirements for completing a City of Kennesaw Application, I hereby attest on behalf of the Applicant Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant to which this Certificate is attached and hereby certify:

(a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant Company or a true facsimile thereof; and

(b) That the officer or other representative of the Applicant Company who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and

(c) That the execution of the Application and the filing of the Application on behalf of the Applicant Company by the officer or other representative of the Applicant Company has been duly authorized by the Applicant Company.

Piedmont Residential LLC

By: _____

Print Name JD Espana Jr. Date 8/10/23

Its: President
Title

NOTARY SEAL

_____
Signature of Notary Public

8/10/23
Date

SYDNEY CONNAUGHTON
Notary Public · State of Georgia
Cobb County
My Comm. Expires Mar. 1, 2025

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

Each applicant must complete a separate form

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?

Regarding the above statement, please answer "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 10 day of August, 2023

Applicant Signature: _____

Piedmont Residential, LLC

[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]

Each applicant must complete a separate form

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?

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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.

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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 15th day of September, 20 23

Applicant Signature: _____

Parks F. Huff, Attorney for the Applicant

[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.

Community Development
Planning & Zoning Department
2529 J. O. Stephenson
Kennesaw, GA 30144

CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200-feet will be mailed out on or before October 13, 2023 in accordance with the application requirements.

9/15/2023
Date

Parks F. Huff, Attorney for the Applicant

Sworn and subscribed before me this 15th day of September 2023

Notary Public Signature

[Notary Stamp]

JASON C CHAMPION
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
My Commission Expires
11-14-2025

Return Deed to
Kenneth L. Chalker et al.
Suite 404
188 Anderson St.
Marietta, Ga 30060

STATE OF GEORGIA

COUNTY OF COBB

ASSENT OF EXECUTRIX TO DEVISE

WHEREAS, JAMES MELFORD ROSS died a resident of Cobb County, Georgia on the 10th day of March, 1985, leaving a will which has been probated in solemn form in said County at the March Term of the Probate Court thereof; and

WHEREAS, under the terms of said will the following described property was devised to DAISY BELLE ROSS:

All that tract or parcel of land lying and being in Land Lots 98 and 99 of the 20th District and 2nd Section of Cobb county, Georgia, and more particularly described as follows:

BEGINNING at a point on the southwesterly side of Chalker Road 54 feet south as measured along the west line of Land Lot 98 from the northwest corner of Land Lot 98; running thence southeasterly along the southwesterly side of said road 90 feet to G. W. Chalker Estate; thence south along the west line of said Chalker property 576 feet; thence west along the north line of said Chalker property 90 feet to the west line of Land Lot 98 and to the property of G.R. Davis; continuing west along the north line of said Davis property 279 feet; thence north along the east line of said Davis property 663 feet to the north line of Land Lot 99; thence east along the north line of Land Lot 99, a distance of 279 feet to the northwest corner of Land Lot 98; thence south along the west line of Land Lot 98, a distance of 54 feet to the point of beginning, being improved property having a house located thereon.

$97.40

Cobb County, Georgia
Real Estate Transfer Tax
Paid $7.40
Date 12-17-86
Jay C. Stephenson
Clerk of Superior Court

and

WHEREAS, the undersigned duly qualified as Executrix of the Estate of the said James Melford Ross and is now administering the estate under the terms of said will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW, THEREFORE, the undersigned, as Executrix of the will of the said JAMES MELFORD ROSS, hereby assents to the devise of said property under the terms of said will, so that full fee-simple title thereto is vested in the same DAISY BELLE ROSS as provided in said will.

WITNESS my hand and seal, this 16 day of December, 1986.

Daisy Belle Ross
Daisy Belle Ross, as Executrix Aforesaid

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
Notary Public, Cobb County, Georgia
My Commission Expires Aug. 6, 1990

N.P. SEAL

Executed on: 12-16-86

FILED AND RECORDED
'86 DEC 17 A10:54
COBB SUPERIOR COURT CLERK

BOOK 4252 PAGE 25

Printed: 9/13/2023

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:
DAISY B ROSS

ROSS DAISY BELLE

Payment Date: 8/30/2022

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2022	20009900010	10/15/2022	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$1,037.58	**$0.00**

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

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

2022
Property Tax Bill

Parcel ID	Tax District	Bill #
20009900010	3/3-BOND - KENNESAW CITY	228360

Property Owner/Location/Description	Fair Market Value	Taxable Value
ROSS DAISY BELLE 1651 MCCOLLUM PKWY	377,940	151,176

Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF KENNESAW	151176		151,176		0		8.0000000000		$0.00
BOND	151176		151,176		0		1.5000000000		$0.00

Exemptions:
223 - Age 65 GA Net Inc
223 - Age 65 GA Net Inc
223 - Age 65 GA Net Inc
223 - Age 65 GA Net Inc

>Per House Bill 960 calculation, interest will accrue at .875%. Penalty will accrue at 5% after 120 days with an additional 5% assessed after each successive 120 days to a maximum of 20% of the principle amount due (House Bill 960).
>Payments can be made online at www.municipalonlinepayments.com/kennesawga, in person, by mail or via our dropbox. Tax bills are mailed annually on October 1, with a due date of December 1.
>Any questions concerning ownership changes or change of address should be directed to Cobb County Tax Commissioner's Office. For all other questions or concerns regarding this statement, give us a call at 770-429-4542.

Current Year Tax	$0.00
Interest	$0.00
Penalty	$0.00
Other Fees	$0.00
Payments Received	$0.00
Other Amounts Due	$0.00
Total Due	$0.00
Due Date	12/01/2022

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:	20009900010
Amount Due:	$0.00
Bill#:	228360
Due Date:	12/01/2022
	AMOUNT PAID

ROSS DAISY BELLE
144 FOUR SEASONS BLVD
DALLAS, GA 30132

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

ATTACHMENT TO APPLICATION FOR REZONING

Titleholder:
Linda S. Ross and Brenda R. Durham, Individually and as Co-Executors under the Last Will and Testament of Daisy B. Ross, a/k/a Daisy Belle Ross, Deceased of Paulding County, Georgia

PIN: 20009900010

PROPERTY OWNER'S CERTIFICATION

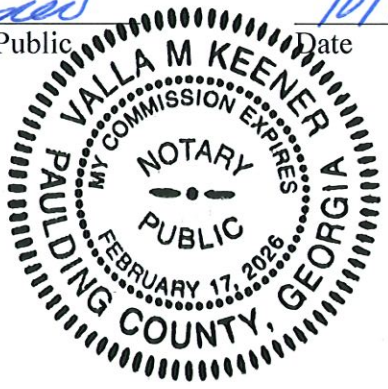
The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Brenda R. Durham 10/1/23
Signature of Owner Date

Brenda R. Durham, Individually and as Co-Executor under the Last Will and Testament of Daisy B. Ross, a/k/a Daisy Belle Ross, Deceased of Paulding County, Georgia

Valla M Keener 10/1/23
Signature of Notary Public Date

(Notary Seal)



ATTACHMENT TO APPLICATION FOR REZONING

Titleholder:
Linda S. Ross and Brenda R. Durham, Individually and as Co-Executors under the Last Will and Testament of Daisy B. Ross, a/k/a Daisy Belle Ross, Deceased of Paulding County, Georgia

PIN: 20009900010

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Linda S Ross 10-2-2023
Signature of Owner Date

Linda S. Ross, Individually and as Co-Executor under the Last Will and Testament of Daisy B. Ross, a/k/a Daisy Belle Ross, Deceased of Paulding County, Georgia

Sydney Connaughton 10/2/2023
Signature of Notary Public Date

(Notary Seal)

SYDNEY CONNAUGHTON
Notary Public - State of Georgia
Cobb County
My Comm. Expires Mar. 1, 2025

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 98 and 99 of the 20th District and 2nd Section of Cobb county, Georgia, and more particularly described as follows:

BEGINNING at a point on the southwesterly side of Chalker Road 54 feet south as measured along the west line of Land Lot 98 from the northwest corner of Land Lot 98; running thence southeasterly along the southwesterly side of said road 90 feet to G. W. Chalker Estate; thence south along the west line of said Chalker property 576 feet; thence west along the north line of said Chalker property 90 feet to the west line of Land Lot 98 and to the property of G.R. Davis; continuing west along the north line of said Davis property 279 feet; thence north along the east line of said Davis property 663 feet to the north line of Land Lot 99; thence east along the north line of Land Lot 98; thence south along the west line of Land Lot 98, a distance of 54 feet to the point of beginning, being improved property having a house located thereon.

Less and except approximately .05 acres north of Chalker Road, conveyed to Georgia Marietta Co., by James M. Ross by Warranty Deed dated June 25, 1973 and recorded in Deed Book 1446, Page 96 of the Cobb County Records.

FURTHER LESS AND EXCEPT: Any portion of the above-described property lying within the dedicated right-of-way of McCollum Parkway formerly known as Chalker Road.

ADDENDUM TO APPLICATION FOR VARIANCE

CONSTITUTIONAL CHALLENGE

COMES NOW the Applicant, Piedmont Residential, LLC (hereinafter referred to as the "Applicant") and asserts the following:

1.

By Application for Variance, the Applicant has applied for Variances as to requirements of the City of Kennesaw Zoning Ordinance (hereinafter the "Ordinance") which impose certain requirements as same apply to the property more particularly set forth in said Application (hereinafter referred to as the "Subject Property").

2.

The Applicant states that a literal interpretation and enforcement of Ordinance provisions creates a hardship.

3.

Enforcement of Ordinance requirements concerning the Subject Property creates an unnecessary and unreasonable hardship with no resulting substantial benefit to the public good.

4.

The Variances sought by the Applicant concerning the Subject Property will not impair the purpose, spirit and intent of the Ordinance and stand to alleviate any and all non-compliance of the foregoing requirements while causing no substantial detriment to the public good.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS ST.
MARIETTA, GA 30064
770.422.7016

5.

Applicable Ordinance provisions concerning the required Variances are unconstitutional as applied to the Subject Property in that same deprive the Applicant of property under and pursuant to Article I, Section I, Paragraphs 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.

6.

Applicable Ordinance provisions, as applied to the Subject Property, violate the Applicant's right to the unfettered use and development of the Subject Property in conformity with the existing Ordinance in that the Ordinance creates an unreasonable hardship totally unrelated to public health, safety, morality, or general welfare and is therefore confiscatory and void. Further, same is unconstitutional in that it is arbitrary, unreasonable and injurious resulting in relatively little gain or benefit to the public while at the same time inflicting serious injury and loss upon the Applicant.

7.

The Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with Applications for Variances also violate Article I, Section I, Paragraphs 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

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS ST.
MARIETTA, GA 30064
770.422.7016

issue at hand and are controlled wholly and solely by political considerations rather that 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.

This 15th day of September, 2023.

SAMS, LARKIN & HUFF, LLP

By: _____
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS ST.
MARIETTA, GA 30064
770.422.7016

Directions to City Hall from the Subject Property

1651 McCollum Pkwy NW

Kennesaw, GA 30144

↑

Head west on Chalker Rd/McCollum Pkwy NW toward Par Pl

0.3 mi

↰

Turn left onto Cherokee St NW

459 ft

↑

Continue straight to stay on Cherokee St NW

1.4 mi

↰

Turn left onto S Main St

266 ft

↰

Turn right onto Watts Dr

Destination will be on the right

420 ft

2529 J.O. Stephenson Ave

Kennesaw, GA 30144

MDJ-7907
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 rezoning/variance request submitted by Piedmont Residential, LLC. Said request is to rezone a parcel located at 1651 McCollum Parkway (20009900010) from Single-Family Residential (R-15) to Planned Urban Development Residential District (PUD-R) and consists of 5.1 +/- acres. Said request is also to vary from section 46-423 to reduce the 75 stream buffer. Property lies in Land Lot 099 & 098 tax parcel 001 of the 20th District, 2nd Section, Cobb County Georgia.

Said meetings shall be held before the Planning Commission on November 1, 2023 at 6:30 P.M. and the Mayor and Council will hold a public hearing on November 20, 2023 at 6:30 P.M. Both meetings are to be held at 2529 J. O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative there to.

Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: **https://www.facebook.com/CityofKennesaw/**

Any interested citizens are invited to email **kennesawcouncil@kennesaw-ga.gov**.

10:13,20-2023

CITY OF KENNESAW
LAND USE NOTICE

APPLICATION # RZ2023-04 / ZV2023-03

PURPOSE Rezoning from R-15 (single family residential) to PUD-R (Planned Urban Development-Residential) and zoning variance for 75' stream buffer for the construction of a residential townhome community.

DATE OF PUBLIC MEETING: 11/1/2023 TIME: 6:30PM

DATE OF PUBLIC MEETING:11/20/2023 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

10.17.2023 09:06

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 Tracey Viars
Lynette Burnette
Pat Ferris
Antonio Jones
Trey Sinclair

October 4, 2023

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

Subject: City of Kennesaw Zoning Applications (Case #RZ2023-04, ZV2023-03)
1651 McCollum Pkwy Kennesaw, GA 30144 – Parcel ID 20009900010

Dear Ms. Mabry,

Attached, please find a zoning applications submitted by the Piedmont Residential, LLC to petition for rezoning and variance requests for the above subject property. Because this case is within a half-mile from unincorporated Cobb County, this letter and enclosed application are being provided in accordance with the House Bill 489 Intergovernmental Agreement.

These cases are set to go before the Kennesaw Planning Commission on Wednesday, November 1, 2023 at 6:30 p.m. for public hearing and Mayor and Council on Monday, November 20, 2023 at 6:30 p.m. for public hearing as well.

Thank you for your attention. Should you have any questions, you may call me at 770-590-8268 or send an e-mail to dsimmons@kennesaw-ga.gov.

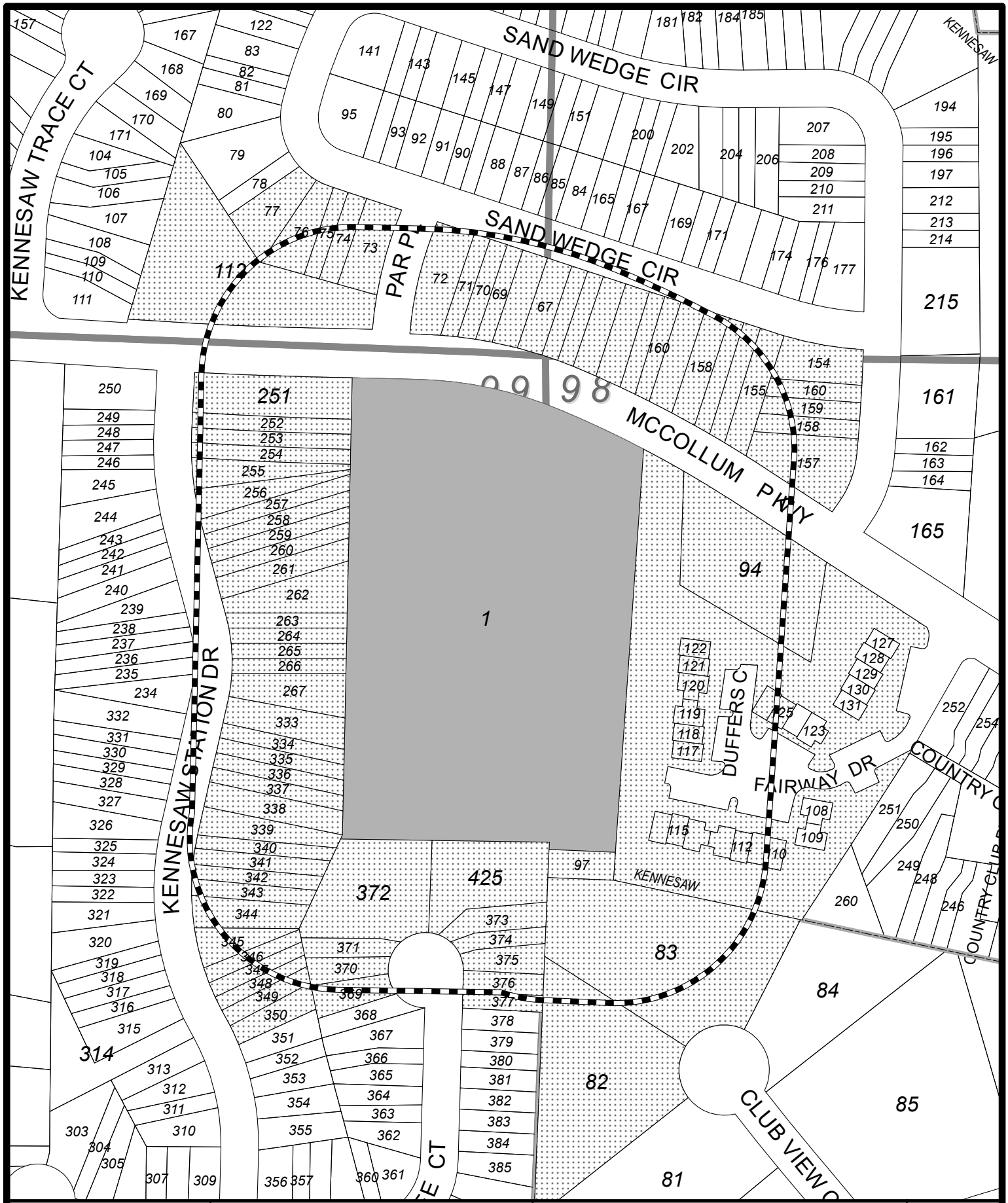
Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosure: Zoning Application

cc: **Jessica Guinn, AICP, Community Development Agency Director (Via E-mail)**
Dr. Jackie McMorris, Cobb County Manager (Via E-mail)
Phillip Westbrook, Senior Planner, Cobb County Community Development (Via E-mail)
Donald Wells, Intergovernmental Coordinator/Planner III, Cobb County Community Dev. (Via E-mail)
Dr. Jeff Drobney, City Manager, City of Kennesaw (Via E-mail)
Natalie Faustine, Community Development Administrative Assistant, City of Kennesaw (Via E-mail)



Subject Parcel

200' Radius

Properties Notified

1651 McCollum Pkwy
Land Lot 20,
Tax Parcel 001

RZ2023-004
200' PROPERTY NOTIFICATION

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

Derek Easterling, MAYOR
Lea Alvarez, CITY CLERK

Date: 9/19/2023
RZ2023_000

1" = 167'

Tax Parcel - 20009904250
KENNESAW CITY OF
2539 J O STEPHENSON AVE
KENNESAW GA 30144

Tax Parcel - 20009902510
ILKOV SAMUIL LYUBOMIROV & ANDREA
3590 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009801170
DASWANI ARUN DASWANI MAMTA
270 17TH 3607
ATLANTA GA 30363

Tax Parcel - 20009902630
TRAN NGAN
145 CARLEE LN
FINDLAY OH 45840

Tax Parcel - 20009902520
SOHANI MUIZZ
1123 SADLERS WAY
MARIETTA GA 30068

Tax Parcel - 20009801180
PRABHU DEEPALAXMI
620 STONESTILE TRCE
SUWANEE GA 30024

Tax Parcel - 20009903350
ROGERS VINCE M
3552 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009802730
PINETREE COUNTRY CLUB CONDOMINIUM
ASSOCIATION INC
PO BOX 2484
KENNESAW GA 30156

Tax Parcel - 20009801200
MIDWAY EXCHANGE BORROWER 8 LLC
PO BOX 4090
SCOTTSDALE AZ 85261

Tax Parcel - 20009801100
UNIVERSAL PROPERTY INVESTMENTS LLC
1120 BRECKENRIDGE LN
ALPHARETTA GA 30005

Tax Parcel - 20009900010
ROSS DAISY BELLE
144 FOUR SEASONS BLVD
DALLAS GA 30132

Tax Parcel - 20009801210
ROLNIK CONSTANCE
P O BOX 801372
ACWORTH GA 30101

Tax Parcel - 20009903490
GOVAHI KASHANI SHAHRIAR
3524 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009200680
SURRENCY DAVID J & CAREY N
3561 PINE BRANCHES CT
ACWORTH GA 30102

Tax Parcel - 20009801220
ROLNIK CONSTANCE
P O BOX 801372
ACWORTH GA 30101

Tax Parcel - 20009200700
ASHMAN RONALD & ASHMAN MATTHEW
3040 SHALLOWFORD PARK MANOR
ROSWELL GA 30075

Tax Parcel - 20009200690
FAMILY NEST INVESTMENTS LLC
2080 SAND WEDGE CIR
KENNESAW GA 30144

Tax Parcel - 20009801250
EDWARDS WILLIAM H
P O BOX 2286
KENNESAW GA 30156

Tax Parcel - 20009902610
MYERS CARLENE
3570 KENNESAW STATION DR
KENNESAW GA 30144

Tax Parcel - 20009200710
CHIEFTAIN ATLANTA LP
17 NE 4TH ST
FORT LAUDERDALE FL 33301

Tax Parcel - 20009801260
ABRAHA LETERFUAEL
18 FAIRWAY DR
KENNESAW GA 30144-0000

Tax Parcel - 20009902650
VALLIAPPAN GAYATHRI
2020 BROOK MEADOW DR
ALPHARETTA GA 30005

Tax Parcel - 20009200720
SHI XI
23 TANGLEWOOD HOLLOW RD
SADDLE RIVER NJ 07458

Tax Parcel - 20009801570
ROWEDDER KAY F
1000 SANDWEDGE CIR
KENNESAW GA 30144-2065

Tax Parcel - 20009902660
VELARDI MICHAEL D
3560 KENNESAW STATION DR
KENNESAW GA 30144

Tax Parcel - 20009801190
GRANT GRACIELA M
5 DUFFERS CT
KENNESAW GA 30144-0000

Tax Parcel - 20009200660
REZ LLC
3449 SHERIDAN CHASE
MARIETTA GA 30067

Tax Parcel - 20009902670
SHAH JYOTI
1013 TRAVELERS TRL NW
KENNESAW GA 30144

Tax Parcel - 20009801160
GRACE REALTY OF GEORGIA LLC
25 HARRIS DR
MARIETTA GA 30067

Tax Parcel - 20009200670
MCCLUER SHU HUA & WARREN J
5005 MELANIE CT NW
ACWORTH GA 30102

Tax Parcel - 20009903450
SHAH JYOTI
3162 BAYONET CT
MARIETTA GA 30068

Tax Parcel - 20009903460
FU JUNMEI
4092 AMBERLY CT
KENNESAW GA 30144

Tax Parcel - 20009903470
PK HOUSING LLC
4707 MAPLE BRK SE
MARIETTA GA 30067

Tax Parcel - 20009903480
VAN DYKE LEIGHTON A & GREYSON W
3526 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009801110
HANNIGAN DONALD E HANNIGAN ROSE
45 S VALLEY RD
SAG HARBOR NY 11963

Tax Parcel - 20009801120
RAGOZZINO PHILIP A
9 FAIRWAY DR
KENNESAW GA 30144-0000

Tax Parcel - 20009801130
11 FAIRWAY DRIVE LAND TRUST
1025 ROSE CREEK DR STE 620-131
WOODSTOCK GA 30189

Tax Parcel - 20009801140
GRACE REALTY OF GEORGIA LLC
25 HARRIS DR
MARIETTA GA 30067

Tax Parcel - 20009801150
ERVIN STEPHEN D & BORG ERIC
1709 LATOUR DR
MARIETTA GA 30066

Tax Parcel - 20009903690
GRACE REALTY OF GEORGIA LLC
25 HARRIS DR
MARIETTA GA 30067

Tax Parcel - 20009903500
3522 KENNESAW STATION HOUSING LLC
4707 MAPLE BRK SE
MARIETTA GA 30067

Tax Parcel - 20009903700
MAAROUF BASSEM R
3479 LEE COURT
KENNESAW GA 30144

Tax Parcel - 20009903710
BROOMFIELD MELISSA
3481 LEE CT
KENNESAW GA 30144

Tax Parcel - 20009903720
BRADFORD MAURICE RAFEAL
3483 LEE CT
KENNESAW GA 30144-0000

Tax Parcel - 20009903730
BARTHELUS ALYAH & VERTINI
3504 LEE CT NW
KENNESAW GA 30144

Tax Parcel - 20009903390
GADISETTI SRINIVASA R
3544 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009801580
TOTH DANIEL & VOROSMARTY DORA
220 BLAIRSHIRE CLOSE
ROSWELL GA 30075

Tax Parcel - 20009301580
HARRISON KARL D
1080 SAND WEDGE CIR NW
KENNESAW GA 30144-2099

Tax Parcel - 20009902530
ATLANTA REALTY PROS LLC
3449 SHERIDAN CHASE SE
MARIETTA GA 30067

Tax Parcel - 20009902540
CRAMER JEFFREY E
3584 KENNESAW STATION DR
KENNESAW GA 30144-0000

Tax Parcel - 20009902550
WOOD BRITTANY
3582 KENNESAW STATION DR
KENNESAW GA 30152

Tax Parcel - 20009902560
FARIAS MICHELLE A
645 N WILLOW AVE APT C
LA PUENTE CA 91746

Tax Parcel - 20009301590
WHITE JOLEAH M
1090 SAND WEDGE CIR
KENNESAW GA 30144

Tax Parcel - 20009301600
ANGELI JAYSON M
3093 ADDIE POND WAY
MARIETTA GA 30064

Tax Parcel - 20009301610
SANDWEDGE LLC
1705 AMBERWOOD POINTE
WOODSTOCK GA 30189

Tax Parcel - 20009201120
KENNESAW CITY OF
2539 PARK DR
KENNESAW GA 30144

Tax Parcel - 20009801590
LECHER NOEL L & LAURA E
1020 SAND WEDGE CIR
KENNESAW GA 30144

Tax Parcel - 20009801600
BEATTY KURT N
4976 MILLWOOD DR
CANTON GA 30114

Tax Parcel - 20009903360
SMITH MICHELLE D & RODNEY W
3550 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009903370
LEARY BRIAN QUINN
3548 KENNESAW STATION DR
KENNESAW GA 30144

Tax Parcel - 20009903380
SFR ACQUISITIONS 3 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO IL 60606

Tax Parcel - 20009800940
MOTES MORRIS JOHN % DWIGHT D MOTES EXECUTOR
6405 VICKSBURG CT
ACWORTH GA 30101

Tax Parcel - 20009903400
3542 KENNESAW STATION HOUSING LLC
4707 MAPLE BRK SE
MARIETTA GA 30067

Tax Parcel - 20009301620
HAWES WILLIAM H & BEVERLY G HAWES
2117 SUMMERCHASE DR
WOODSTOCK GA 30189-6173

Tax Parcel - 20009902570
GIRAGE KARA ELIZABETH
3578 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009902640
ISHAKON PROPERTIES LLC
3162 BAYONET CT
MARIETTA GA 30068

Tax Parcel - 20009902580
MIRZAI AJMAL & BAIRD ALEXANDRA
5311 GOLDEN CANARY LN
AUSTIN TX 78723

Tax Parcel - 20009902590
SAROCH RAMESH & KAMALJIT
3574 KENNESAW STATION DR
KENNESAW GA 30144

Tax Parcel - 20009902600
RINAMAN RAINIKKA
3572 KENNESAW STATION DR NW
KENNESAW GA 30144

Tax Parcel - 20009301630
DIEP KENT BAO & HANG LINH LE
5355 HAVERFORD MILL COVE
LILBURN GA 30047

Tax Parcel - 20009301640
KIM JEAN & CHUNG ALEXANDER EUNKWON
2040 SAND WEDGE CIR
KENNESAW GA 30144

Tax Parcel - 20009301540
WILLIAMS GREG
3154 N DRUID HILLS RD
DECATUR GA 30033

Tax Parcel - 20009301550
CARROZZA RICHARD PAUL
1050 SAND WEDGE CIR
KENNESAW GA 30144

Tax Parcel - 20009301560
STRICKLAND RACHEL STURDIVANT
1060 SAND WEDGE CIR NW
KENNESAW GA 30144-2060

Tax Parcel - 20009301570
MORALES RICHARD
1070 SAND WEDGE CIR NW
KENNESAW GA 30144

Tax Parcel - 20009200730
HARRINGTON SUSAN
3020 SANDWEDGE CIR
KENNESAW GA 30144

Tax Parcel - 20009200740
JAYCO PROPERTIES LLC
P O BOX 613
HOLLY SPRINGS GA 30142

Tax Parcel - 20009200750
HELIOPOLIS DEVELOPMENT COMPANY LLC
2275 MARIETTA BLVD SUITE 275-392
ATLANTA GA 30318

Tax Parcel - 20009200760
ROGERS CLINTON A
194 FIELDS RD
KINGSTON GA 30145

Tax Parcel - 20009200770
ZHAO JUAN
360 SUMTER DR
MARIETTA GA 30066

Tax Parcel - 20009903740
RAY SANDRA E & HERMAN E
3293 HIGH SHOALS RD
DALLAS GA 30132

Tax Parcel - 20009903750
ANDESHMAND SAYEED A & SUHAIL MOHAMED SHIHAAM
125 CYPRESS LOOP
HAYWARD CA 94544

Tax Parcel - 20009903760
CARPENTER ROBERT
3498 LEE CT
KENNESAW GA 30144

Tax Parcel - 20009903770
SHAH JIGISHA P & PREMAL K
4528 LASHLEY CT
MARIETTA GA 30068

Tax Parcel - 20009800970
KALEY MAX D & MCCOLLUM HERBERT C & HENDERSON KATHERYN EXECUTRIX
1554 LANCASTER DR
MARIETTA GA 30066-5916

Tax Parcel - 20009903410
ONYANCHA MOMANYI B & CHERONO CHRISTINE
3540 KENNESAW STATION DR
KENNESAW GA 30144

Tax Parcel - 20009903420
THE HOUSE OF WALKER TRUST
4632 LIBERTY SQUARE DR
ACWORTH GA 30101

Tax Parcel - 20009903430
3536 KENNESAW STATION DRIVE LAND TRUST
FREEPORT TITLE & GUARANTY INC TRUSTEE
2550 SANDY PLAINS RD STE 225-315
MARIETTA GA 30066

Tax Parcel - 20009903440
ISHAKON PROPERTIES LLC
3162 BAYONET CT
MARIETTA GA 30068

Tax Parcel - 20009903330
ISHAKON PROPERTIES LLC
3162 BAYONET CT
MARIETTA GA 30068

Tax Parcel - 20009903340

NAUSTDAL FREDRIK TAMM
3970 PAPER MILL RD
MARIETTA GA 30067

Tax Parcel - 20009902620

FU JUN MEI
4092 AMBERLY CT
KENNESAW GA 30144

MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
November 1, 2023
6:30 PM

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1. Call to Order / Roll Call

Meeting called to order by Chairman Bergwall at 6:46 p.m.

Roll Call: Commissioner Greenall, Commissioner Jackson, Commissioner Vande Zande

Absent: Commissioner Patterson, Commissioner Bodenhamer, Commissioner Ragus

Staff present: James Friedrich (Assistant to the City Manager, representing the Zoning Administrator) and Natalie Faustine (Community Development Administrative Assistant)

Speakers: Michael Miller & Parks Huff (Applicant)

2. Announcements

A. This public meeting is being conducted via the use of real-time telephonic technology, allowing the public simultaneous access to the public meeting. The meeting may be accessed using Facebook Live via the following link: www.Facebook.com/City of Kennesaw/. However, comments made on Facebook Live will not be visible by City staff. If you would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 p.m. the night of the regular meeting. Your comment will be read aloud or grouped into categories for the record. All interested parties may attend the meeting in person with limited seating available at the City Hall Council Chambers and the Ben Robertson Community Center, if needed. 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 November 20, 2023.

3. Approval of the Meeting Minutes

A. Meeting Minutes from October 4, 2023

Chairman Bergwall states that there were a few minor changes made to the draft minutes prior to the meeting. Those changes include correcting the square footage of the dwelling and some grammatical errors.

Chairman Bergwall opens the floor for comments to no response. He calls for a motion to approve.

Motion by Commissioner Vande Zande to Approve. Seconded by Commissioner Greenall.

Vote taken, motion unanimously approved 3-0.

4. New Business

A. Consideration for approval of a variance application submitted by Piedmont Residential, LLC for the property located at 1651 McCollum Parkway (20009900010). Case #ZV2023-04.

Chairman Bergwall introduces the agenda item and turns the floor over to Mr. Friedrich for further introduction.

Mr. Friedrich explains the location of the proposed development and the applicant's request. The applicant, Piedmont Residential LLC, is asking for a stream buffer variance and to rezone the property at 1651 McCollum Parkway from R-15 to PUD-R as depicted on the site plan. The applicant wishes to build 68 fee simple homes of various styles and sizes to attract a variety of people. It is of note that 14 units are considered attainable units, meant to be more affordable to accommodate first-time buyers. There will be 269 parking spaces throughout the development. The 14 attainable units will utilize on-street parking, and the remainder will have garages with additional parking in their driveways. There are 14 guest spaces and 1 handicap space. The Zoning Administrator recommends approval of the variance with the following conditions: (1) Staff recommends incorporation of all 11 conditions as specified in the attorney letter dated October 27, 2023 prepared by Sams, Larkin, & Huff LLP. (2) Staff recommends the variance to encroach into the required stream buffer area for the purpose of providing rear-access drive for the townhome units. Mr. Friedrich turns the floor over to the applicant and their attorney.

Attorney Parks Huff approaches the podium and introduces himself. He asks the commission if the variance should be discussed first, or if the items could be discussed together. Chairman Bergwall explains that the variance must be voted on before the rezoning, but he can introduce both at the same time. Mr. Huff explains the process his colleagues went through with staff in order to put this proposal together to go before the Commission, which consisted of several meetings and edits to the plan. The intent of the project is to create a community with a diversity in housing options and price points. One of the ways this was achieved was by including surface parking for some units, which makes them cheaper since they are not paying for the square footage of a

garage.

On the site plan, Mr. Huff points out the stream located just west of the property, and explains that although the stream is not within the property lines, the back alley and driveway for some of the units are within the 25 foot impervious stream buffer. The applicant is asking for a variance for a minor encroachment of that stream buffer to allow access to the proposed garages of those units, and City staff recommends approval.

Mr. Huff goes on to discuss parking in the proposed development. The original plan had 245 total parking spaces, but staff requested additional parking to be added. An overflow parking lot was added, bringing the total number of parking spots up to 269. This includes garage parking, driveway parking, on-street parking, guest parking, and overflow parking. The parking ratio is 3.95 spaces per unit.

Mr. Huff mentions the location of the proposed development in relation to main roads such as McCollum Parkway and the interstate. According to the future land use map in the 2022 Comprehensive Plan, a high-density residential development is appropriate for this project.

Chairman Bergwall thanks Mr. Huff for his presentation and opens the floor for comments by citizens. There are none, so he moves on to comments by commissioners.

Commissioner Greenall asks about the location of the stream in relation to the proposed development and existing development. The applicant explains the landscaping around the stream allows for privacy between the developments.

Chairman Bergwall mentions that from McCollum Road to the back of the site there is about 50 feet of elevation difference going downhill towards the back of the property.

Commissioner Greenall asks about the location of parking for units 5, 8, 9, 12, 14, 16, 17, 20, 21, 24, 25, 28, 29 and 32, since they are facing the street and the units behind them get their own driveways.

Mr. Michael Miller of Piedmont Residential comes to the podium and describes another local development they built, Pritchard Park, as reference for the Commission, since the development being proposed is similar. He goes on to explain that the units in question are back-to-back townhomes, meaning there are units on the front of the structure, facing the proposed main road inside the development, and units on the back, facing the back alleyway. The people in the back units each have a 20-foot-long driveway and 2 garage spaces, while the people in the front units will have on-street parking on the other side of the proposed road. Mr. Miller and Commissioner Greenall discuss the impact of on-street parking on the aesthetic and functionability of the proposed development. Mr. Miller reiterates that the front units are designed to have on-street parking so the buyer does not have to pay for the square footage of a garage, making

the unit more affordable and attainable.

Commissioner Greenall asks if a traffic evaluation has been done in the area, and the applicant responds that there is one in the works that will be presented to staff during the permitting process and implemented by their engineers.

Commissioner Jackson asks if the builders have considered doing anything to offset the environmental impact of building into a stream buffer zone.

Mr. Miller explains that they are encroaching on the impervious buffer in some areas, but in others they are staying well beyond it, so he cannot determine a per square foot trade off.

Commissioner Jackson expresses that they have been presented with many stream buffer variances, and if all of them were granted that would defeat the purpose of the stream buffer.

Mr. Miller responds that staff recommended the approval of this variance because it is a relatively minor encroachment, as the stream itself is not on the property, just the buffer. He explains the other environmental regulations they meet and emphasizes that the City's staff do not take stream buffer variances lightly and would not recommend approval if it was not appropriate.

Mr. Friedrch confirms that the Zoning Administrator met with stormwater staff at Public Works to get their input.

Chairman Bergwall mentions that on some county maps of the property, there is a stream running through the middle of the proposed development.The applicant explains that Riverbend Environmental has done a full environmental survey and report of the property and no such stream was found.

Chairman Bergwall explains that in order for a variance to be approved, the applicant must show practical difficulties and unnecessary hardship placed on the property. However, Georgia is a Buyer Beware state, so buyers know exactly what they're getting. He states that he believes the development could be designed to avoid the stream buffer altogether, but the applicant chose not to do that. He also brought up the issue of traffic, which is something the citizens are very concerned about. Chairman Bergwall reiterates that he is not one that treads lightly on stream buffers being encroached on for the benefit of higher density on the site, so his position is that the variance would not be needed if changes were made to the plan.

He opens the floor to other commissioners for comment. Upon no response, he opens the floor for the developer to respond.

Mr. Miller goes to the podium to state that the plan was created with a lot of input and support from City staff, and he would not have filed the plan without a lot of thought and

consideration. He states that the developers and staff think that the best way to handle the stream buffer is to have the alley in the back for the garages, as it is only a minor encroachment on the last 25 feet of the buffer, not the 50 foot undisturbed, critical buffer.

Chairman Bergwall asks if they will be putting a retaining wall along that area because of the slope change. Mr. Miller responds that engineering will determine whether that is possible. He goes on to reiterate that our land use plan says that it is recommended to put high-density residential developments in this spot. He also makes the point that putting residential properties close to jobs and traffic corridors actually reduces traffic.

Commissioner Jackson mentions that if they say yes to this case, then other developers will look at land in the City, see a 75 foot stream buffer, and assume they can get a variance and build on it anyway, so the price they are willing to pay for the land will go up. He states that, in his opinion, they are looking at whether they need to put an extra 10 houses on a 25-foot stream buffer that is important for the environment.

Chairman Bergwall adds that it is possible to take six houses out of the grouping and move the drive over a bit to eliminate the need for a variance.

Mr. Miller responds that the plan they originally came to the city with had all of the driveways in the front of the homes, no alley in the rear, and did not encroach on the buffer. The plan was redesigned based on staff feedback, and they ultimately lost units in the process. It was determined by the applicant and staff that the neighborhood would look better and the streetscape would flow better if the units were rear loaded rather than front.

Chairman Bergwall asks if the Commissioners have any other comments. With no response, he entertains a motion.

Motion by Commissioner Greenall to Approve. Seconded by Commissioner Jackson.

Vote taken, 1 in favor (Vande Zande) 2 opposed (Greenall, Jackson). Motion denied.

B. Consideration for approval of a rezoning application submitted by Piedmont Residential, LLC for the property located at 1651 McCollum Parkway (20009900010). Case #RZ2023-03

Chairman Bergwall introduces the rezoning request and invites Mr. Friedrich to elaborate.

Mr. Friedrich explains that this is a consideration to approve the rezoning request to change the zoning from Single Family Residential or R-15 to planned Urban Development Residential or PUD-R as submitted by Piedmont Residential LLC. The property lies on land lots 99 and 98, tax parcel 001 and consists of roughly 5.1 acres. He turns the floor over to the developer and their attorney.

Mr. Huff states that the argument for the rezoning case was discussed while discussing the variance case, and asks if he needs to present it further.

Chairman Bergwall claims that Mr. Huff and Mr. Miller have given a good explanation of why this is a planned development unit, and the Commission has a good understanding of the various products and general layout of the project. The Chairman asks if the applicant would like to speak with regard to the rezoning.

The applicant responds asking if the Commissioners have any questions. When he receives no answer, he reminds the Commissioners that staff recommended approval, and the project is consistent with the goals of our comprehensive plan.

Chairman Bergwall opens the floor to citizen comment. With no response, he opens the floor to comments by the Commissioners with regard to the rezoning. With no response, Chairman Bergwall states he believes the layout and variety of the development are good. Hearing no other comments, he asks for a motion to approve the rezoning.

Motion by Commissioner Jackson to Approve. Seconded by Commissioner Vande Zande.

Vote taken, motion unanimously approved 3-0.

5. Staff Comment

Mr. Friedrich thanks the Commissioners for allowing him to fill in for Mr. Simmons and states he will be giving him a full report when he returns on Monday.

Chairman Bergwall thanks Commissioner Vande Zande for rearranging his schedule on short notice so the meeting would not have to be postponed.

6. Adjourn

Motion to adjourn by Commissioner Greenall, second by Commissioner Vande Zande.

Meeting adjourned at 7:37 p.m.

SAMS LARKIN & HUFF, LLP
A LIMITED LIABILITY PARTNERSHIP
GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448
770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

November 16, 2023

VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
2529 J. O. Stephenson Avenue
Kennesaw, GA 30144

Re: Application of Piedmont Residential to rezone (with concurrent variances) 5.13± acres; property is located at 1651 McCollum Parkway

Dear Darryl:

As you know, we represent the Applicant, Piedmont Residential, with respect to the above-referenced application. The application for rezoning and variance was heard by Kennesaw's Planning Commission on November 1, 2023, with a final vote by the Mayor and Council on November 20, 2023.

The subject property comprises 5.13± acres located at 1651 McCollum Parkway. It is situated between the Kennesaw Station Townhome Community and the Pinetree Country Club Condominium neighborhood. The property is presently zoned R-15 and the Applicant seeks to rezone the property to PUD-R, as depicted on the attached revised site plan. The Applicant's requested stream buffer variance is also depicted on the site plan.

As you know, the Applicant proposes to develop 68 for-sale, fee simple homes. Unlike many similar communities, the Applicant proposes multiple products in the community with a variety of features. The 8 units on the northern portion of the subject property (depicted as 1-4 and 65-68 on the site plan) facing McCollum Parkway will be detached single-family homes with rear-entry garages, each having an approximate square footage of 2,000 square feet. The buildings on the west side of the subject property (units 5-32) are back to back townhomes with a 3' separation between buildings. Each of these units is approximately 1,700 square feet. Finally, the remaining units (41-64) are back to back townhomes with approximately 1,500 square feet. Again, there is a 3' separation between these buildings.

The project is designed to be marketed to a broad range of buyers with four product types, each with different features and sizes. The location is designated as High Density Residential in the Comprehensive Plan due to its proximity to transportation corridors, jobs and conveniences such as shopping and restaurants. This designation provides for a maximum density of 16 units per acre. In addition, the city challenged Piedmont Residential to further the goal of the city which is contained in the 2022 Comprehensive Plan to "Develop leadership and collaboration on affordability." In collaboration with the city, Piedmont Residential designed

fourteen (14) units that are specifically designed to lower the cost of construction and making them more affordable to a wider pool of buyers.

Because parking issues have been a problem in similar neighborhoods, staff directed Piedmont Residential to provide more parking than required under the current ordinance. As a result, 54 of the homes will have 20-foot-long driveways plus a 2-car garage. The 14 Attainable Units will each have two designated on-street parking spaces and the plan includes 24 guest parking spaces. Subject to engineering constraints that may arise, this yields a total of 269 parking spaces or the equivalent of 3.95 spaces per unit.

STIPULATIONS APPLICABLE TO THE OVERALL DEVELOPMENT

The Applicant proposes that the following stipulations and conditions be made applicable to the requested rezoning and variance. These stipulations and conditions replace and supersede in full any and all prior stipulations and conditions in whatsoever form that have been previously proposed, or which are currently in place concerning the Subject Property.

1. The architectural style and composition of the homes shall be traditional and in substantial conformity to the imagery which has been submitted to your office and as depicted in the imagery submitted concurrently herewith. The front, sides and rear of the homes shall include a mixture of components consisting of brick, stacked stone and other cementitious components including Hardiplank and Hardiplank shake and similar products.

2. The fourteen (14) units on the western portion of the development facing the street and identified as units numbered 5, 8, 9, 12, 13, 16, 17, 20, 21, 24, 25, 28, 29, and 32 on the site plan that was submitted to the City will be offered with two designated on-street parking spaces, allowing Piedmont Residential to offer them at a lower price which will appeal to a broader pool of buyers.

3. 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.

4. Among other things, the Homeowners Association shall be responsible for the upkeep and maintenance of all common areas, including landscaped areas, fences, rights-of-way,

lighting and strategically located guest parking spaces within the proposed residential community.

5. Applicant shall submit a Landscape Plan prior to or concurrently with the Plan Review Process.

6. Compliance with recommendations from the Department of Transportation ("DOT"), including the following:

   a) The installation of sidewalk, curb and gutter along the Subject Property's frontage on McCollum Parkway.

   b) The installation of a deceleration lane with taper at the Subject Property's point of ingress and egress on McCollum Parkway.

7. Lighting within the proposed Community shall be environmentally sensitive, decorative and themed to the architectural style and composition as mentioned above. The lighting shall be designed so that illumination therefrom will not extend beyond the Subject Property's boundaries.

8. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site.

9. Subject to recommendations from the City of Kennesaw's Stormwater Management Division with respect to stormwater management, hydrology and water quality requirements, including the following:

   a) The ultimate location and configuration of on-site detention and water quality.[1]

   b) Ongoing upkeep and maintenance to the stormwater management/water quality facilities shall be the responsibility of the mandatory HOA.

10. Compliance with recommendations from the Cobb County Fire Marshal's Office with respect to Life-Safety and Fire Prevention issues. Additionally, complying with guest parking regulations mentioned above and as shown on the Revised Site Plan.

[1] The Applicant is seeking a variance for stream buffer encroachment for the west side of the Subject Property as depicted on the site plan.

VIA EMAIL:

11. The proposed neighborhood is located adjacent to a city park. The applicant proposes to work with the Parks and Recreation Department during the design process of the proposed project to assist the city with improvements to this park and will contribute $20,000 to be paid upon the recording of the final plat to the Kennesaw Park and Recreation Foundation to be used by the Foundation to make improvements to this park.

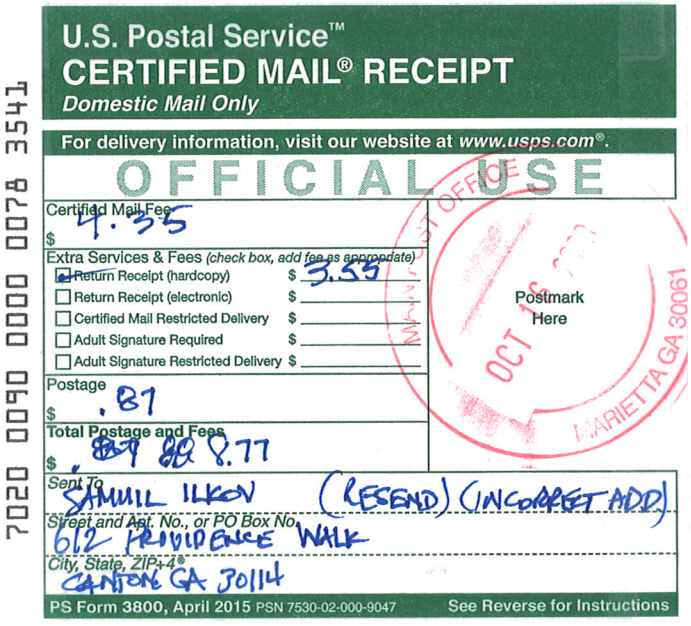
Please do not hesitate to contact me should you or the City's Staff, Planning Commission Members or the Mayor, City Council and the City Manager require any further information or documentation prior to the Zoning Hearing on Monday, November 20th. With kind regards, I am

Sincerely,

SAMS LARKIN & HUFF, LLP

Parks F. Huff

PFH/jcc
Attachment



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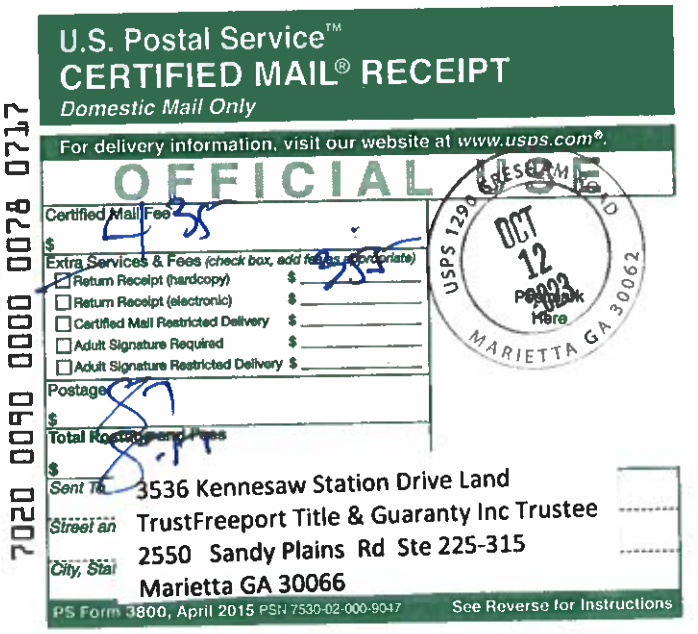
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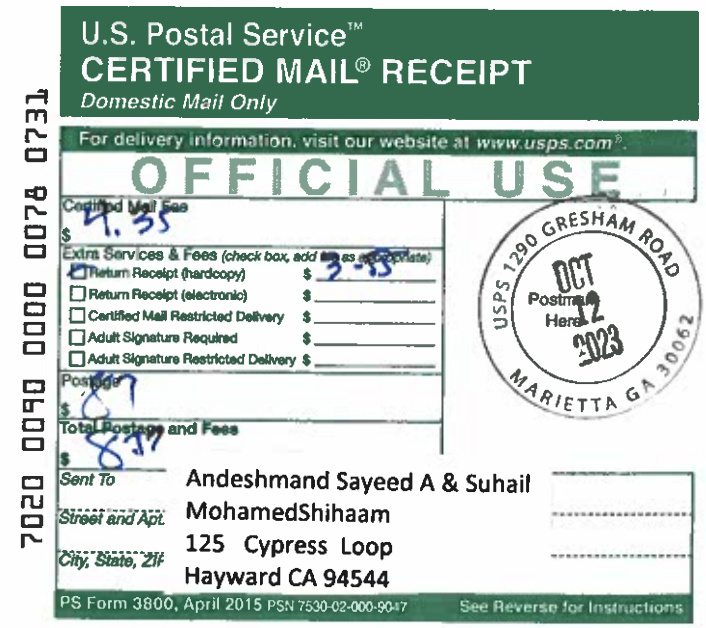
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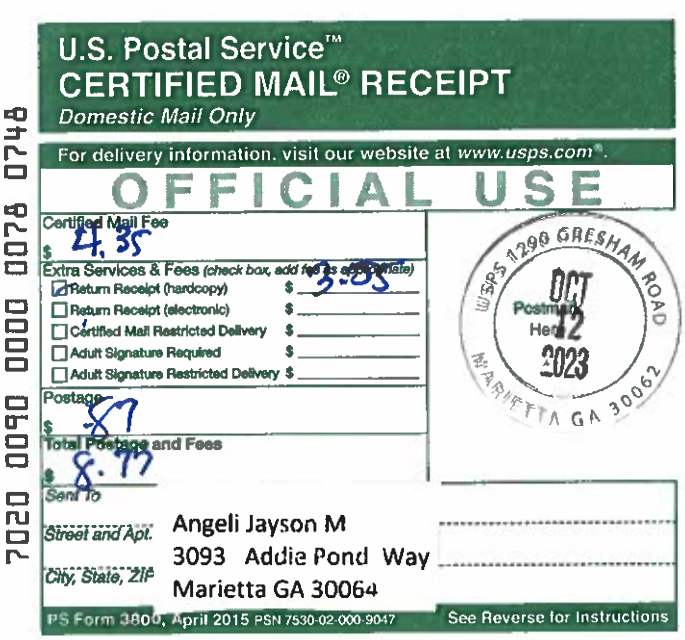

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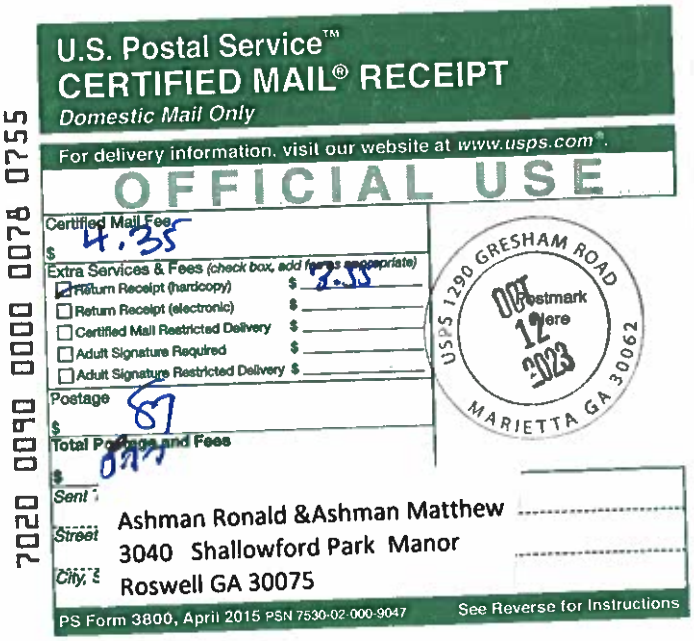

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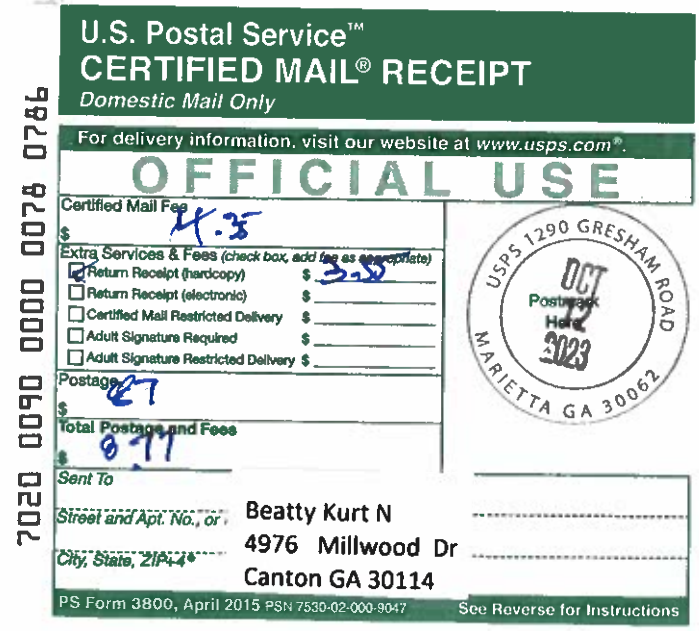

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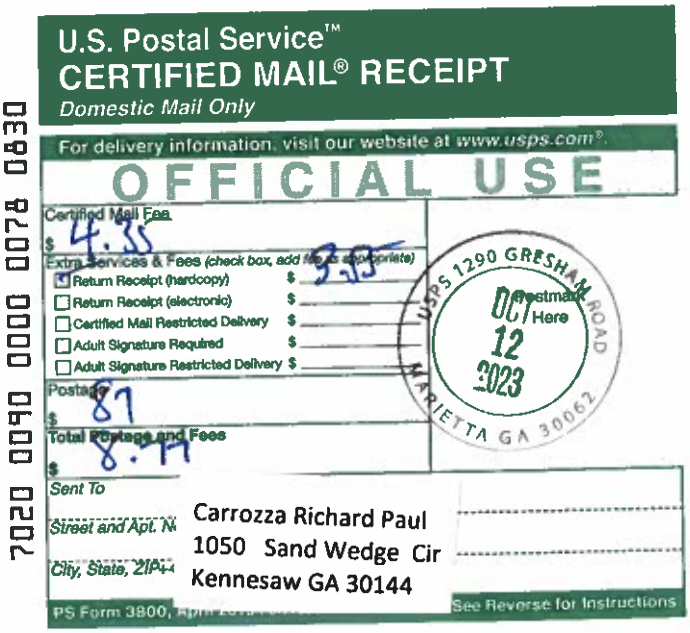
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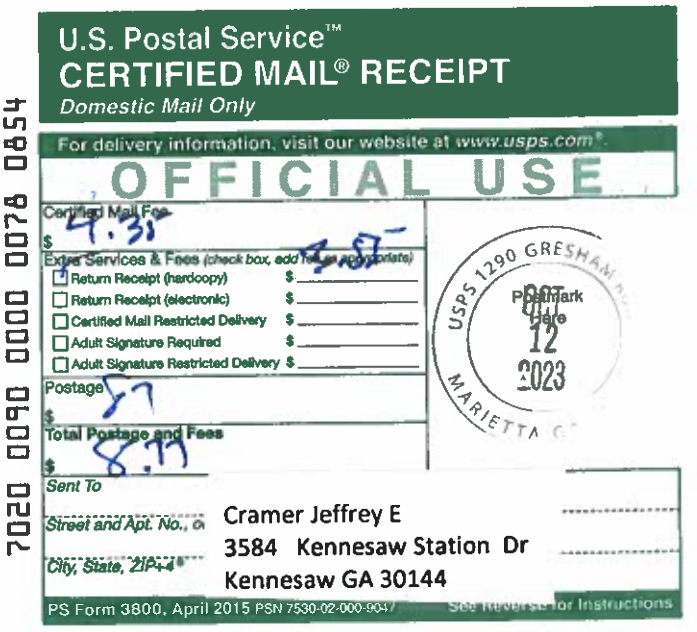
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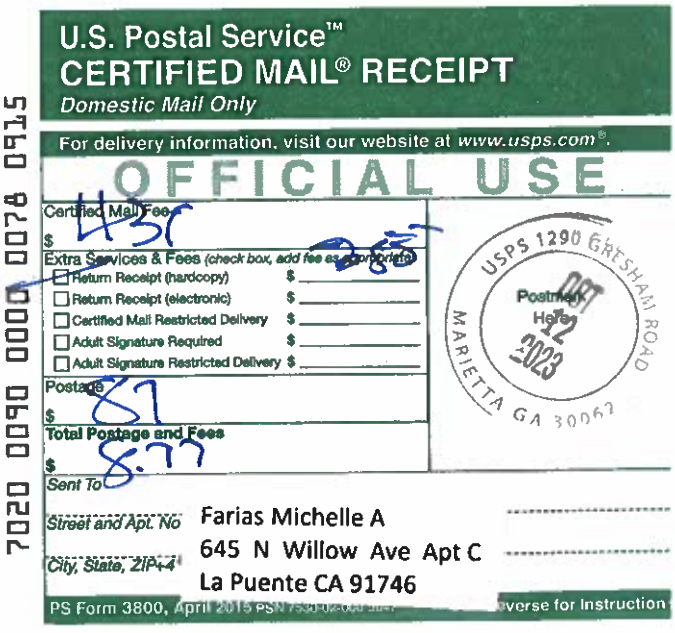

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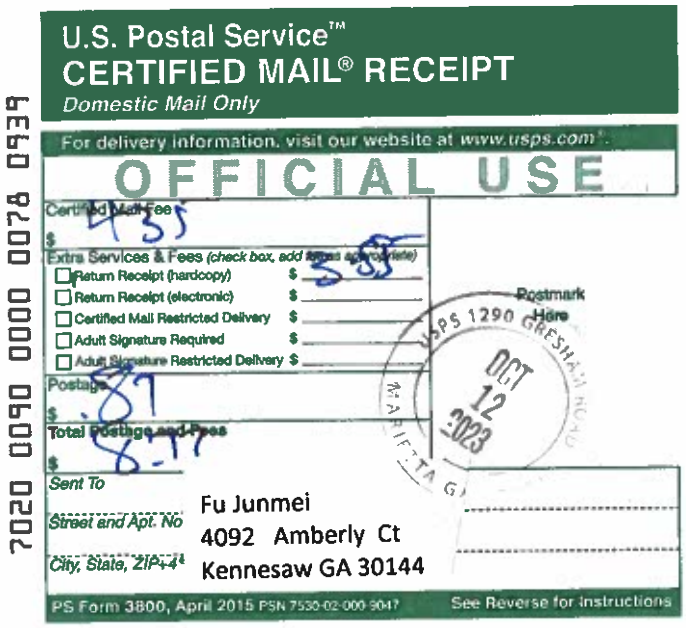
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Sent To
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City, State
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Adult Signature Required
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Postage $.87
Total Postage and Fees $8.77
USPS 1290 GRESHAM ROAD
Postmark Here
12 2023
Sent To
Street
City, St
Gadisetti Srinivasa R
3544 Kennesaw Station Dr Nw
Kennesaw GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
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Certified Mail Restricted Delivery
Adult Signature Required
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Postage $.87
Total Postage and Fees $8.77
USPS 1290 GRESHAM ROAD MARIETTA GA 30062
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Postmark Here
Sent To
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City, State, ZI
Girage Kara Elizabeth
3578 Kennesaw Station Dr Nw
Kennesaw GA 30144
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Adult Signature Required
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Postage $.87
Total Postage and Fees $8.77
USPS 1290 GRESHAM ROAD MARIETTA GA 30067
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Govahi Kashani Shahriar
3524 Kennesaw Station Dr Nw
Kennesaw GA 30144
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Adult Signature Restricted Delivery
Postage $.87
Total Postage and Fees $8.77
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25 Harris Dr
Marietta GA 30067
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Adult Signature Restricted Delivery $
Postage
8.7
Total Postage and Fees
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Sent To
Grant Graciela M
5 Duffers Ct
Kennesaw GA 30144
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Adult Signature Restricted Delivery $
Postage
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Total Postage and Fees
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Sent To
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Rose
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City, State, ZIP+4®
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3020 Sandwedge Cir
Kennesaw GA 30144
USPS 1290 GRESHAM ROAD
Postmark Here
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Return Receipt (electronic) $
Certified Mail Restricted Delivery $
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Postage
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Total Postage and Fees
8.77
Sent To
Harrison Karl D
1080 Sand Wedge Cir Nw
Kennesaw GA 30144
USPS 1290 GRESHAM ROAD
Postmark Here
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MARIETTA GA 30062
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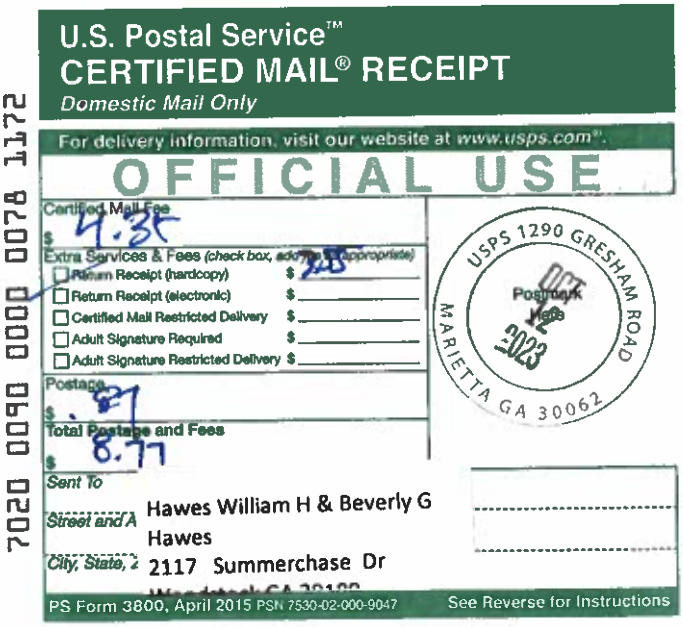
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Postage
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Total Postage and Fees
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Sent To
Hawes William H & Beverly G
Hawes
2117 Summerchase Dr
USPS 1290 GRESHAM ROAD
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MARIETTA GA 30062
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Postage
8.7
Total Postage and Fees
8.77
Sent To
Heliopolis Development
Company Llc
2275 Marietta Blvd Suite 275-
USPS 1290 GRESHAM ROAD
Postmark Here
OCT 12 2023
MARIETTA GA
PS Form 3800, April 2015 PSN 7530-02-000-9047
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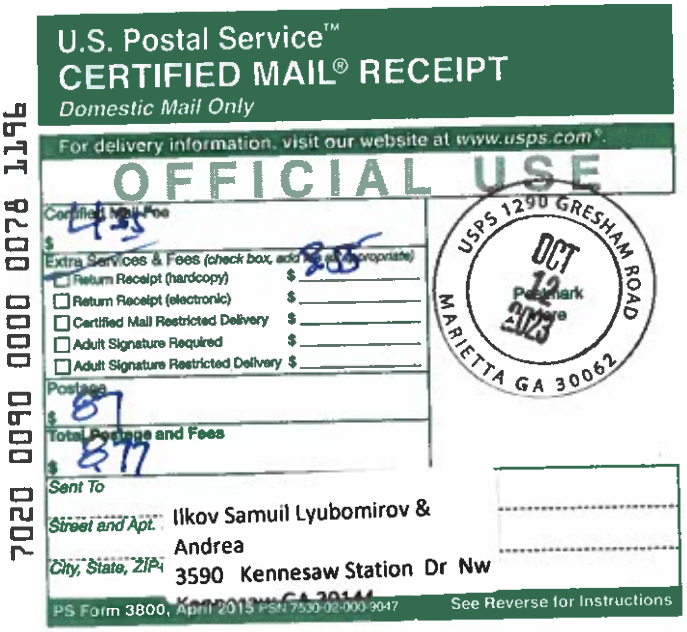
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Postage $.87
Total Postage and Fees $8.77
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City, State, ZIP+4 3590 Kennesaw Station Dr Nw
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Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To
Street and Ishakon Properties Llc
3162 Bayonet Ct
City, State Marietta GA 30068
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Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $3.55
Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To
Street and Jayco Properties Llc
P O Box 613
City, State, Holly Springs GA 30142
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Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
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City, State, ZIP+4 Herbert C &Henderson Katheryn
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Certified Mail Restricted Delivery $
Adult Signature Required $3.55
Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To
Street and Apt. No. Kennesaw City Of
City, State, ZIP+4 2539 J O Stephenson Ave
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Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To
Street and Kennesaw City Of
2539 Park Dr Suite 300
City, State, Kennesaw GA 30144
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USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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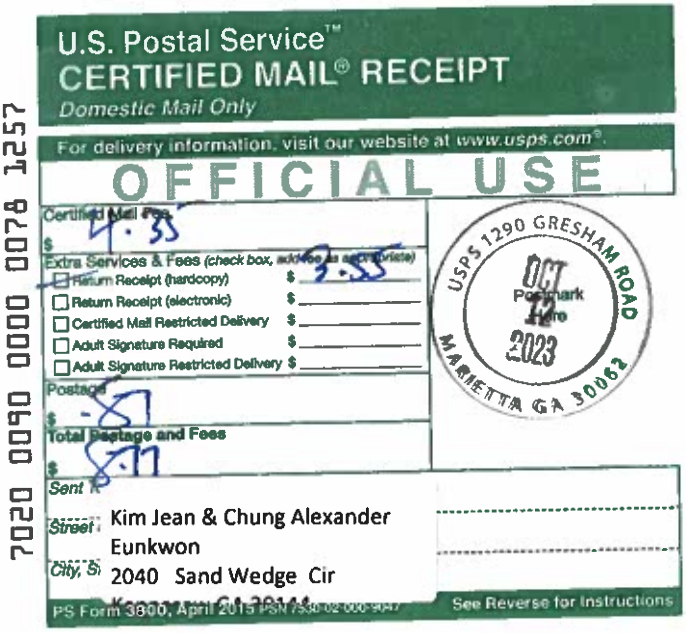
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Adult Signature Restricted Delivery $
Postage $.87
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Return Receipt (electronic) $
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Adult Signature Required $
Adult Signature Restricted Delivery $
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Acworth GA 30102
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Adult Signature Restricted Delivery $
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Kennesaw GA 30144
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Return Receipt (electronic) $
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Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
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City, State, ZIP+4: Po Box 4090
Scottsdale AZ 85261
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☐ Adult Signature Restricted Delivery $
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City, State, ZIP+4®: 5311 Golden Canary Ln
Austin TX 78723

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☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $5.22

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City, State, ZIP+4®: 1070 Sand Wedge Cir Nw
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☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $5.22

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City, State, ZIP+4®: Motes Executor
6405 Vicksburg Ct

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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
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Kennesaw GA 30144

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☐ Certified Mail Restricted Delivery $
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☐ Adult Signature Restricted Delivery $
Postage $.87
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Street and Apt. No.: Naustdal Fredrik Tamm
City, State, ZIP+4®: 3970 Paper Mill Rd
Marietta GA 30067

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☐ Return Receipt (electronic) $
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77

USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here

Sent To
Street and Apt. No.: Onyancha Momanyi B & Cherono Christine
City, State, ZIP+4®: 3540 Kennesaw Station Dr
Kennesaw GA 30144

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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 $8.77
Total Postage and Fees $
Sent To Acworth GA 30101
Street Pinetree Country Club
City, CondominiumAssociation Inc
Po Box 2484
PS F Kennesaw GA 30156
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USPS 1290 GRESHAM ROAD
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7020 0090 0000 0078 1066

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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $8.77
Total Postage and Fees $8.77
Sent To Pk Housing Llc
Street and Apt. No., or PO Box No. 4707 Maple Brk Se
City, State, ZIP+4® Marietta GA 30067
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
USPS 1290 GRESHAM ROAD
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $8.77
Total Postage and Fees $8.77
Sent To
Street and Apt. No., or PO Box No. Prabhu Deepalaxmi
620 Stonestile Trce
City, State, ZIP+4® Suwanee GA 30024
PS Form 3800, April 2015 PSN 7530-02-000-9047
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USPS 1290 GRESHAM ROAD
OCT 12 2023
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7020 0090 0000 0078 1080

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $8.77
Total Postage and Fees $8.77
Sent To Kennesaw GA 30144
Street and Apt. No., or PO Box No. Ragozzino Philip A
9 Fairway Dr
City, State, ZIP+4® Kennesaw GA 30144
PS Form 3800, April
for Instructions
USPS 1290 GRESHAM ROAD
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Postmark Here
MARIETTA GA 30062
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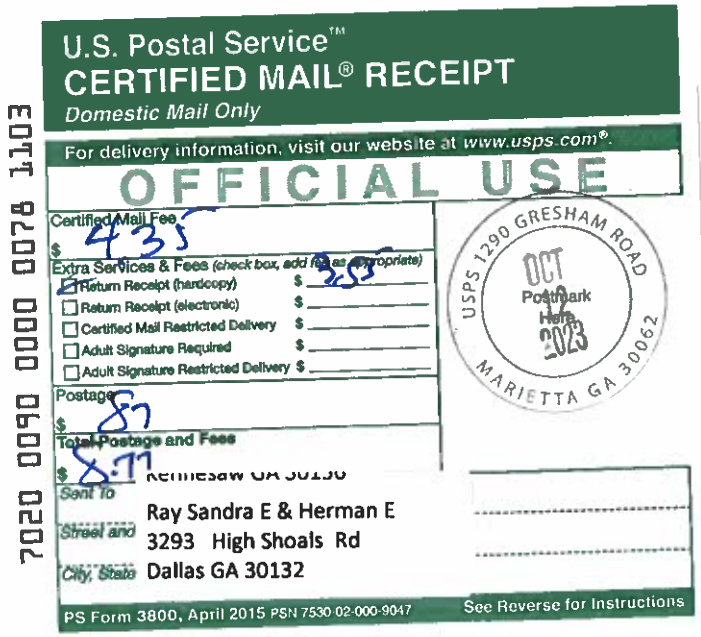
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $8.77
Total Postage and Fees $8.77
Sent To Kennesaw GA 30136
Street and Apt. No., or PO Box No. Ray Sandra E & Herman E
3293 High Shoals Rd
City, State, ZIP+4® Dallas GA 30132
PS Form 3800, April 2015 PSN 7530-02-000-9047
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USPS 1290 GRESHAM ROAD
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $8.77
Total Postage and Fees $8.77
Sent To
Street and Apt. No., or PO Box No. Rez Llc
3449 Sheridan Chase
City, State, ZIP+4® Marietta GA 30067
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
USPS 1290 GRESHAM ROAD
OCT 12 2023
Postmark Here
MARIETTA GA 30062
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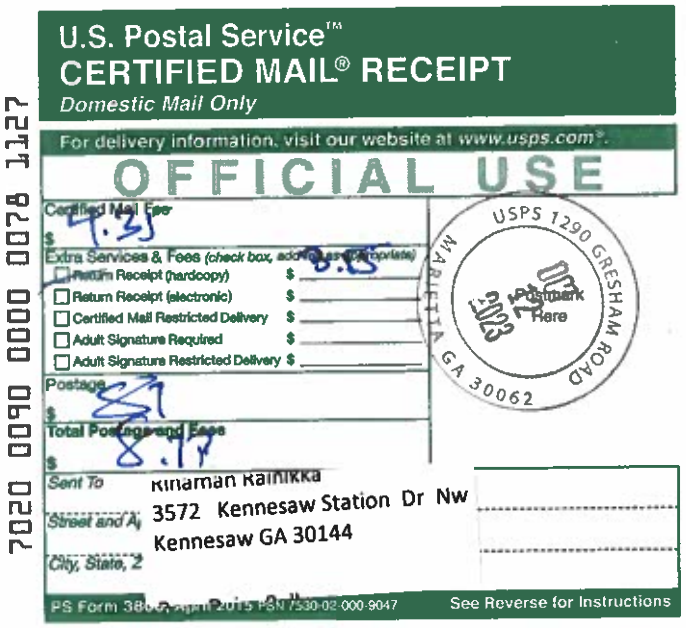
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage $.87
Total Postage and Fees $8.77
Sent To Rinaman Rathikka
Street and Apt. 3572 Kennesaw Station Dr Nw
City, State, ZIP Kennesaw GA 30144
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage $.87
Total Postage and Fees $8.77
Sent To Rogers Clinton A
Street and Apt. 194 Fields Rd
City, State, ZIP Kingston GA 30145
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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) $3.55
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage $.87
Total Postage and Fees $8.77
Sent To Rogers Vince M
Street and Apt. 3552 Kennesaw Station Dr Nw
City, State, ZIP Kennesaw GA 30144
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7020 0090 0000 0078 1318

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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage $.87
Total Postage and Fees $8.77
Sent To Ross Daisy Belle
Street and Apt. No 144 Four Seasons Blvd
City, State, ZIP+4 Dallas GA 30132
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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) $3.55
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage $.87
Total Postage and Fees $8.77
Sent To Rolnik Constance
Street and Apt. P O Box 801372
City, State, Acworth GA 30101
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
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 $.87
Total Postage and Fees $8.77
Sent To Rowedder Kay F
Street 1000 Sandwedge Cir
City, Kennesaw GA 30144
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023 Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7020 0090 0000 0078 1349

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Return Receipt (hardcopy) 3.55
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.77
Total Postage and Fees
Sent To
Sandweage LLC
Street and
1705 Amberwood Pointe
City, State
Woodstock GA 30189
PS Form
See Reverse for Instructions
Postmark Here
7020 0090 0000 0078 1356

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Return Receipt (hardcopy) 3.55
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.77
Total Postage and Fees
Sent To
Sarocn Ramesh & Kamaljit
Street and Apt.
3574 Kennesaw Station Dr
City, State, ZIP+
Kennesaw GA 30144
PS Form 3800,
See Reverse for Instructions
OCT 12 2023
Postmark Here
7020 0090 0000 0078 1363

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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.7
Total Postage and Fees
8.77
Sent To
SH Acquisitions 3 LLC
Street and
120 S Riverside Plz Ste 2000
City, State,
Chicago IL 60606
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
USPS 1290 GRESHAM ROAD MARIETTA GA 30062
Postmark Here
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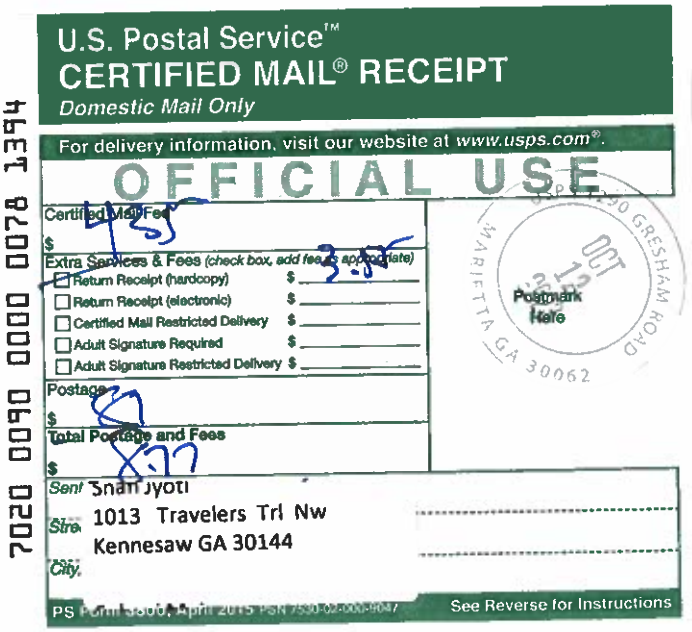
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) 3.55
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.7
Total Postage and Fees
8.77
Sent To
Shah Jigisha P & Premal K
Street and
4528 Lashley Ct
City, State
Marietta GA 30068
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
OCT 12 2023
Postmark Here
7020 0090 0000 0078 1387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Return Receipt (hardcopy) 3.55
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.7
Total Postage and Fees
8.77
Sent
Shah Jyoti
Stre
1013 Travelers Trl Nw
City,
Kennesaw GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047
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MARIETTA GA 30062
Postmark Here
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) 3.55
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.77
Total Postage and Fees
Sent To
Shah Jyoti
Street and Apt
3162 Bayonet Ct
City, State, ZIP
Marietta GA 30068
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
MARIETTA GA 30062
Postmark Here
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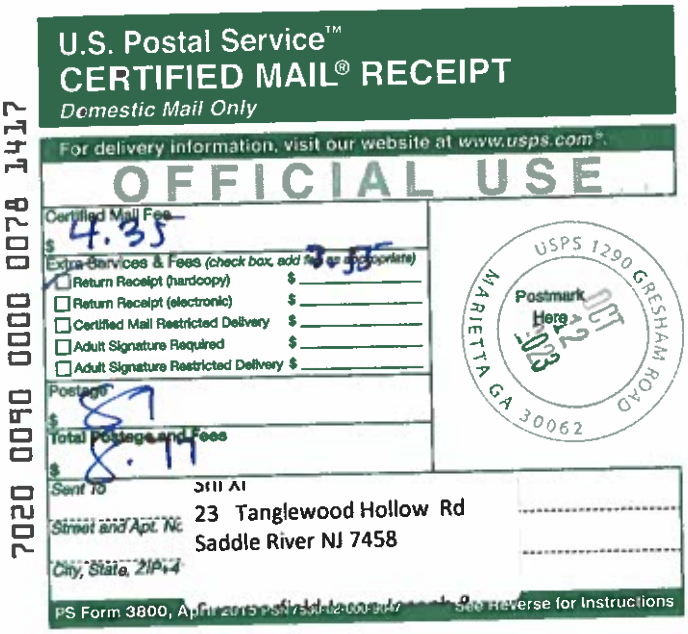
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 3.57
Total Postage and Fees $ 8.99
Sent To Sri Al
Street and Apt. No. 23 Tanglewood Hollow Rd
City, State, ZIP+4 Saddle River NJ 7458
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 1.07
Total Postage and Fees $ 8.99
Sent To Smith Michelle D & Rooney W
Street and Apt. No. 3550 Kennesaw Station Dr Nw
City, State, ZIP+4 Kennesaw GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 1.07
Total Postage and Fees $ 8.99
Sent To Sohani Muizz
Street and Apt. No., 1123 Sadlers Way
City, State, ZIP+4 Marietta GA 30068
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 1.07
Total Postage and Fees $ 8.99
Sent To Strickland Rachel Sturdivant
Street and Apt. No. 1060 Sand Wedge Cir Nw
City, State, ZIP+4 Kennesaw GA 30144
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
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☑ Return Receipt (hardcopy) $ 3.57
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 1.07
Total Postage and Fees $ 8.99
Sent To Summerfield Jason Joseph &
Street and Apt. No. Patrick John
City, State, ZIP+4 1630 Club View Ct Nw
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 $ 1.07
Total Postage and Fees $ 8.99
Sent To Surrency David J & Carey N
Street and Apt. No. 3561 Pine Branches Ct
City, State, ZIP+4 Acworth GA 30102
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
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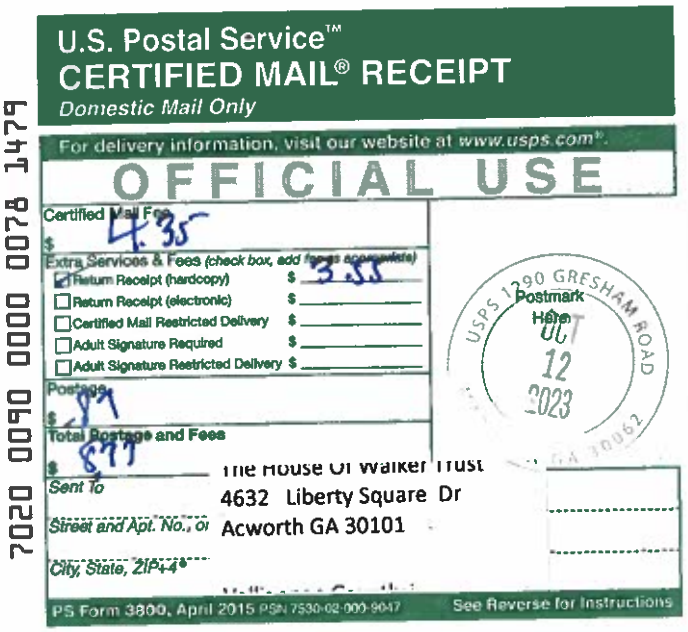
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☑ Return Receipt (hardcopy) $3.55
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To The House Of Walker Trust
Street and Apt. No., or 4632 Liberty Square Dr
City, State, ZIP+4 Acworth GA 30101
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
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 $.87
Total Postage and Fees $8.77
Sent To Toth Daniel & Vorosmarty Dora
Street and Ap 220 Blairshire Close
City, State, Z Roswell GA 30075
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
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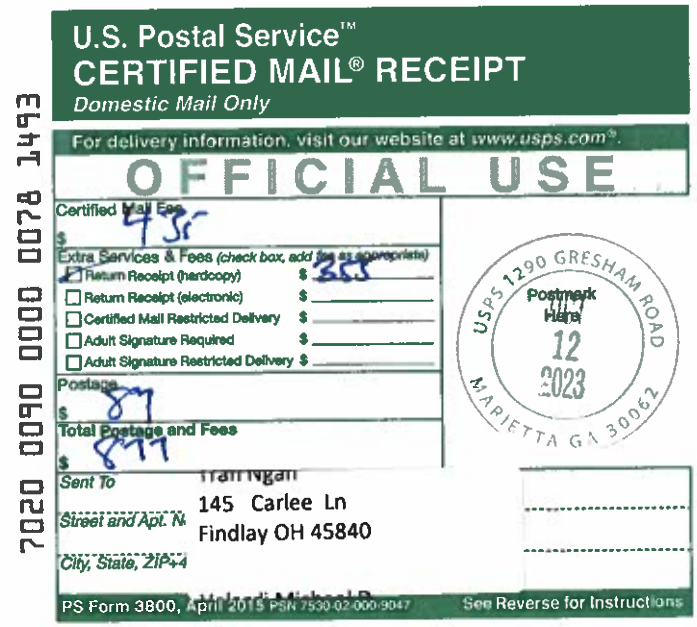
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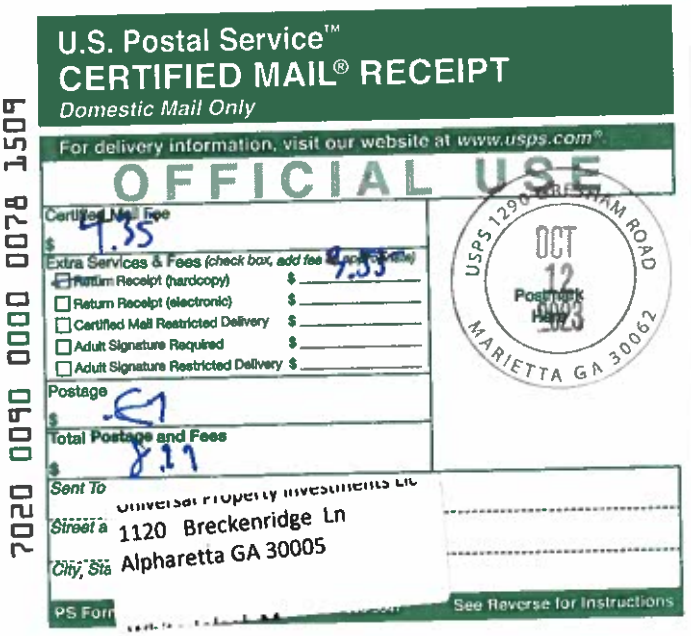
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $3.55
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To Tran Ngan
Street and Apt. N 145 Carlee Ln
City, State, ZIP+4 Findlay OH 45840
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7020 0090 0000 0078 1493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OFFICIAL USE
Certified Mail Fee $4.35
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 $.87
Total Postage and Fees $8.17
Sent To Universal Property Investments LLC
Street a 1120 Breckenridge Ln
City, Sta Alpharetta GA 30005
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
PS Form 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 $.87
Total Postage and Fees $8.17
Sent To Vallappan Gayathri
Street and Apt. 2020 Brook Meadow Dr
City, State, ZIP Alpharetta GA 30005
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
PS Form 3800 Reverse for Instructions
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Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $3.55
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To Van Dyke Leighton A & Greyson W
Street ar 3526 Kennesaw Station Dr Nw
City, Sta Kennesaw GA 30144
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 Postmark Here OCT 12 2023
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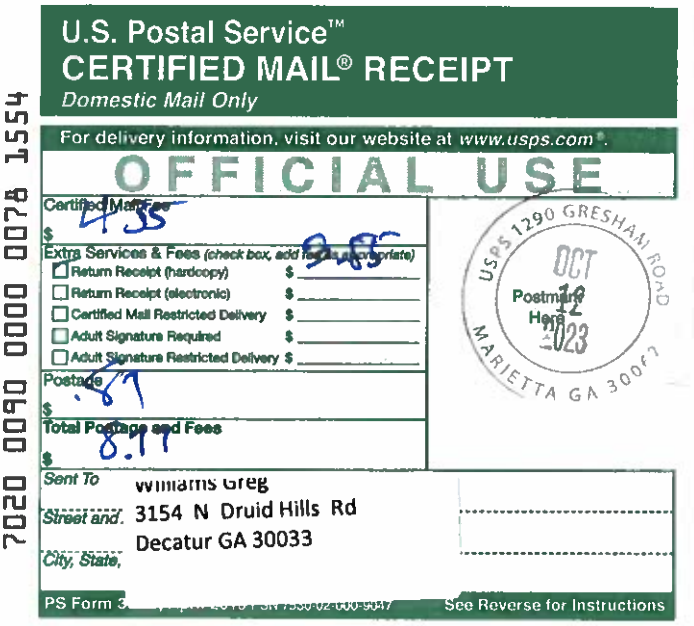
OFFICIAL USE
Certified Mail Fee $4.35
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $3.55
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To Velarol Michael D
Street and Apt. No., o 3560 Kennesaw Station Dr
City, State, ZIP+4® Kennesaw GA 30144
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7020 0090 0000 0078 1530

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 $4.35
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $3.55
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To White Joleah M
Street and Api 1090 Sand Wedge Cir
City, State, ZI Kennesaw GA 30144
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7020 0090 0000 0078 1547


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 $4.35
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 $.87
Total Postage and Fees $8.77
Sent To Williams Greg
Street and 3154 N Druid Hills Rd
City, State, Decatur GA 30033
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023
PS Form 3 See Reverse for Instructions
7020 0090 0000 0078 1554

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 $4.35
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 $.87
Total Postage and Fees $8.77
Sent To Wood Brittany
Street and Apt. No., 3582 Kennesaw Station Dr
City, State, ZIP+4® Kennesaw GA 30152
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7020 0090 0000 0078 1578

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 $4.35
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $3.55
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.87
Total Postage and Fees $8.77
Sent To Zhao Juan
Street and A 360 Sumter Dr
City, State, Z Marietta GA 30066
USPS 1290 GRESHAM ROAD MARIETTA GA 30062 OCT 12 2023
PS Form 38 Reverse for Instructions
7020 0090 0000 0078 1561

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

11 Fairway Drive Land Trust
1025 Rose Creek Dr Ste 620-131
Woodstock GA 30189

9590 9402 7798 2152 4011 98

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

7020 0090 0000 0078 0694

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

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

Domestic Return Receipt

USPS TRACKING #

9590 9402 7798 2152 4014 71

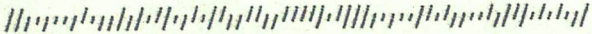
United States
Postal Service

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

SUWANEE GA
OCT 16 2023
300 USPS

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

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Prabhu Deepalaxmi
620 Stonestile Trce
Suwanee GA 30024

9590 9402 7798 2152 4014 71

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

0020 0090 0000 0078 1080

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by *(Printed Name)* Deepalaxmi Prabhu

C. Date of Delivery 16/10/23

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

SUWANEE GA
OCT 16 2023
30024 USPS

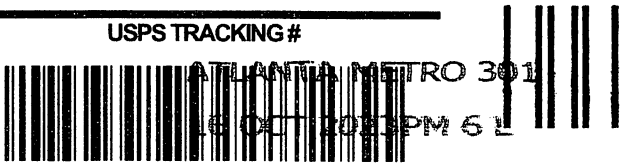
3. Service Type

- ☐ 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 ($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 7798 2152 4019 21

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

E H & J Inc
P O Box 2286
Kennesaw GA 30156

9590 9402 7798 2152 4019 21

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

7020 0090 0000 0078 0885

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)* WILLIAM C EDWARDS

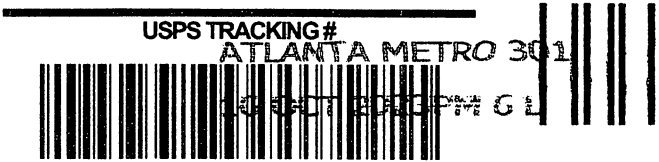
C. Date of Delivery

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

USPS KENNESAW GA 30144 JUL 16 2023

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
- ☐ ail Restricted Delivery)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery



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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Kennesaw City Of
2539 J O Stephenson Ave
Kennesaw GA 30144

9590 9402 7798 2152 4014 19

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

7020 0090 0000 0078 [illegible]240

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

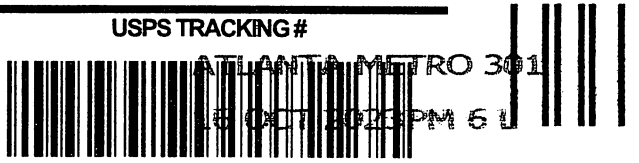
C. Date of Delivery

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

USPS TRACKING #



9590 9402 7798 2152 4016 48

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Wood Brittany
3582 Kennesaw Station Dr
Kennesaw GA 30152

9590 9402 7798 2152 4016 48

2. Article Number *(Transfer from service label)*
7020 0090 0000 0078 1578

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Brittany Hill

C. Date of Delivery 10/15/23

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 7798 2152 4016 00

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

-279799

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Sohani Muizz
1123 Sadlers Way
Marietta GA 30068

9590 9402 7798 2152 4016 00

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

7020 0090 0000 0078 1424

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

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

Domestic Return Receipt

USPS TRACKING #

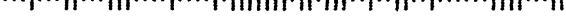
9590 9402 7798 2152 4016 24

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Shah Jyoti
3162 Bayonet Ct
Marietta GA 30068

9590 9402 7798 2152 4016 24

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

7020 0090 0000 0078 1400

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 10/18/23

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

Domestic Return Receipt

USPS TRACKING #

9590 9402 8161 3030 4822 60

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

Code

United States Postal Service

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

City of Kennesaw
Community Development
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

James Liu
2298 Edgemere Lake Circle
Marietta, GA 30062

9590 9402 8161 3030 4822 60

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

7022 1670 0001 2173 2195

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

Mail
Mail Restricted Delivery
...00)

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

Domestic Return Receipt

USPS TRACKING #

9590 9402 7798 2152 4014 26

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

4-279799

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Kennesaw City Of
2539 Park Dr Suite 300
Kennesaw GA 30144

9590 9402 7798 2152 4014 26

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

7020 0090 0000 0078 1233

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
- ☐ ed Mail
- ☐ ed Mail Restricted Delivery
  ($ $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 7798 2152 4013 72

ATLANTA METRO 301
18 OCT 2023 PM 7 L

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

-279799

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Maarouf Bassem R
3479 Lee Court
Kennesaw GA 30144

9590 9402 7798 2152 4013 72

2. Article Number *(Transfer from service label)*
7020 0090 0000 0078 1288

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Hanadi
☒ Agent
☐ Addressee

B. Received by *(Printed Name)* 'Hanadi ALsakkini
C. Date of Delivery

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

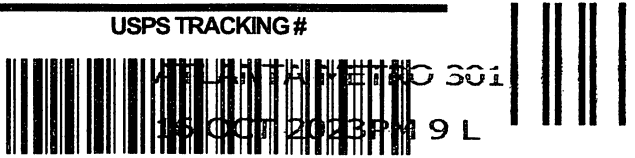
USPS RECEIVED OCT 16 2023 KENNESAW GA 30144

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 7798 2152 4012 80

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ishakon Properties Llc
3162 Bayonet Ct
Marietta GA 30068

9590 9402 7798 2152 4012 80

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

7020 0090 0000 0078 1202

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

10/16/2

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

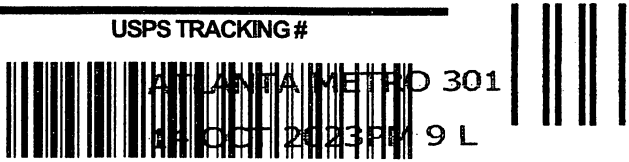
3. Service Type

- ☐ 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

Page 369 of 600

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

USPS TRACKING #



9590 9402 7798 2152 4013 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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

4-279799

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Mccluer Shu Hua & Warren J
5005 Melanie Ct Nw
Acworth GA 30102

9590 9402 7798 2152 4013 65

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

7020 0090 0000 0078 1295

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
- ☐ 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 #

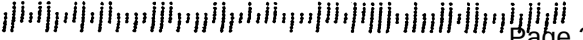
9590 9402 7798 2152 4012 73

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Hawes William H & Beverly G Hawes
2117 Summerchase Dr
Woodstock GA 30189

9590 9402 7798 2152 4012 73

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

7020 0090 0000 0078 1172

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X William A Hawes ☐ Agent ☐ Addressee

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

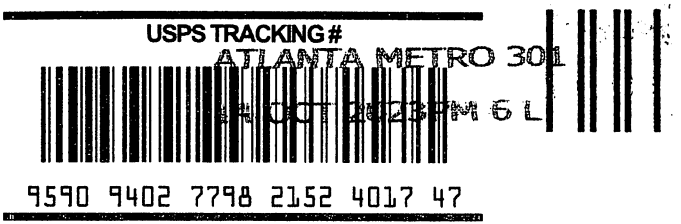
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ d Mail Restricted Delivery
  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



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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Diep Kent Bao & Hang Linh Le
5355 Haverford Mill Cove
Lilburn GA 30047

9590 9402 7798 2152 4017 47

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

7020 0090 0000 0078 0878

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* Darrin

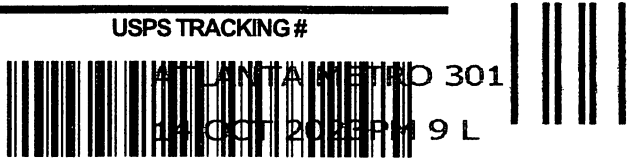
C. Date of Delivery

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

USPS TRACKING #



9590 9402 7798 2152 4017 23

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

4-279799

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Universal Property Investments Llc
1120 Breckenridge Ln
Alpharetta GA 30005

9590 9402 7798 2152 4017 23

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

7020 0090 0000 0078 1509

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Re33

☐ 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

Mail
Mail Restricted Delivery
00)

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

USPS TRACKING #

9590 9402 7798 2152 4020 03

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Sandwedge Llc
1705 Amberwood Pointe
Woodstock GA 30189

9590 9402 7798 2152 4020 03

2. Article Number *(Transfer from service label)*
7020 0090 0000 0078 1356

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 10/14/23

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

Mail
Mail Restricted Delivery
0)

USPS TRACKING #

9590 9402 7798 2152 4013 27

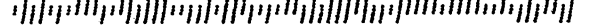
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

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

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

4-279799



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Motes Morris John% Dwight D Motes
Executor
6405 Vicksburg Ct
Acworth GA 30101

9590 9402 7798 2152 4013 27

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

7020 0090 0000 0078 1028

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 10-14-23

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

Page 381 of 600

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

USPS TRACKING #

9590 9402 7798 2152 4014 57

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ray Sandra E & Herman E
3293 High Shoals Rd
Dallas GA 30132

9590 9402 7798 2152 4014 57

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

7020 0090 0000 0078 1103

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Sandra E. Ray ☐ 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

estricted Delivery

USPS TRACKING #

9590 9402 7798 2152 4013 34

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

NDER: *COMPLETE THIS SECTION*

mplete items 1, 2, and 3.

your name and address on the reverse
t we can return the card to you.

his card to the back of the mailpiece,
front if space permits.

1. ressed to:

Morales Richard
1070 Sand Wedge Cir Nw
Kennesaw GA 30144

9590 9402 7798 2152 4013 34

2. Article Number *(Transfer from service label)*
7020 0090 0000 0078 1011

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Nickole Caufield ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*
Nickole Caufield

C. Date of Delivery
10/14/23

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
- ☐ Mail
- Mail Restricted Delivery
- 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 7798 2152 4015 94

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Smith Michelle D & Rodney W
3550 Kennesaw Station Dr Nw
Kennesaw GA 30144

9590 9402 7708 2152 4015 94

2. Ar

PS F

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Rodney Smith ☐ Agent ☐ Addr

B. Received by *(Printed Name)*
Rodney Smith

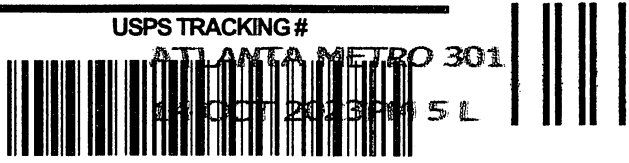
C. Date of Delivery

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
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ ature Confirmation
- icted Delivery

c Return Receipt

USPS TRACKING #



9590 9402 7798 2152 4019 83

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ross Daisy Belle
144 Four Seasons Blvd
Dallas GA 30132

9590 9402 7798 2152 4019 83

2. Article Number *(Transfer from service label)*
7020 0090 0000 0078 1332

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
- ☐ d Mail
- ☐ d 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:

Atlanta Realty Pros Llc
3449 Sheridan Chase Se
Marietta GA 30067

9590 9402 7798 2152 4011 12

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

7020 0090 0000 0078 0762

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature]

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Mercedes Bravado

C. Date of Delivery

10/17/23

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
(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 7798 2152 4011 12

ATLANTA METRO 301
17 OCT 2023 PM 5 L

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Rez Llc
3449 Sheridan Chase
Marietta GA 30067

9590 9402 7798 2152 4014 40

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

7020 0090 0000 0078 1110

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Mercedes Rezvan

C. Date of Delivery

10/17/21

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
- ☐ ed Mail
- ed Mail Restricted Delivery
- $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 7798 2152 4014 40

ATLANTA METRO 301
17 OCT 2023 PM 5 L

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

GA 30068

OCT 17 2023

United States
Postal Service

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

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Jayco Properties Llc
P O Box 613
Holly Springs GA 30142

9590 9402 7798 2152 4013 10

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

7020 0090 0000 0078 1219

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

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

HOLLY SPRINGS GA 301 OCT 17 2023 USPS

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
- ☐ ail Restricted Delivery
- ☐ 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

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

Received
10.19.23

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:

Shi Xi
23 Tanglewood Hollow Rd
Saddle River NJ 7458

9590 9402 7798 2152 4016 17

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

7020 0090 0000 0078 1417

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
- ☐ 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 #

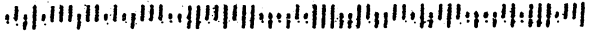
9590 9402 7798 2152 4016 17

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Valliappan Gayathri
2020 Brook Meadow Dr
Alpharetta GA 30005

9590 9402 7798 2152 4017 16

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

7020 0090 0000 0078 1516

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by *(Printed Name)* GAYATHRI

C. Date of Delivery 8/9/23

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

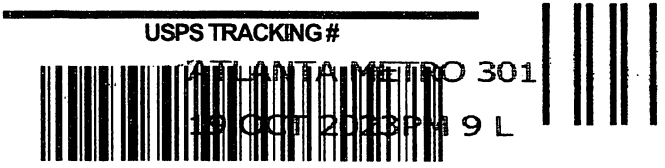
3. Service Type

- ☐ 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

Mail
Mail Restricted Delivery
0)

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

Domestic Return Receipt



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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

4-278029

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:

Onyancha Momanyi B & Cherono Christine
3540 Kennesaw Station Dr
Kennesaw GA 30144

Page 400 of 600

9590 9402 7798 2152 4015 01

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

7020 0090 0000 0078 1059

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

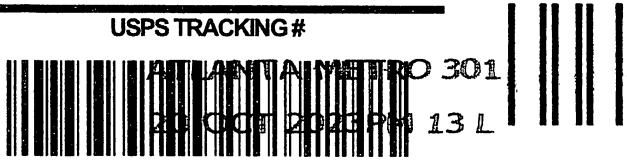
C. Date of Delivery

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
- ☐ Insured Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 7798 2152 4015 01

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Farias Michelle A
645 N Willow Ave Apt C
La Puente CA 91746

9590 9402 7798 2152 4019 38

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

7020 0090 0000 0078 0114

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Mary Farias

C. Date of Delivery 10-18-23

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

OCT 18 2023

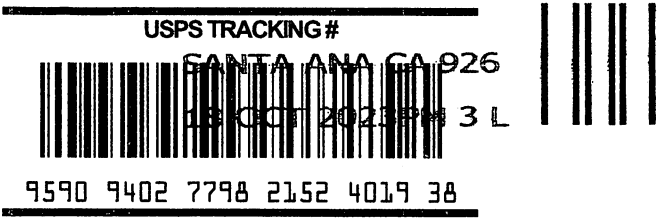
3. Service Type

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

500)

Page 402 of 600

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



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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

USPS TRACKING #

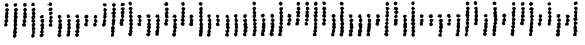
9590 9402 7798 2152 4013 41

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Mirzai Ajmal & Baird Alexandra
5311 Golden Canary Ln
Austin TX 78723

9590 9402 7798 2152 4013 41

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

7020 0090 0000 0078 1004

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
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

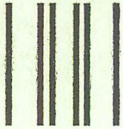
l Mail Restricted Delivery
500)

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

Domestic Return Receipt

USPS TRACKING #

9590 9402 7798 2152 4019 52



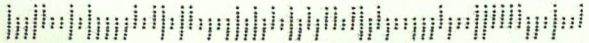
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

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

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

Received
10.20.23



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:

Rogers Clinton A
194 Fields Rd
Kingston GA 30145

9590 9402 7798 2152 4019 52

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

7020 0090 0000 0078 1301

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X April Rogers ☐ 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

OCT 18 2023

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ d Mail
- ☐ d 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

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

Received
10.20.23

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:

Abraha Leterfuael
18 Fairway Dr
Kennesaw GA 30144

9590 9402 7798 2152 4011 50

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

7020 0090 0000 0078 0724

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

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:

Lecher Noel L & Laura E
1020 Sand Wedge Cir
Kennesaw GA 30144

9590 9402 7798 2152 4013 89

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

7020 0090 0000 0078 1271

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

KENNESAW GA 30144
OCT 2 3 2023
USPS

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

USPS TRACKING #

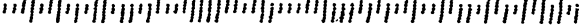
9590 9402 7798 2152 4013 89

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Tran Ngan
145 Carlee Ln
Findlay OH 45840

9590 9402 7798 2152 4017 30

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

7020 0090 0000 0078 1493

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

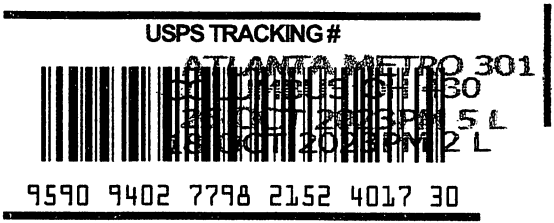
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ [illegible] Mail
- ☐ [illegible] Mail Restricted Delivery
- [illegible]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



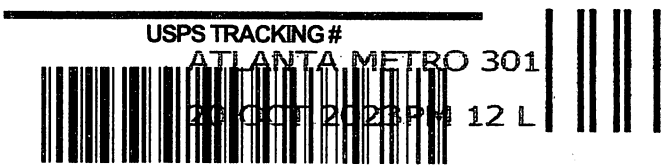
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

Page 413 of 500

United States Postal Service

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

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ragozzino Philip A
9 Fairway Dr
Kennesaw GA 30144

9590 9402 7798 2152 4014 64

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

7020 0090 0000 0078 1097

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Karen Ragozzino ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Karen Ragozzino

C. Date of Delivery

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

KENNESAW GA 30144 OCT 20 2023 USPS

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

USPS TRACKING #

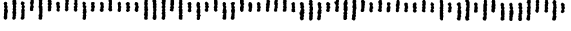
9590 9402 7798 2152 4013 58

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•

ZONING Case #RZ2023-04 and #ZV2023-03
City of Kennesaw
Planning and Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Midway Exchange Borrower 8 Llc
Po Box 4090
Scottsdale AZ 85261

9590 9402 7798 2152 4013 58

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

7020 0090 0000 0078 0977

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Willie Grant

C. Date of Delivery

10/18/23

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*

- 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:

Ray Sandra E & Herman E
3293 High Shoals Rd
Dallas GA 30132

9590 9402 7798 2152 3988 18

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

7020 0090 0000 0078 1813

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Herman Ray ☐ 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
- ☐ 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 7798 2152 3988 18

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Harrison Karl D
1080 Sand Wedge Cir Nw
Kennesaw GA 30144

9590 9402 7798 2152 3991 36

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

7020 0090 0000 0078 5040

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
12/4/23

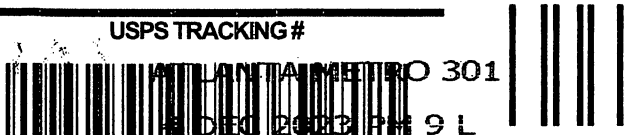
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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
  er $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 #



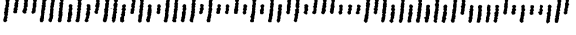
9590 9402 7798 2152 3991 36

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Myers Carlene
3570 Kennesaw Station Dr
Kennesaw GA 30144

9590 9402 7798 2152 3989 55

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

7020 0090 0000 0078 1882

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Myers ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 12/4/23

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
- ☐ sured Mail
- ☐ sured 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 #

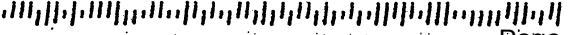
9590 9402 7798 2152 3989 55

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Harrington Susan
3020 Sandwedge Cir
Kennesaw GA 30144

9590 9402 7798 2152 3991 43

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

7020 0090 0000 0078 5057

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Susan J. Harrington ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 12/4/23

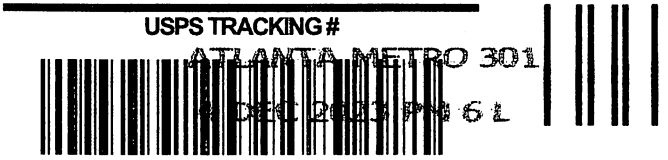
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ured Mail
- ☐ ured Mail Restricted Delivery
- er $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



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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Grant Graciela M
5 Duffers Ct
Kennesaw GA 30144

9590 9402 7798 2152 3991 67

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

7020 0090 0000 0078 5071

COMPLETE THIS SECTION ON DELIVERY

A. Signature

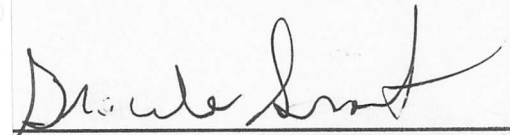
X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* GRANT

C. Date of Delivery 12/4/23

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 7798 2152 3991 67

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Cramer Jeffrey E
3584 Kennesaw Station Dr
Kennesaw GA 30144

9590 9402 7798 2152 3992 97

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

7020 0090 0000 0078 5859

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

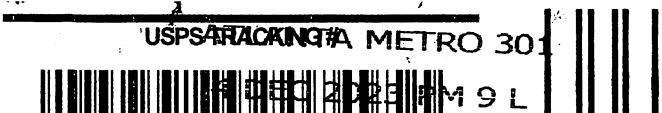
C. Date of Delivery

12/21/23

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



9590 9402 7798 2152 3992 97

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Rowedder Kay F
1000 Sandwedge Cir
Kennesaw GA 30144

Page 430 of 500

9590 9402 7798 2152 3988 01

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

7020 0090 0000 0078 1745

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Kay Rowedder ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 12/4/23

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
- ☐ ...sured Mail
- ☐ ...sured Mail Restricted Delivery ...er $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #

9590 9402 7798 2152 3988 01

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ross Daisy Belle
144 Four Seasons Blvd
Dallas GA 30132

9590 9402 7798 2152 3988 25

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

7020 0090 0000 0078 1752

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Brenda Durham ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* B. Durham

C. Date of Delivery 12/4/23

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

USPS TRACKING #

9590 9402 7798 2152 3988 25

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

11 Fairway Drive Land Trust
1025 Rose Creek Dr Ste 620-131
Woodstock GA 30189

9590 9402 7798 2152 3983 99

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

7020 0090 0000 0078 3558

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
- ☐ 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 7798 2152 3983 99

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USPS
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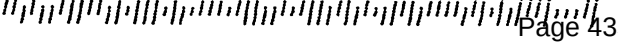
United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Sohani Muizz
1123 Sadlers Way
Marietta GA 30068

9590 9402 7798 2152 3987 19

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

0020 0090 0000 0078 3718

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

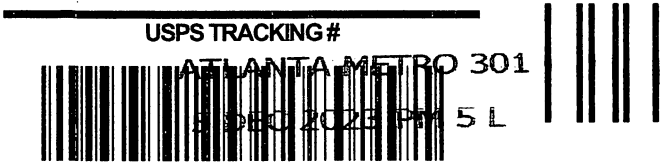
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ured Mail
- ☐ ured 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



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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Toth Daniel &Vorosmarty Dora
220 Blairshire Close
Roswell GA 30075

9590 9402 7798 2152 3986 65

2. Article Number *(Transfer from service label)*
7020 0090 0000 0078 3664

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☒ Addressee

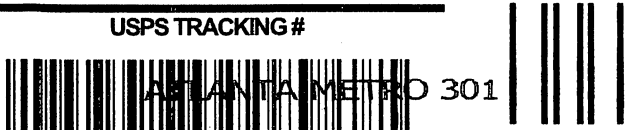
B. Received by *(Printed Name)* [signature] C. Date of Delivery 12-4

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

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 7798 2152 3986 65

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

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

3536 Kennesaw Station Drive Land
TrustFreeport Title & Guaranty Inc Trustee
2550 Sandy Plains Rd Ste 225-315
Marietta GA 30066

9590 9402 7798 2152 3983 75

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

7020 0090 0000 0078 5927

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

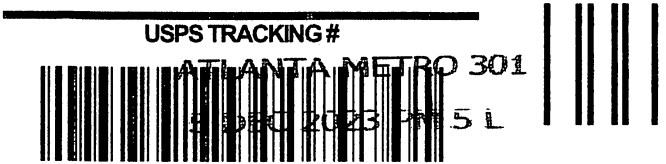
B. Received by *(Printed Name)* Omar Ahmed

C. Date of Delivery 12-4-23

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



First-Class Mail
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USPS
Permit No. G-10

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Heliopolis Development Company Llc
2275 Marietta Blvd Suite 275-392
Atlanta GA 30318

9590 9402 7798 2152 3991 12

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

7020 0090 0000 0078 5026

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 12/9/20

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
- ☐ ed Mail
- ☐ ed Mail Restricted Delivery ($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 7798 2152 3991 12

First-Class Mail
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USPS
Permit No. G-10

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Sandwedge Llc
1705 Amberwood Pointe
Woodstock GA 30189

9590 9402 7798 2152 3987 95

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

8020 0090 0000 0078 1738

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Ulrich Wilms

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
- red Mail
- red Mail Restricted Delivery
- r $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #

9590 9402 7798 2152 3987 95

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Summerfield Jason Joseph & Patrick John
1630 Club View Ct Nw
Kennesaw GA 30144

9590 9402 7798 2152 3986 96

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

7020 0090 0000 0078 3695

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 12/5/23

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

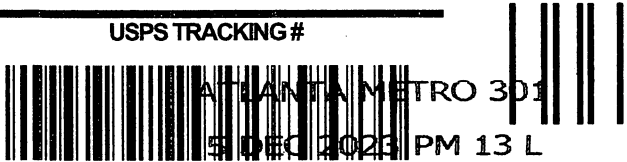
3. Service Type

- ☐ 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 #



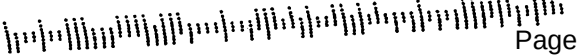
9590 9402 7798 2152 3986 96

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Boyer William
1629 Club View Ct Nw
Kennesaw GA 30144

9590 9402 7798 2152 4022 01

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

7020 0090 0000 0078 5712

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

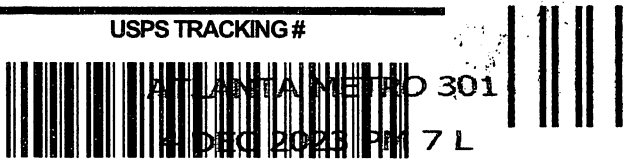
C. Date of Delivery 12/9/23

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
- ☐ ured Mail Restricted Delivery
  er $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 7798 2152 4022 01

First-Class Mail
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USPS
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United States Postal Service

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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Van Dyke Leighton A & Greyson W
3526 Kennesaw Station Dr Nw
Kennesaw GA 30144

Page 450 of 600

9590 9402 7798 2152 3985 97

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

9020 0090 0000 0078 3626

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Daughter Vanky ☐ Agent ☐ Addressee

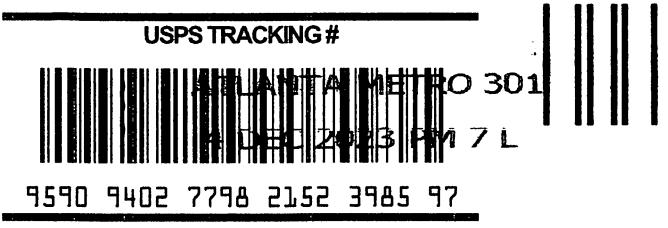
B. Received by *(Printed Name)*

C. Date of Delivery 12/4/23

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



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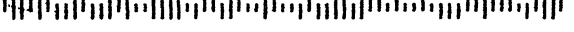
Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Universal Property Investments Llc
1120 Breckenridge Ln
Alpharetta GA 30005

9590 9402 7798 2152 3986 41

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

7020 0090 0000 0078 3640

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

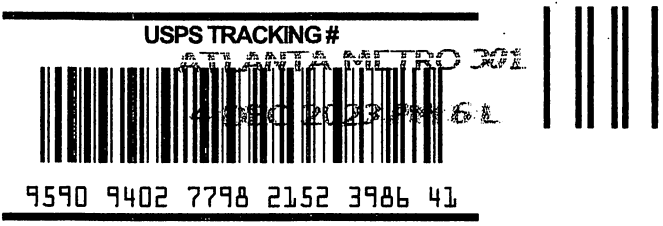
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

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

1. Article Addressed to:

Girage Kara Elizabeth
3578 Kennesaw Station Dr Nw
Kennesaw GA 30144

9590 9402 7798 2152 3991 98

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

0020 0090 0000 0078 5750

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
12/4/23

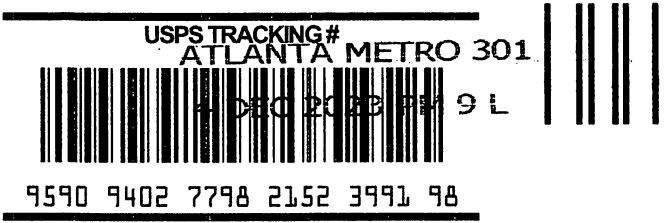
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ red Mail
- ☐ red Mail Restricted Delivery
- (r $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



First-Class Mail
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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

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

1. Article Addressed to:

Hawes William H & Beverly G Hawes
2117 Summerchase Dr
Woodstock GA 30189

9590 9402 7798 2152 3991 29

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

7000 0090 0000 0078 5033

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X William A Hawes ☐ Agent ☐ Addressee

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

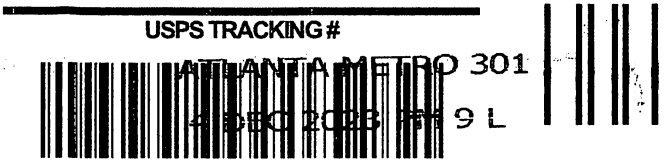
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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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USPS
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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Carpenter Robert
3498 Lee Ct
Kennesaw GA 30144

9590 9402 7798 2152 3993 27

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

7020 0090 0000 0078 5682

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

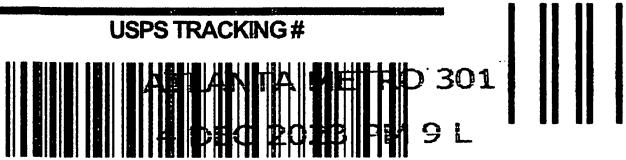
C. Date of Delivery 12/4/23

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

USPS TRACKING #



9590 9402 7798 2152 3993 27

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USPS
Permit No. G-10

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

1-279799

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Broomfield Melissa
3481 Lee Ct
Kennesaw GA 30144

9590 9402 7798 2152 3993 34

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

7020 0090 0000 0078 5699

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Russell

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

12/9/22

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

USPS TRACKING #

9590 9402 7798 2152 3993 34

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USPS
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United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Wood Brittany
3582 Kennesaw Station Dr
Kennesaw GA 30152

9590 9402 7798 2152 3988 87

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

7020 0090 0000 0078 3589

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 12/4/23

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 7798 2152 3988 87

ATLANTA METRO 301
DEC 2023 PM 7 L

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USPS
Permit No. G-10

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Saroch Ramesh & Kamaljit
3574 Kennesaw Station Dr
Kennesaw GA 30144

9590 9402 7798 2152 3987 88

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

7020 0090 0000 0078 1721

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* SAROCH

C. Date of Delivery 12/4/23

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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USPS
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United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Tax Parcel -- 20013[illegible]0930
JBMU GROUP INC
1247 GRAND VIEW DR
MAB[illegible]TON GA 30126

9590 9402 8248 3094 0676 47

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

9589 0710 5270 1282 3394 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* Lindsey Uhl

C. Date of Delivery 11/30/23

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
- ☐ Mail Restricted Delivery
- ☐ 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 #ME [illegible] 301

1 DEC 2023 PM 13 L

First-Class Mail
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USPS
Permit No. G-10

9590 9402 8248 3094 0676 47

Zoning Case #ZV2023_004

United States Postal Service

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

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

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:

Diep Kent Bao & Hang Linh Le
5355 Haverford Mill Cove
Lilburn GA 30047

9590 9402 7798 2152 3992 73

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

7020 0090 0000 0078 5835

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by *(Printed Name)* KENT DIEP

C. Date of Delivery 12-6-23

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

USPS TRACKING #

9590 9402 7798 2152 3992 73

ATLANTA METRO 301

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USPS
Permit No. G-10

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Strickland Rachel Sturdivant
1060 Sand Wedge Cir Nw
Kennesaw GA 30144

9590 9402 7798 2152 3987 02

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

7020 0090 0000 0078 3701

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* R STURDIVANT

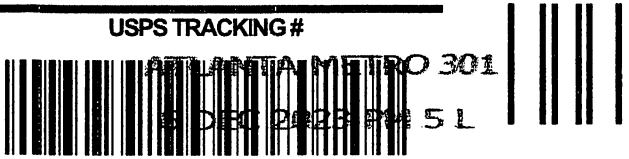
C. Date of Delivery 12/6/23

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

USPS TRACKING #



9590 9402 7798 2152 3987 02

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United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ashman Ronald &Ashman Matthew
3040 Shallowford Park Manor
Roswell GA 30075

9590 9402 7798 2152 4022 49

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

7020 0090 0000 0078 5873

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

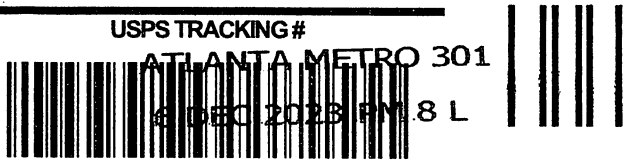
C. Date of Delivery 12/04/23

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

USPS TRACKING #



9590 9402 7798 2152 4022 49

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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Mcclucr Shu Hua & Warren J
5005 Melanie Ct Nw
Acworth GA 30102

9590 9402 7798 2152 3990 06

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

7020 0090 0000 0078 5965

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

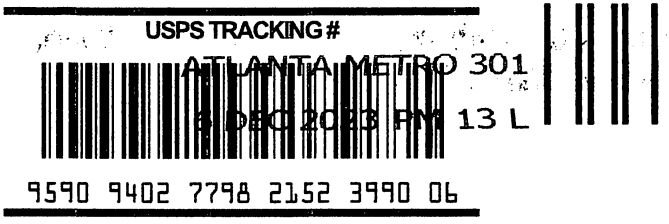
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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



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•

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

E E H & J Inc
P O Box 2286
Kennesaw GA 30156

9590 9402 7798 2152 3992 66

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

7020 0090 0000 0078 5828

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x [signature] DEC – 6 2021

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* WILLIAM EDWARDS

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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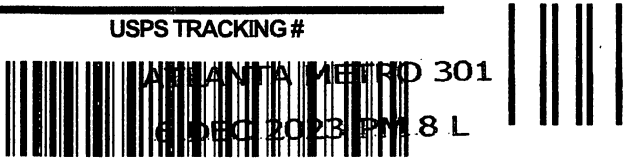
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

USPS TRACKING #



9590 9402 7798 2152 3992 66

First-Class Mail
Postage & Fees Paid
USPS
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United States Postal Service

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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Velardi Michael D
3560 Kennesaw Station Dr
Kennesaw GA 30144

9590 9402 7798 2152 3986 03

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

7020 0090 0000 0078 3602

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

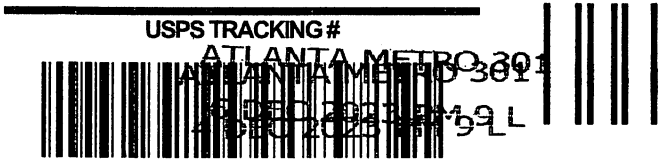
B. Received by *(Printed Name)*

C. Date of Delivery 12/4/23

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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Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Abraha Leterfuael
18 Fairway Dr
Kennesaw GA 30144

9590 9402 7708 9150 9000 05

2. A

7

PS

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature]

☐ Agent
☑ Addressee

B. Received by *(Printed Name)*
Jordanes Tela

C. Date of Delivery
12/4/23

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
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USPS TRACKING #

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First-Class Mail
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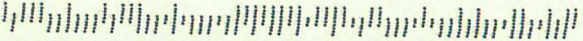
USPS
Permit No. G-10

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Rogers Clinton A
194 Fields Rd
Kingston GA 30145

9590 9402 7798 2152 3988 70

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

0020 0090 0000 0078 1783

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

Page 482 of 600

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

USPS TRACKING #

9590 9402 7798 2152 3988 70

ATLANTA METRO 301

6 DEC 2023 PM 8 L

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Permit No. G-10

United States
Postal Service

KINGSTON GA

DEC 06 2023

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Jayco Properties Llc
P O Box 613
Holly Springs GA 30142

9590 9402 7798 2152 3990 82

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

020 0090 0000 0078 1684

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 12-6-23

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

USPS TRACKING #

9590 9402 7798 2152 3990 82

ATLANTA METRO 301

6 DEC 2023 PM 5 L

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

DEC - 6 2023

United States Postal Service

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

Zoning Case #RZ2023-04 and #ZV2023-03
City of Kennesaw Planning & Zoning
2529 J O Stephenson Avenue
Kennesaw, GA 30144

12.13.2023 09:37

Community Development
Planning & Zoning Department
2529 J. O. Stephenson Ave.
Kennesaw, GA 30144

PLEASE TAKE NOTICE

That the undersigned has applied to the Planning Commission and Mayor and Council of the City of KENNESAW for the following:

1. Rezone the property from Single Family Residential (R-15) to Planned Urban Development – Residential (PUD-R)
2. Request to vary from existing 75' stream buffer

The property referred to is located at: **1651 McCollum Pkwy Kennesaw, GA 30144**

---

and is within a 200 foot radius of your property. It is described as Land Lot **099** 20th District, 2nd Section, Tax Parcel **001** in the City of Kennesaw.

The said application was considered by the Planning Commission on **November 1, 2023 at 6:30 pm.** and the Mayor and Council will consider the request at their meeting on **January 2, 2024 at 6:30 p.m.** in the City Hall Council Chambers, 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. You may appear in person or by attorney and may present any objections, which you may have to the granting of this request. All documents relating to this application are enclosed for your review. The applicant, by order of the Planning Commission, Mayor and Council, sends this notice to you. This is a revised notice letter with a corrected Mayor and Council meeting date.

Dated October 12, 2023 Applicant Piedmont Residential, LLC

REZONING APPLICATION

Required Fee $375.00

Date Received 9/15/23

Staff's Initials NF

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.

Date of Consultation 08/22/2023 Staff's Initials _____

REZONING PROPERTY ADDRESS 1651 McCollum Pkwy.

Land Lot 20 Tax Parcel 20009900010 Lot Size ±5.1 acres

Resident Population _____ Housing Units 68 Other Buildings _____

Present Zoning R-15 To: PUD-R

For the purpose of: construction of a residential townhome community

APPLICANT NAME Piedmont Residential, LLC

APPLICANT EMAIL [redacted]

Applicant Address 285 Parkway 575, Woodstock, GA 30188

(Phone #) [redacted]

Applicant Signature See accompanying documents Date _____

Signed, sealed and delivered in presence of: _____

Notary **Date**

REPRESENTIVE Parks F. Huff, Attorney for the Applicant

(Fax #)_____ (Work#) [redacted] (Cell#) [redacted]

Representative Signature _____ Date 9/15/2023

Signed, sealed and delivered in presence of: _____ 9/15/2023

Notary **Date**

JASON C CHAMPION NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 11-14-2025

Linda S. Ross and Brenda R. Durham,Co-Executors of

TITLEHOLDER: the Estate of Daisy Belle Ross **(Phone #)** _____

Signature: See accompanying signature pages **Address** _____

Signed, sealed and delivered in presence of: _____

Notary **Date**

ZV2023-03

Date Received 9/15/23

Staff's Initials NF

VARIANCE APPLICATION*

Required Fee $375.00

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 8/22/2023 Staff's Initials _____

PURPOSE OF VARIANCE REQUEST 1) Removal of 75' stream buffer; 2) building height for 32 total units 3) 3' distance between buildings

LAND USE PROPERTY ADDRESS 1651 McCollum Pkwy.

Land Lot 20 Tax Parcel 20009900010 Lot Size ±5.1 acres Current Zoning R-15

APPLICANT Piedmont Residential, LLC

APPLICANT EMAIL [redacted]

Applicant address 285 Parkway 575, Woodstock, GA 30188

(Home#) [redacted] (Work#) _____ (Cell#) _____

Applicant Signature See attached signature pages

Signed, sealed and delivered in presence of: _____

Notary **Date**

REPRESENTATIVE Parks F. Huff

(Fax #)_____(Work#) [redacted] (Cell#) _____

Representative Signature _____

Signed, sealed and delivered in presence of: _____ 9/15/2023

Notary **Date**

JASON C CHAMPION NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 11-14-2025

Linda S. Ross and Brenda R. Durham, Co-Executors of the Estate of Daisy Belle Ross

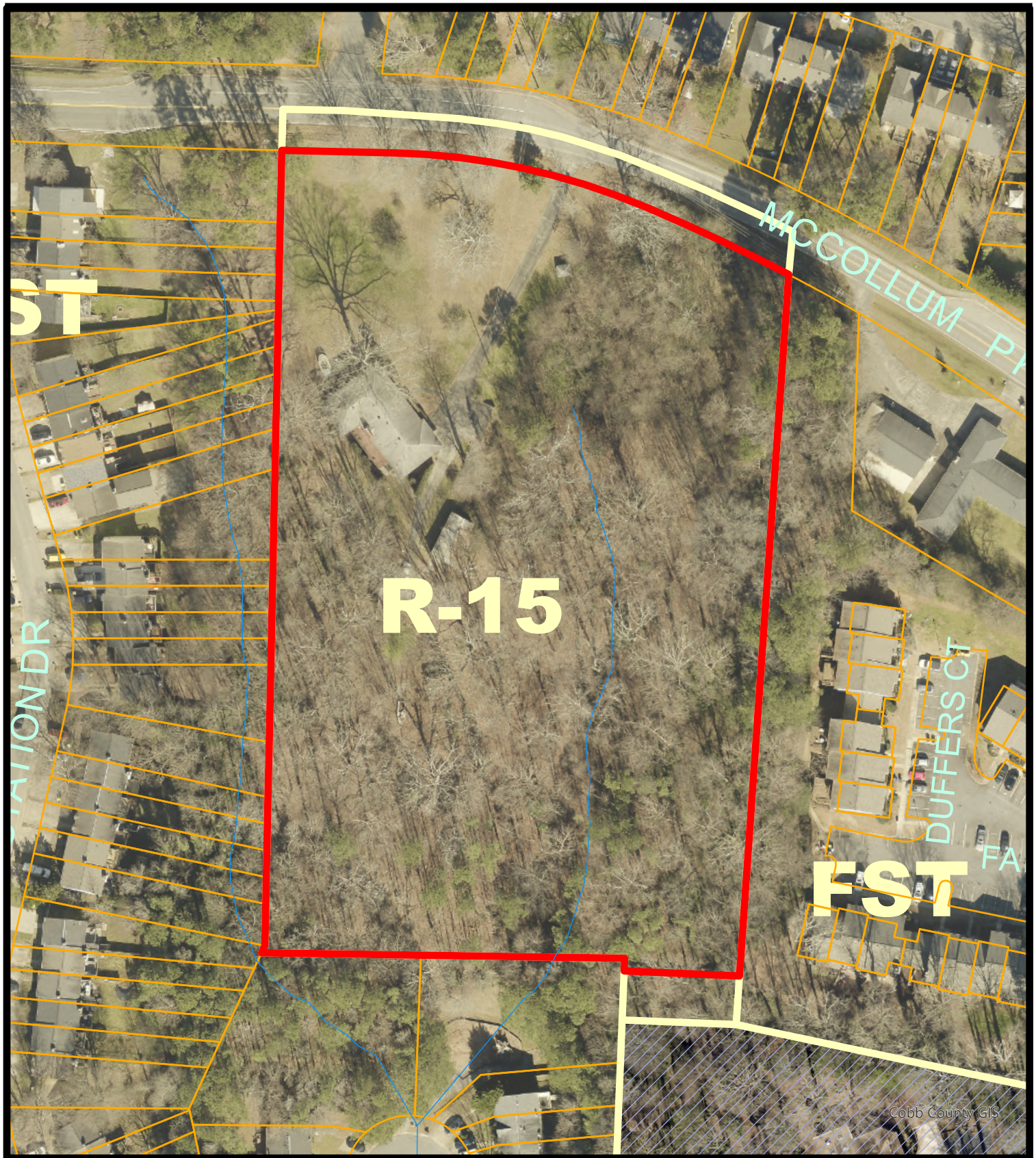
TITLEHOLDER:_____**Telephone:**_____

Signature: see attached signature pages **Address:**_____

Signed, sealed and delivered in presence of: _____

Notary **Date**

*this application is submitted concurrently with a rezoning application for the same subject property



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ 2023-004	R-15	PUD-R
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

1651 McCollum Pkwy
Land Lots 99 & 98, Tax Parcel 001
Subject Property

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

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 100 '
Print Date: 9/28/2023
RZ2023_000

ZONING ADMINISTRATOR
DARRYL SIMMONS

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

COMMUNITY DEVELOPMENT
Planning and Zoning

2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
JANUARY 2, 2024

PLANNING COMMISSION
NOVEMBER 1, 2023

LEGAL ADVERTISEMENTS
DECEMBER 15, 2023

PUBLIC NOTICE SIGN
DECEMBER 13, 2023

APPLICATION SUBMITTED
SEPTEMBER 15, 2023

CONTACT US

OFFICE: (770) 590-8268
WEBSITE: www.kennesaw-ga.gov
EMAIL: zoningdept@kennesaw-ga.gov

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

Property Addresses
1651 McCollum Parkway
Applicant
Piedmont Residential
Representative
Parks F. Huff
Property Owner
Daisy Belle Ross
Current Zoning
R-15 (Single-Family - 15 Units/Acre)
Current Future Land Use Category
Residential High (RH)
Project Request: Rezone for construction of a residential townhome community, variance from stream buffer.

Street view of subject property (Cobb Tax Assessor)

PROPERTY DETAILS

Within 1/2 mi from Unincorporated Cobb Co: Yes
Historic District: No
Cemetery: No **Floodplain: No** **Stream: No**
Parcel ID #: 20009900010
Land Lot #: 98 and 99 **Tax Parcel #:** 001
Land Area: 5.13 +/- acres or 223,462.8 SQFT
Existing Building Total SQFT: 2,209 SQFT
Proposed Building SQFT: N/A
Proposed Streets: N/A

RECOMMENDATION

Staff Recommendation
Approval with conditions
Planning Commission Recommendation
To be determined on November 1, 2023

Please see page 16 for basis for recommendation.

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: McCollum Parkway
Zoning: FST (Fee Simple Townhome District)
Future Land Use: Residential High (RH)

South: No Street
Zoning: FST (Fee Simple Townhome District)
Future Land Use: Residential High (RH)

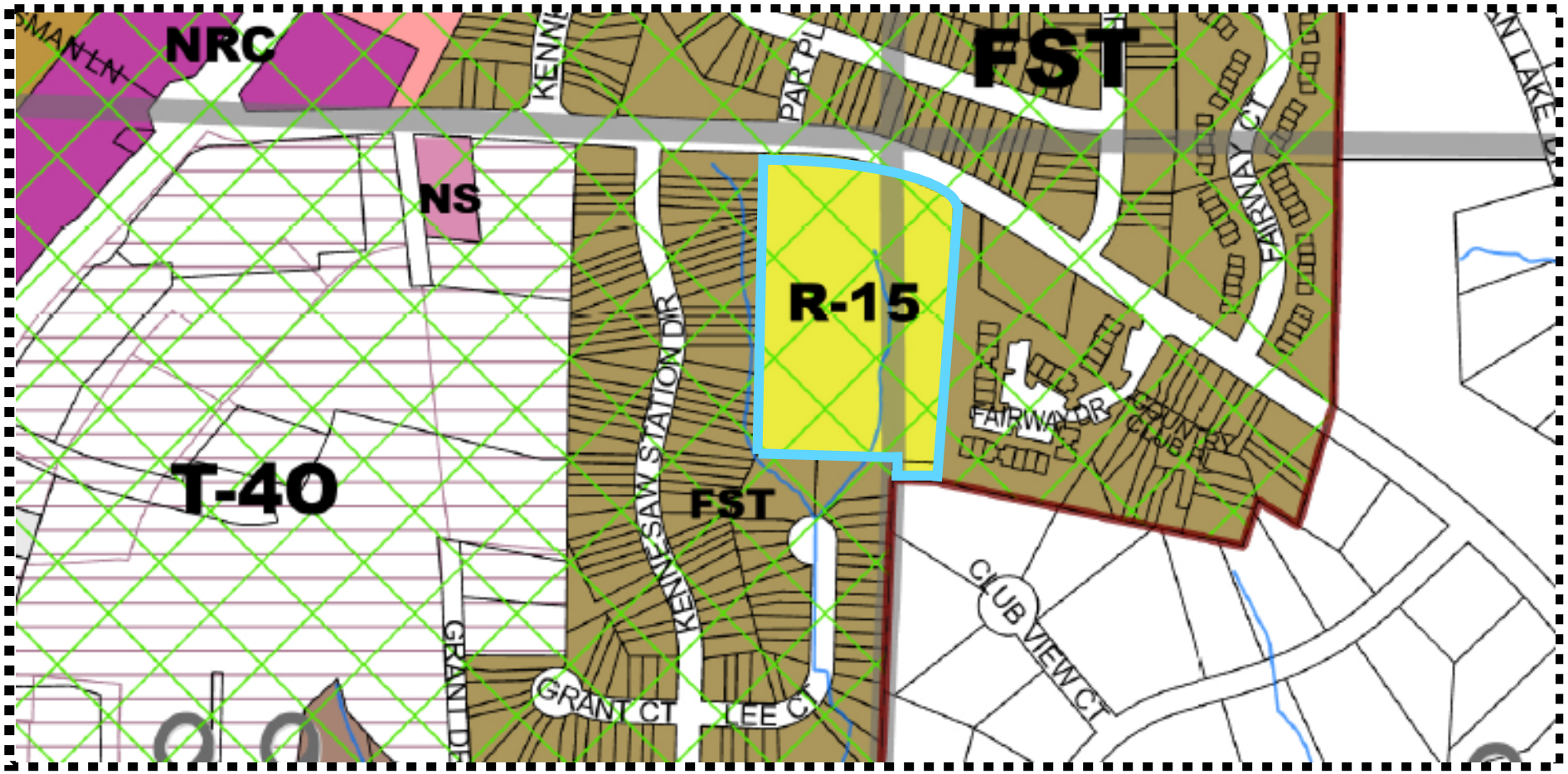
East: Fairway Drive NW
Zoning: FST (Fee Simple Townhome District)
Future Land Use: Residential High (RH)

West: Kennesaw Station Drive NW
Zoning: FST (Fee Simple Townhome District)
Future Land Use: Residential High (RH)

Please see pages 2 for zoning map.

ZONING MAP

ZONING CASE #: RZ2023-04/ZV2023-03



Zoning Districts

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

Zoning Overlays

- Airport Hazard District
- Historic Districts
- Historic Preservation Village
- Senior Living

- Acworth City Limits
- Kennesaw City Limits
- Kennesaw Mtn Nat'l Battlefield
- 139 Land Lots
- Marietta City Limits

GOOGLE EARTH AERIAL VIEW

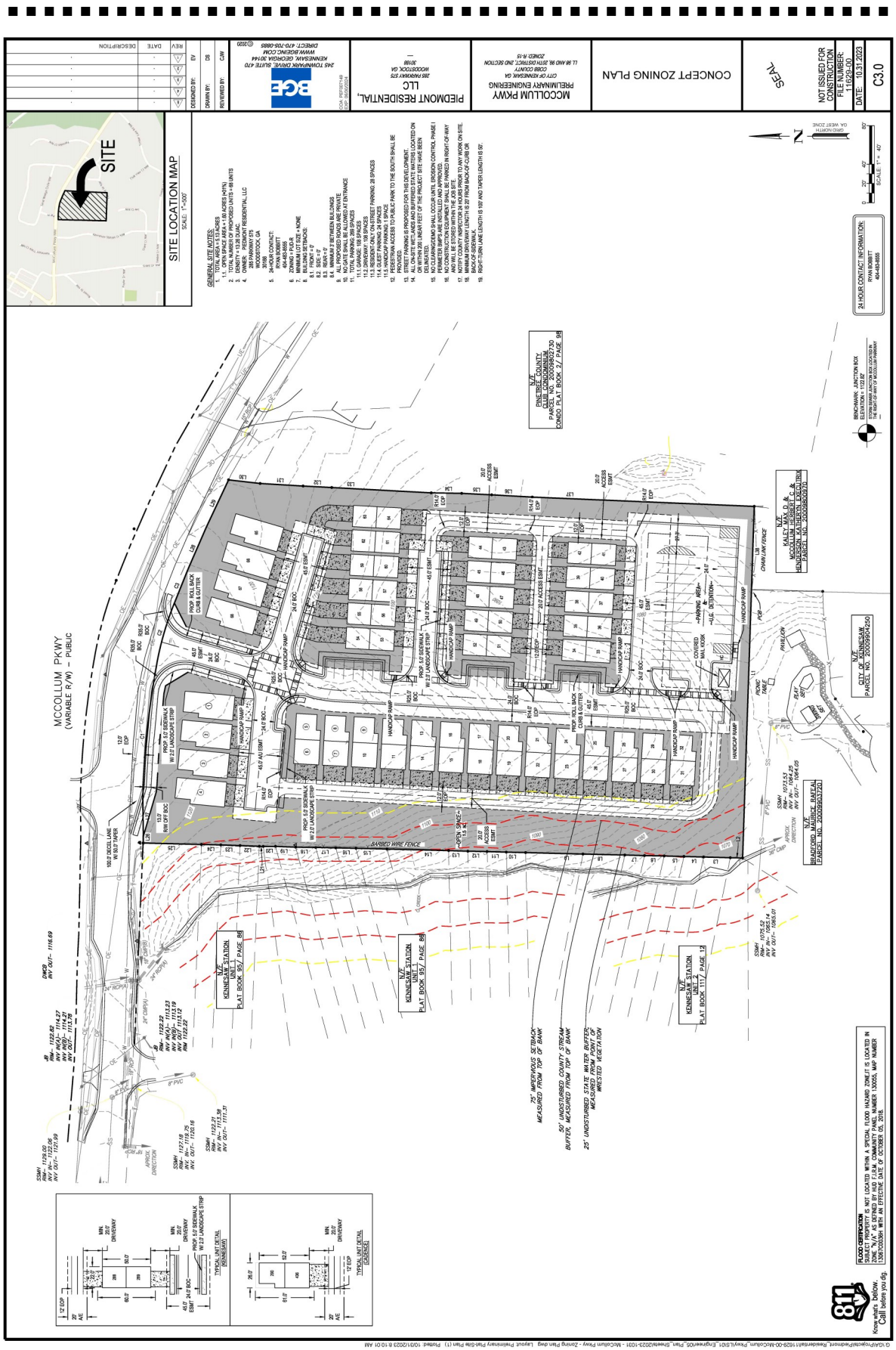
City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

ZONING CASE #: RZ2023-04/ZV2023-03

= Approximate project location

PROPOSED SITE PLAN

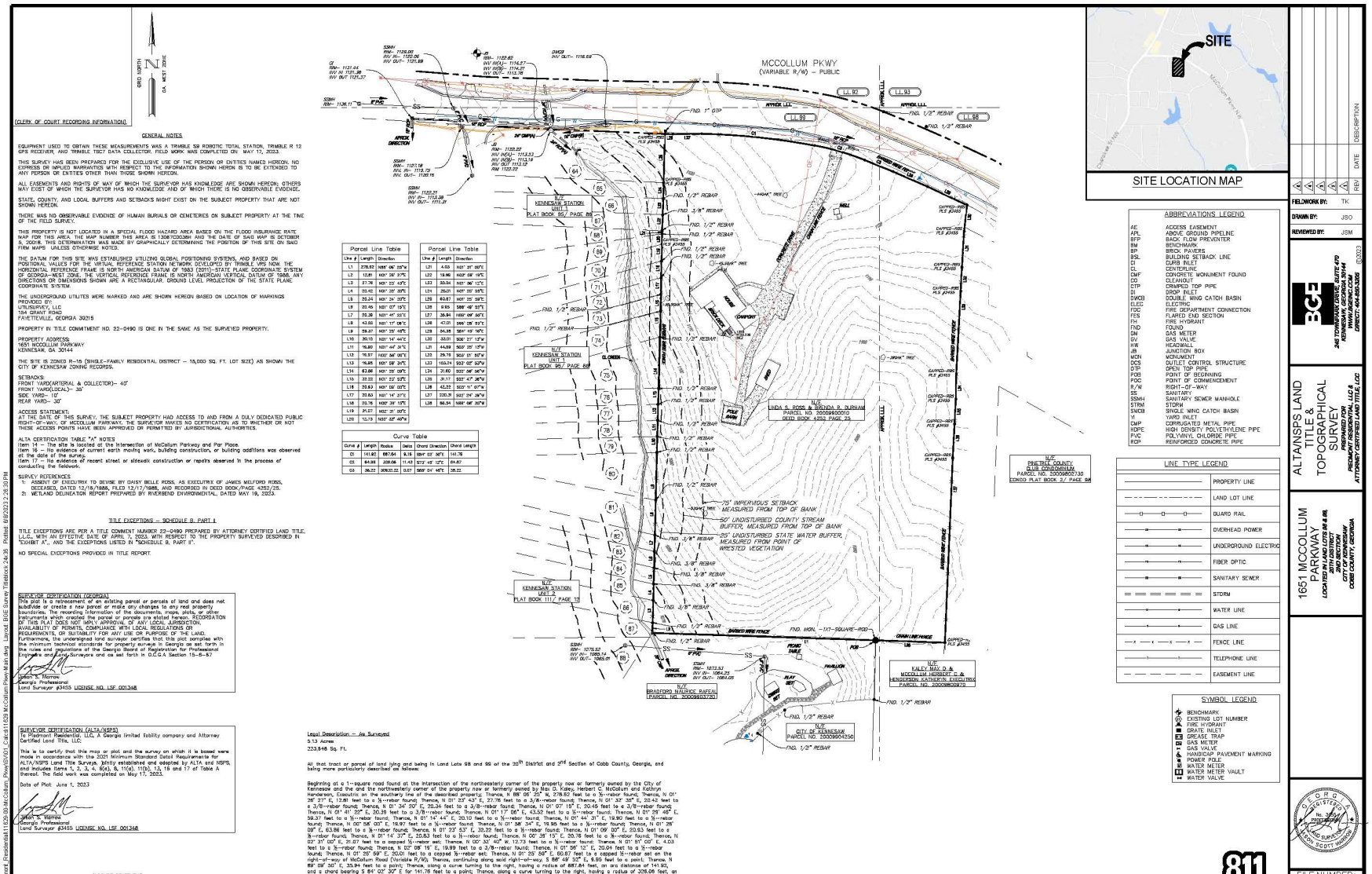
ZONING CASE #: RZ2023-04/ZV2023-03



PROPOSED SITE PLAN

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

ZONING CASE #: RZ2023-04/ZV2023-03



PROPOSED RENDERING (PAGE 1 OF 12)

ZONING CASE #: RZ2023-04/ZV2023-03

Cadence Street View

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 2 OF 12)

ZONING CASE #: RZ2023-04/ZV2023-03

FRONT ELEVATION

REAR ELEVATION

Cadence A

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 3 OF 12)

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

ZONING CASE #: RZ2023-01 & AX2023-01

FRONT ELEVATION

REAR ELEVATION

Cadence B

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 4 OF 12)

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

ZONING CASE #: RZ2023-04/ZV2023-03

FRONT ELEVATION

REAR ELEVATION

Cadence C

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 5 OF 12)

ZONING CASE #: RZ2023-04/ZV2023-03

FRONT ELEVATION

REAR ELEVATION

Cadence D

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 6 OF 12)

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

ZONING CASE #: RZ2023-04/ZV2023-03

Kennesaw Street View

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 7 OF 12)

ZONING CASE #: RZ2023-04/ZV2023-03

Kennesaw A

Kennesaw B

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 8 OF 12)

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

ZONING CASE #: RZ2023-04/ZV2023-03

FRONT ELEVATION

Kennesaw C

FRONT ELEVATION

Kennesaw D

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 9 OF 12)

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

ZONING CASE #: RZ2023-04/ZV2023-03

McCollum Pkwy

Street view on McCollum Pkwy

PIEDMONT RESIDENTIAL

PROPOSED RENDERING (PAGE 10 OF 12)

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

ZONING CASE #: RZ2023-04/ZV2023-03

Dog Park

PIEDMONT RESIDENTIAL

McCollum Pkwy
Kennesaw, GA

PROPOSED RENDERING (PAGE 11 OF)

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

ZONING CASE #: RZ2023-04/ZV2023-03

PROPOSED RENDERING (PAGE 12 OF 12)

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

ZONING CASE #: RZ2023-04/ZV2023-03

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

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

This is a rezoning and variance request for the development of a residential townhome community.

PROJECT INTENT

The applicant is requesting to rezone the property to PUD-R to build a single-family neighborhood with 68 attached and detached homes on 5.13 acres.

Application Submitted
September 15, 2023

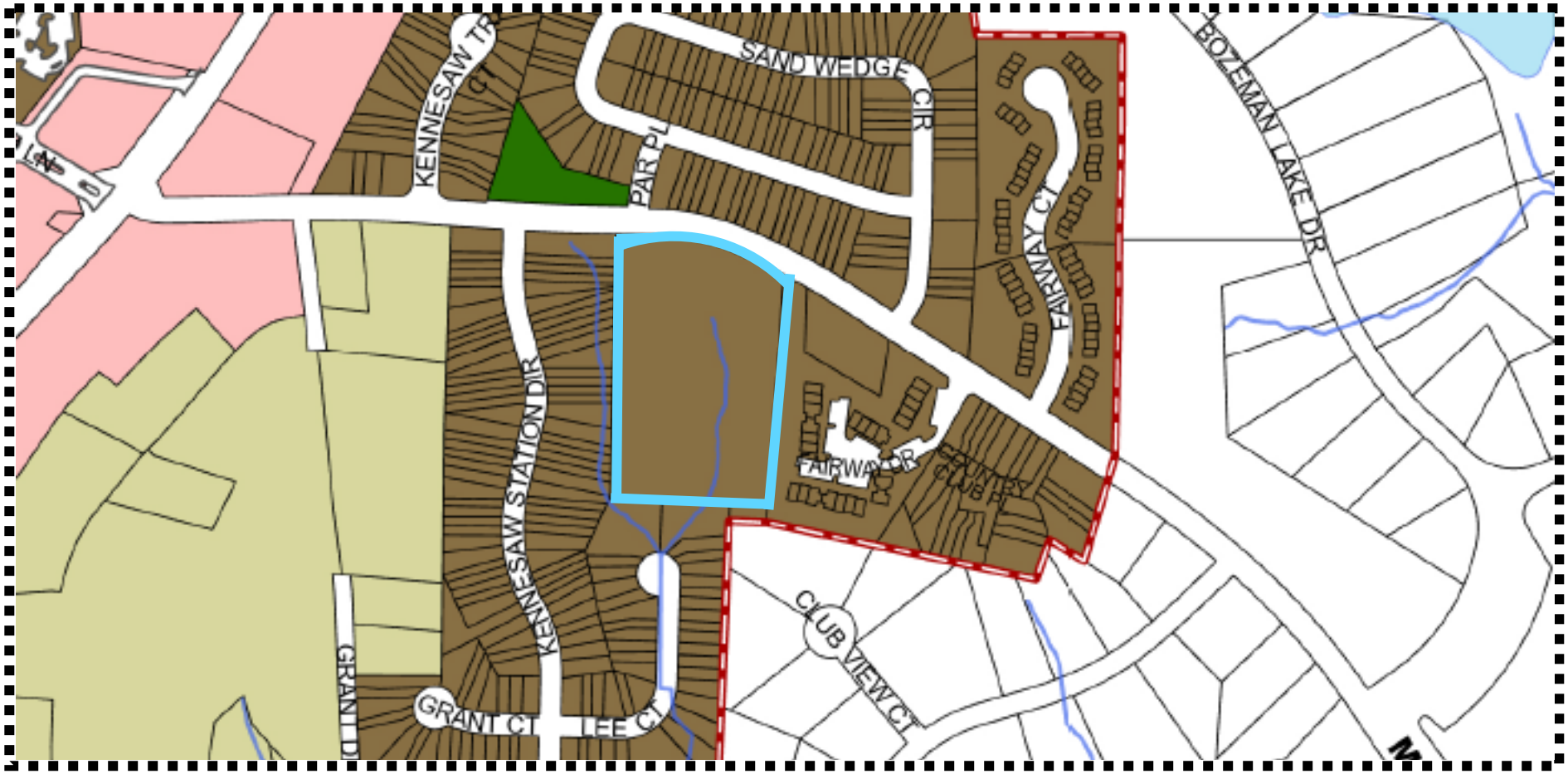
Fees Paid
$750.00

Certified Letters Mailed
October 13, 2023

GOOGLE STREET VIEW OF THE RESIDENCE

FUTURE LAND USE MAP

ZONING CASE #: RZ2023-04/ZV2023-03



Future Land Use

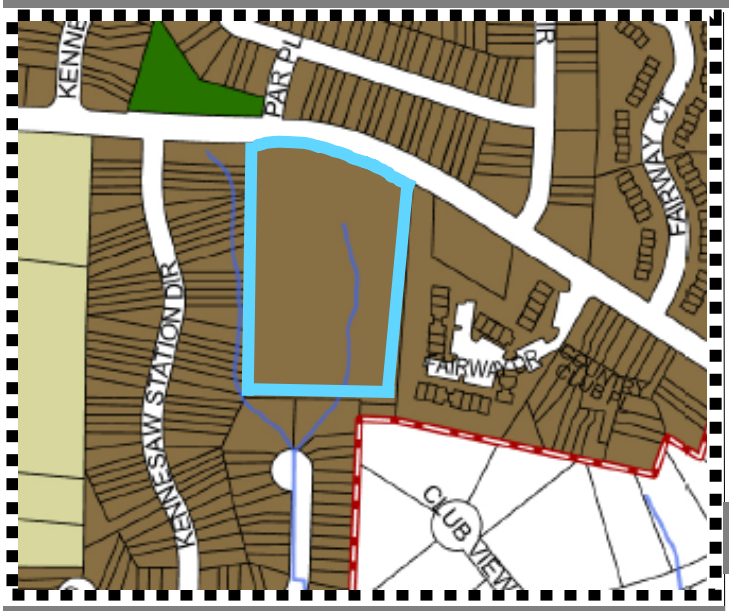
- NAC - Neighborhood Activity Center
- CAC - Community Activity Center
- DAC - Downtown Activity Center
- RAC - Regional Activity Center
- I - Industrial
- PI - Public Service/Institutional
- PRC - Park/Recreation/Conservation
- RL - Residential Low/Medium
- RH - Residential High
- PUD - Planned Unit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

- Acworth City Limits
- Kennesaw City Limits
- Kennesaw Mtn Nat'l Battlefield
- 139 Land Lots
- Marietta City Limits

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

2022 COMPREHENSIVE PLAN UPDATE



The Future Land Use Map is a general guide for the character of development within the City. A description of the identified category is provided below. New development should be monitored for its impact on water quality within the City and region.

As a built-out city, any new growth within the City of Kennesaw will be redevelopment. Currently, within the city, 86% of the city's parcels are residential which is a challenge for any new development. The Future Land Use Map is a general guide for character of development within the city.

LEGEND

- RH - Residential High
- RL - Residential Low/Medium
- PRC - Park/Recreation/Conservation
- NAC - Neighborhood Activity Center
- CAC - Community Activity Center

FUTURE LAND USE CATEGORY

RH - Residential High

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: 4-16 units per acre
- Internal amenities
- Walkable; Connectivity to adjacent parcels
- Conservation of natural resources
- Percentage of housing dedicated to being affordable

DENSITY MAP

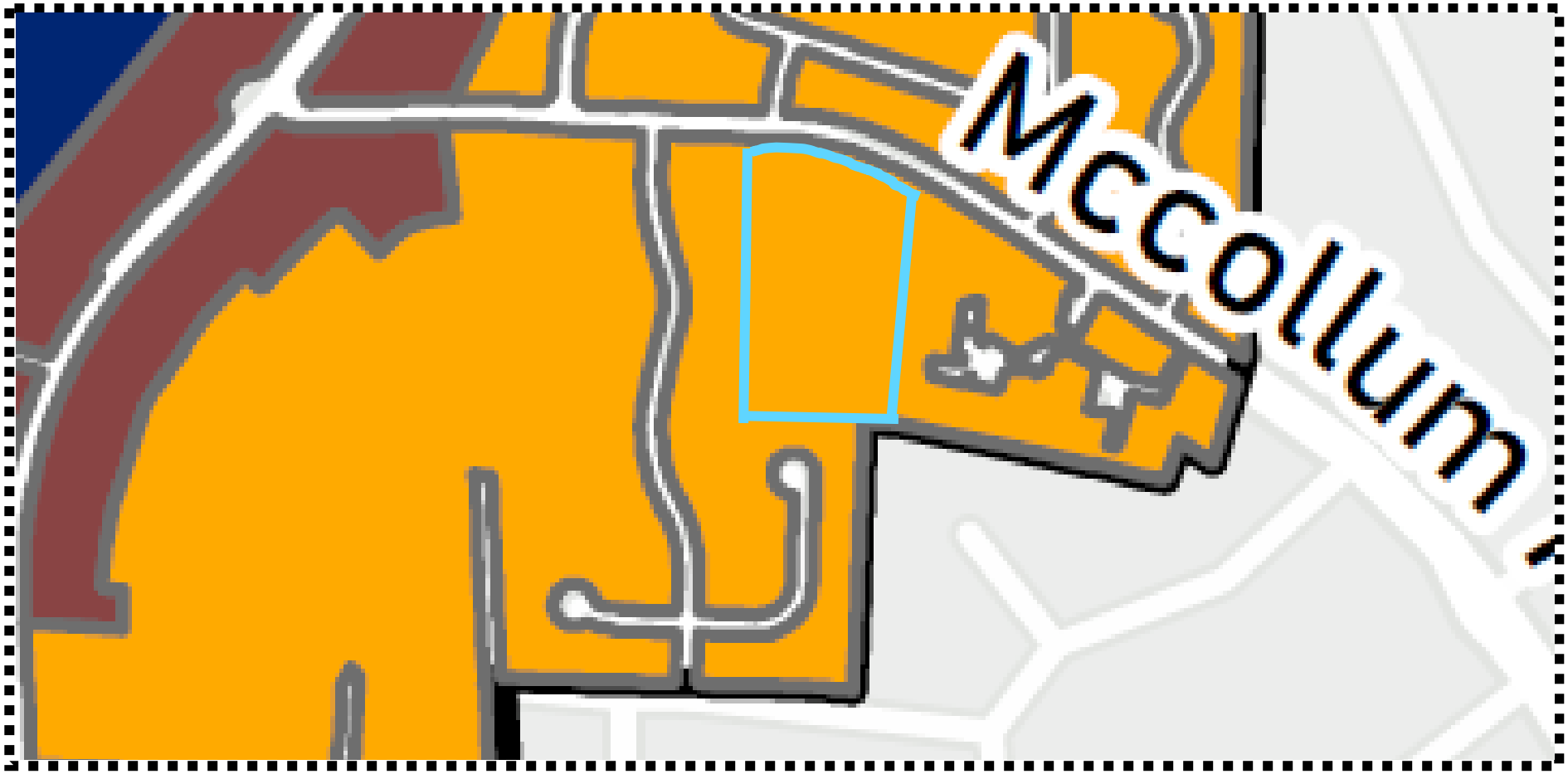
City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

ZONING CASE #: RZ2023-04/ZV2023-03

COMPREHENSIVE PLAN AREAS MAP

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

ZONING CASE #: RZ2023-04/ZV2023-03

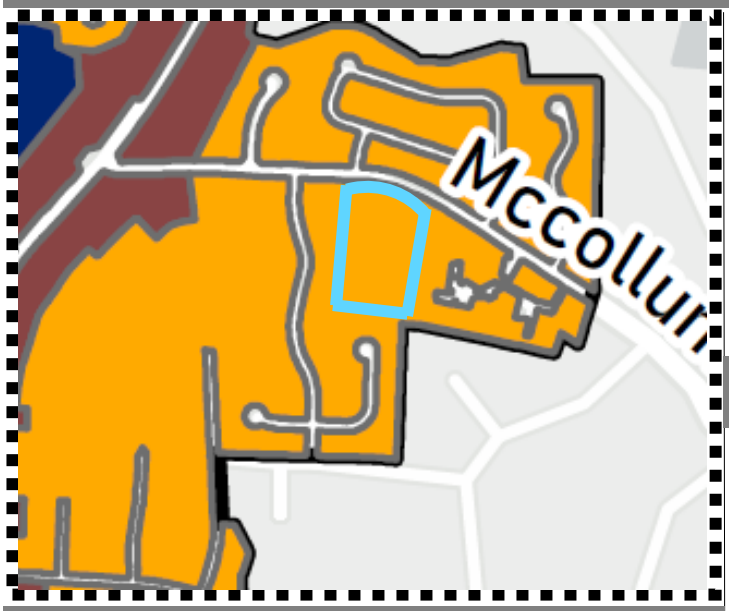


- Barrett and Old 41
- Campus Living
- Cherokee Street Commercial Corridor
- Cobb International Industrial Corridor
- Cobb Parkway Commercial Corridor
- East Pine Mountain Revitalization
- Historic Central Business District
- In-Town Living
- Jiles and Baker
- Kennesaw Due West
- Kennesaw Marketplace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

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

COMPREHENSIVE PLAN - AREAS



LEGEND

- North Cherokee
- Campus Living
- Cherokee Street Commercial Corridor

COMPATIBLE FUTURE LAND USE

- Neighborhood Activity Center (NAC)
- Park/Recreation/Conservation (PRC)
- Planned Unit Development (PUD)
- Residential High (RH)
- Residential Low/Medium (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.

NORTH CHEROKEE

The North Cherokee area is a residential area consisting of multi-tenured, low-to-medium density housing options ranging from single-family detached homes and manufactured housing to duplexes and even high density townhome developments. This area is located along the Cherokee Street corridor from Ben King Road/Twelve Oak Circle and north to Bozeman Lake Road. This area is unique in that it borders a well-defined commercial corridor along Cherokee Street that is as diverse in character and tenure as the neighborhoods themselves.

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

TRANSPORTATION DATA

ROAD #1	AERIAL OF ROAD #1
Roadway Name McCollum Parkway **Roadway Classification** **Speed Limit** **Jurisdictional Control** **Minimum Right-of-Way Requirement**	

ROAD #2	AERIAL OF ROAD #2
Roadway Name N/A **Roadway Classification** N/A **Speed Limit** N/A **Jurisdictional Control** N/A **Minimum Right-of-Way Requirement** N/A	

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

ENVIRONMENTAL

Floodplain:
___ Yes
_✓_ No
___ Not Verified

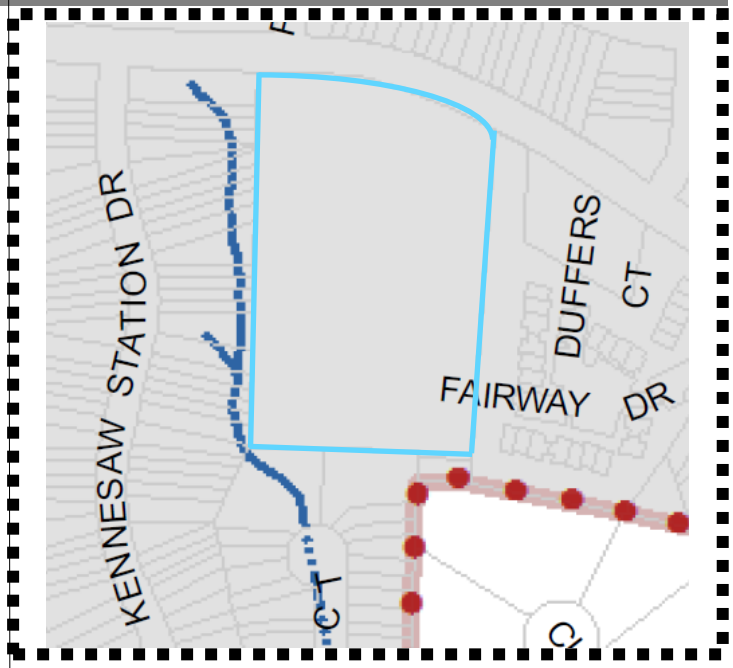
Wetlands:
___ Yes
_✓_ No
___ Not Verified

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)
__X City Stream Buffer Required
___ No Stream Buffer Required

Public Works Comments: **N/A**

FEMA FLOOD ZONE MAP



Special Flood Hazard Areas
0 435 870 1,740
Feet

2018 Flood Zones
AE
AE, FLOODWAY
X, 0.2 Pct Annual Chance
Land Lots
Kennesaw City Limits
Subject Property

ADDITIONAL COMMENTS REGARDING PROJECT:

- Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be resolved in the plan review process.
- Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains and obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.
- 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.

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.

SAMS LARKIN & HUFF, LLP
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

November 16, 2023

VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
2529 J. O. Stephenson Avenue
Kennesaw, GA 30144

Re: Application of Piedmont Residential to rezone (with concurrent variances) 5.13± acres; property is located at 1651 McCollum Parkway

Dear Darryl:

As you know, we represent the Applicant, Piedmont Residential, with respect to the above-referenced application. The application for rezoning and variance was heard by Kennesaw's Planning Commission on November 1, 2023, with a final vote by the Mayor and Council on November 20, 2023.

The subject property comprises 5.13± acres located at 1651 McCollum Parkway. It is situated between the Kennesaw Station Townhome Community and the Pinetree Country Club Condominium neighborhood. The property is presently zoned R-15 and the Applicant seeks to rezone the property to PUD-R, as depicted on the attached revised site plan. The Applicant's requested stream buffer variance is also depicted on the site plan.

As you know, the Applicant proposes to develop 68 for-sale, fee simple homes. Unlike many similar communities, the Applicant proposes multiple products in the community with a variety of features. The 8 units on the northern portion of the subject property (depicted as 1-4 and 65-68 on the site plan) facing McCollum Parkway will be detached single-family homes with rear-entry garages, each having an approximate square footage of 2,000 square feet. The buildings on the west side of the subject property (units 5-32) are back to back townhomes with a 3' separation between buildings. Each of these units is approximately 1,700 square feet. Finally, the remaining units (41-64) are back to back townhomes with approximately 1,500 square feet. Again, there is a 3' separation between these buildings.

The project is designed to be marketed to a broad range of buyers with four product types, each with different features and sizes. The location is designated as High Density Residential in the Comprehensive Plan due to its proximity to transportation corridors, jobs and conveniences such as shopping and restaurants. This designation provides for a maximum density of 16 units per acre. In addition, the city challenged Piedmont Residential to further the goal of the city which is contained in the 2022 Comprehensive Plan to "Develop leadership and collaboration on affordability." In collaboration with the city, Piedmont Residential designed

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VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
November 16, 2023
Page 2

fourteen (14) units that are specifically designed to lower the cost of construction and making them more affordable to a wider pool of buyers.

Because parking issues have been a problem in similar neighborhoods, staff directed Piedmont Residential to provide more parking than required under the current ordinance. As a result, 54 of the homes will have 20-foot-long driveways plus a 2-car garage. The 14 Attainable Units will each have two designated on-street parking spaces and the plan includes 24 guest parking spaces. Subject to engineering constraints that may arise, this yields a total of 269 parking spaces or the equivalent of 3.95 spaces per unit.

STIPULATIONS APPLICABLE TO THE OVERALL DEVELOPMENT

The Applicant proposes that the following stipulations and conditions be made applicable to the requested rezoning and variance. These stipulations and conditions replace and supersede in full any and all prior stipulations and conditions in whatsoever form that have been previously proposed, or which are currently in place concerning the Subject Property.

1. The architectural style and composition of the homes shall be traditional and in substantial conformity to the imagery which has been submitted to your office and as depicted in the imagery submitted concurrently herewith. The front, sides and rear of the homes shall include a mixture of components consisting of brick, stacked stone and other cementitious components including Hardiplank and Hardiplank shake and similar products.

2. The fourteen (14) units on the western portion of the development facing the street and identified as units numbered 5, 8, 9, 12, 13, 16, 17, 20, 21, 24, 25, 28, 29, and 32 on the site plan that was submitted to the City will be offered with two designated on-street parking spaces, allowing Piedmont Residential to offer them at a lower price which will appeal to a broader pool of buyers.

3. 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.

4. Among other things, the Homeowners Association shall be responsible for the upkeep and maintenance of all common areas, including landscaped areas, fences, rights-of-way,

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VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
November 16, 2023
Page 3

lighting and strategically located guest parking spaces within the proposed residential community.

5. Applicant shall submit a Landscape Plan prior to or concurrently with the Plan Review Process.

6. Compliance with recommendations from the Department of Transportation ("DOT"), including the following:

   a) The installation of sidewalk, curb and gutter along the Subject Property's frontage on McCollum Parkway.

   b) The installation of a deceleration lane with taper at the Subject Property's point of ingress and egress on McCollum Parkway.

7. Lighting within the proposed Community shall be environmentally sensitive, decorative and themed to the architectural style and composition as mentioned above. The lighting shall be designed so that illumination therefrom will not extend beyond the Subject Property's boundaries.

8. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site.

9. Subject to recommendations from the City of Kennesaw's Stormwater Management Division with respect to stormwater management, hydrology and water quality requirements, including the following:

   a) The ultimate location and configuration of on-site detention and water quality.[1]

   b) Ongoing upkeep and maintenance to the stormwater management/water quality facilities shall be the responsibility of the mandatory HOA.

10. Compliance with recommendations from the Cobb County Fire Marshal's Office with respect to Life-Safety and Fire Prevention issues. Additionally, complying with guest parking regulations mentioned above and as shown on the Revised Site Plan.

[1] The Applicant is seeking a variance for stream buffer encroachment for the west side of the Subject Property as depicted on the site plan.

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VIA EMAIL:

Mr. Darryl Simmons, Planning & Zoning Administrator
City of Kennesaw
November 16, 2023
Page 4

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11. The proposed neighborhood is located adjacent to a city park. The applicant proposes to work with the Parks and Recreation Department during the design process of the proposed project to assist the city with improvements to this park and will contribute $20,000 to be paid upon the recording of the final plat to the Kennesaw Park and Recreation Foundation to be used by the Foundation to make improvements to this park.

Please do not hesitate to contact me should you or the City's Staff, Planning Commission Members or the Mayor, City Council and the City Manager require any further information or documentation prior to the Zoning Hearing on Monday, November 20th. With kind regards, I am

Sincerely,

SAMS LARKIN & HUFF, LLP

Parks F. Huff

PFH/jcc
Attachment

STAFF ANALYSIS REPORT

ZONING CASE #: RZ2023-04/ZV2023-03

PLANNING AND ZONING

Site Visit:
___ Yes
_✓_ No

Staff Member:
Name: N/A
Date of Visit: N/A

Land Use Recommendation:

Historic Preservation:
Not in a historic district

Cemetery Preservation:
No cemeteries on site

Required Parking: minimum of 2 parking spaces per unit plus .35/per unit for guest parking

DENSITY ANALYSIS

COMMERCIAL: None proposed
RESIDENTIAL: 13.26 DU/AC

Proposed Parking: 68 units will require 160 parking spaces with guest parking. Tenant parking equals 136 spaces. Guest spaces for development equals 24 spaces. However there is specifically 14 lots that will not have a garage and will depend on on street parking so that applicant will be designing site plan to accommodate 2 spaces for these 14 units as well as ample guest parking
*additional parking spaces can be provided

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

The Zoning Administrator, Darryl Simmons, recommends **approval with conditions** of case #RZ2023-04 and ZV2023-03.

Conditions:

1. Staff recommends the incorporation of all eleven conditions as specified in the attorney letter dated November 16, 2023 prepared by Sams Larkin & Huff, LLP.
2. Staff recommends the variance to encroach into the required stream buffer area for the purpose of providing rear access drive for town home units .

BASIS FOR ZONING ADMINISTRATOR'S RECOMMENDATION

1. The request for rezoning is compatible with the adopted comprehensive plan for this portion of McCollum Parkway. This development contains a unique housing configuration that will allow a specific number of residential units to be affordable or obtainable. This meets one of the City of Kennesaw's long range goals for the citizens regarding promotion of accessible housing for purchase.
2. The configuration of the townhome units required easier secondary access to the rear units and the variance approval to encroach into the stream buffer area will accomplish the goal of meting the criteria for easier drive access specific to this site.

PLANNING COMMISSION RECOMMENDATION:

To be determined on November 1, 2023.

MAYOR AND COUNCIL DECISION:

To be determined on January 2, 2024.

State Waters & Wetland Delineation Report

McCollum Parkway
1651 McCollum Parkway
Kennesaw, Georgia 30144
May 19, 2023

Prepared for:
Sydney Connaughton
Piedmont Residential

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May 19, 2023

Ms. Sydney Connaughton
Piedmont Residential

RE: State Water & Wetland Report
McCollum Parkway
1651 McCollum Parkway
Kennesaw, Georgia 30144

Dear Ms. Connaughton,

Please find attached our State Water and Wetland Delineation Report for the McCollum Parkway site located in Kennesaw, Cobb County, Georgia. State waters were determined in accordance with the *Georgia Environmental Protection Division "Field Guidance for Determining the Presence of State Waters that Require a Buffer"* and the *North Carolina Division of Water Quality "Stream Identification Method"* guidance document. Wetlands were determined following the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Eastern Mountains and Piedmont Regional Supplement (2012).* No state waters requiring the mandated state stream buffer were located on the site, however one state water was found running parallel approximately 15 feet off the western property line. No area of wetlands was noted at the site.

We appreciate the opportunity to work with you. If you have any concerns, please contact us.

Sincerely,

Kim Metcalf

Kim Metcalf
Partner

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Introduction

Riverbend Environmental Inc. was retained by Piedmont Residential to conduct a State Water and Wetland Determination/Delineation to determine the on-site extent of regulated state waters and jurisdictional wetlands for the McCollum Parkway site located in Kennesaw, Cobb County, Georgia. All site work was conducted on May 9, 2023, by Riverbend Environmental Inc. staff.

Riverbend Environmental Inc. conducted a comprehensive field investigation to evaluate the project site for potential state waters and jurisdictional wetlands. The evaluation included assessment of plant communities, soil conditions, and visible indicators of wetland hydrology. Features were field delineated and their limits were flagged within the project boundaries. State waters were determined in accordance with the *Georgia Environmental Protection Division (GA EPD) "Field Guidance for Determining the Presence of State Waters that Require a Buffer"* and the *North Carolina Division of Water Quality "Stream Identification Method"* guidance document. Wetlands were determined in accordance with the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Eastern Mountains and Piedmont Regional Supplement (2012)*.

Although proper methodology was followed, no State Waters and Wetland Determination/Delineation can completely ensure that site conditions will not change. The report prepared must be considered in its entirety and Riverbend Environmental Inc. makes or implies no warranty or guarantee regarding the site. In addition, GPS locations are approximations and the field flags must be properly surveyed for an accurate determination of feature locations. Finally, the Local Issuing Authority (LIA) has the final determination for any state waters. If no LIA is associated with the site, the GA EPD is the final authority. USACOE has the final determination for Waters of the U.S. jurisdictional features.

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Site Description

The site understudy is the McCollum Parkway located in Kennesaw, Cobb County, Georgia. The site is composed of 1 parcel of land and is found at N 34.039811 and W 84.599251. The parcel is 5.11 acres and has the Tax ID 20009900010. The site is located at approximately 1651 McCollum Parkway, Kennesaw, Georgia. See site and parcel maps.

The soils of the piedmont region are commonly a red color due to the intense weathering of feldspar-rich igneous and metamorphic rocks. The soils in the piedmont area tend to be sandy loams to clay loams (3). For the McCollum Parkway property, the main soils are listed as Madison Loam. The groundwater in the area is found in openings such as joints and fractures in the bedrock and the groundwater movement in this area is similar to that of surface water (1). The average yearly rainfall for this area is 53.0" (3).

The site understudy is located in gently rolling hills with an overall slope to the south. See the topographic map.

Presently, the McCollum Parkway property under evaluation is a residential property with a mixture of grassy lawns and wooded areas. See the aerial photo of the site.

© 2023 Riverbend Environmental Inc.

Results

Site reconnaissance was conducted on May 9, 2023. Weather conditions were clear and significant rainfall had not occurred within 48 hours prior to the site investigation. After investigating the site, it was confirmed that there are no state waters and wetlands noted on the property. However, a creek flows offsite running parallel to the property line. The buffers from that feature will impact the site under investigation.

Feature #	Label	Description of origin, the direction of flow, and terminus.
1	Off Site SW	This feature appears approximately 15 to 25 ft off the western property line and flows south running parallel to the property.

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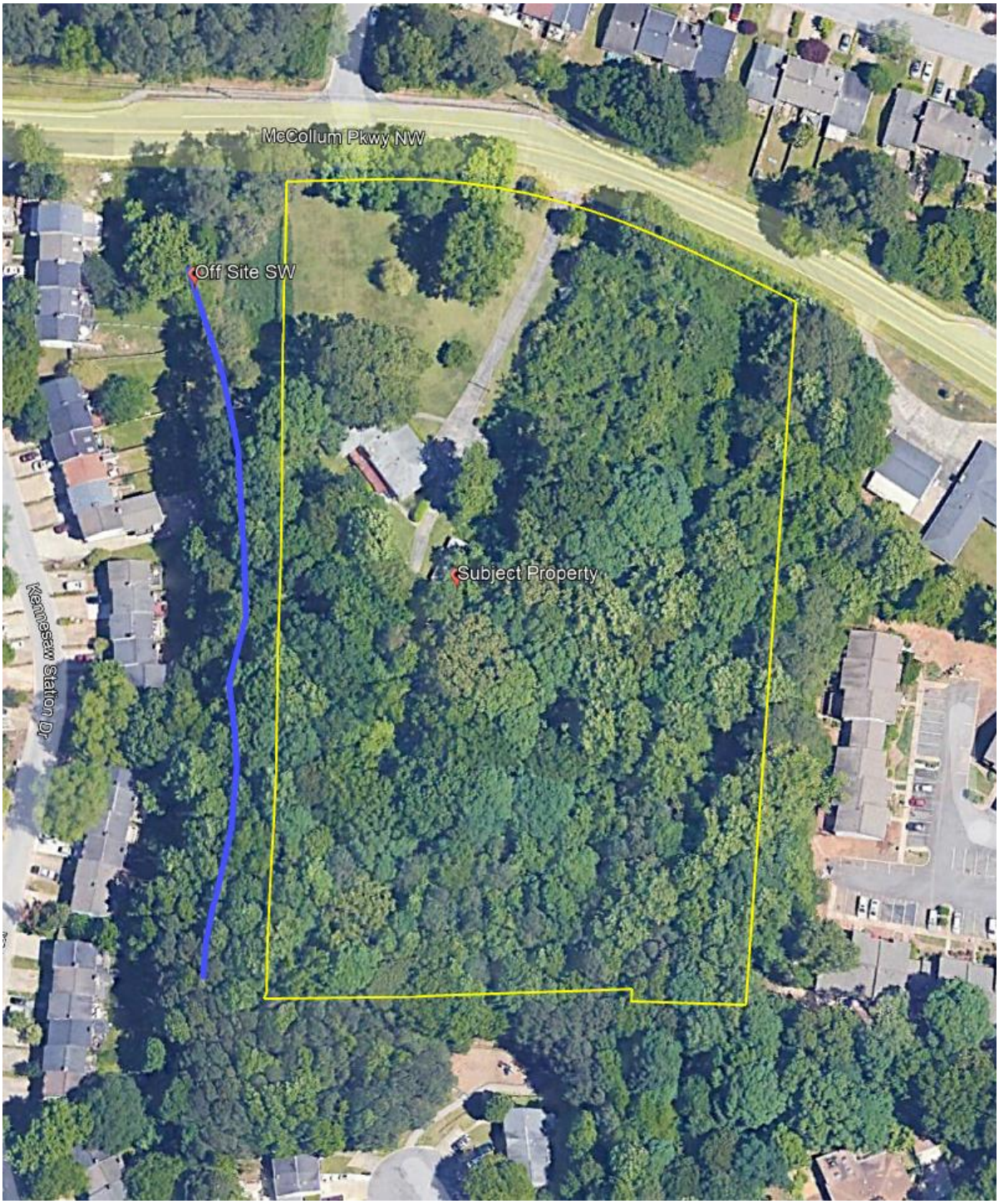
Feature Locations



Approximate locations of features – need field confirmation by the survey team to finalize locations.

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Photos

Photo 1- General condition of wooded areas.

Photo 2 - General condition of wooded areas.

© 2023 Riverbend Environmental Inc.

Conclusions

After a thorough investigation of the site, it was determined no state waters are present on the property and no areas of wetlands were observed during the evaluation. Please note that the off-site feature will have a buffer extending into the subject site.

State buffer variances will be required for non-exempt activities in the state-mandated 25’ warm water buffer areas. USACOE permitting may be required for any impacts to streambed or wetlands. Please contact Riverbend Environmental Inc. for assistance.

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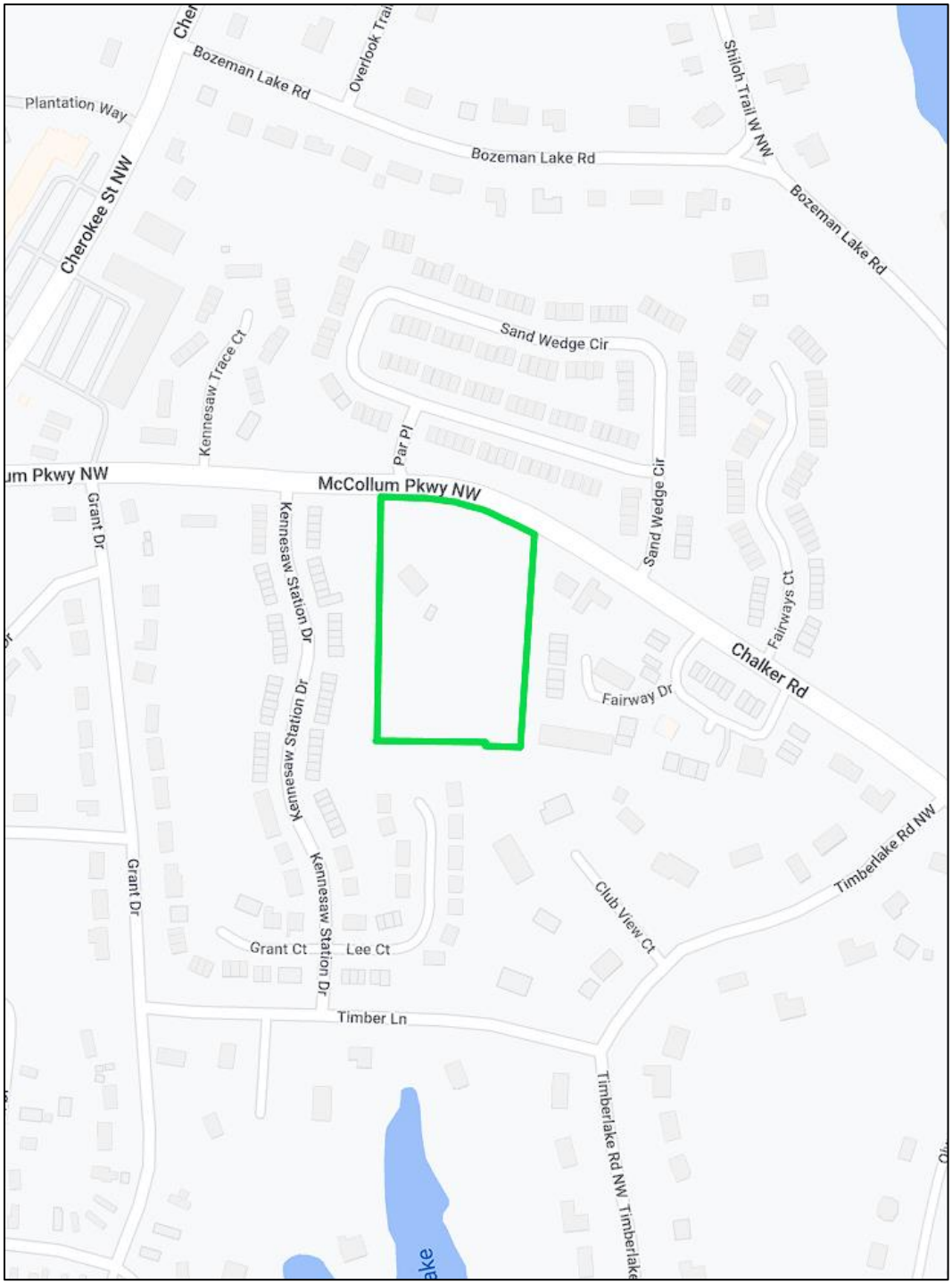
Site Map



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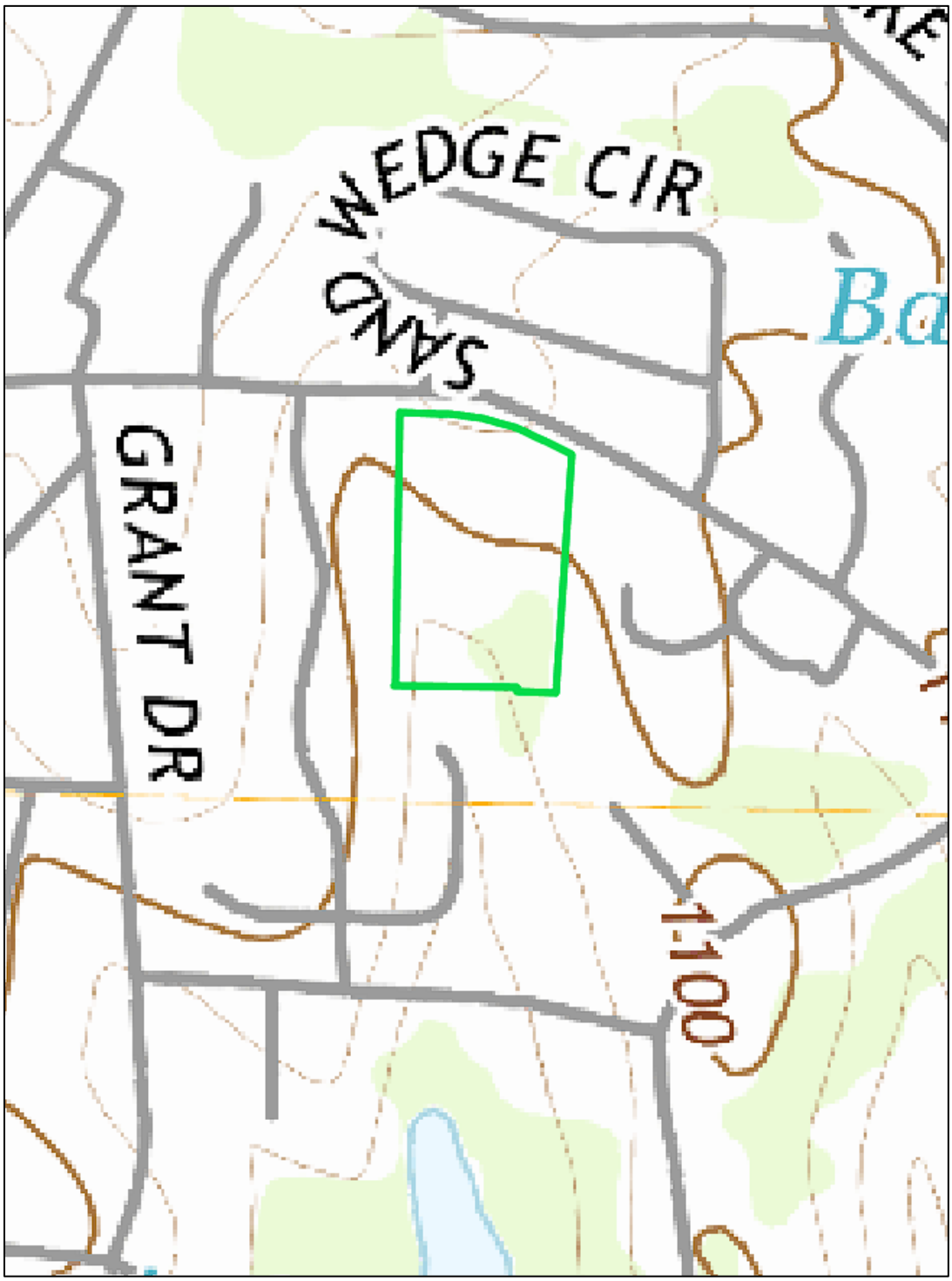
Topography Map

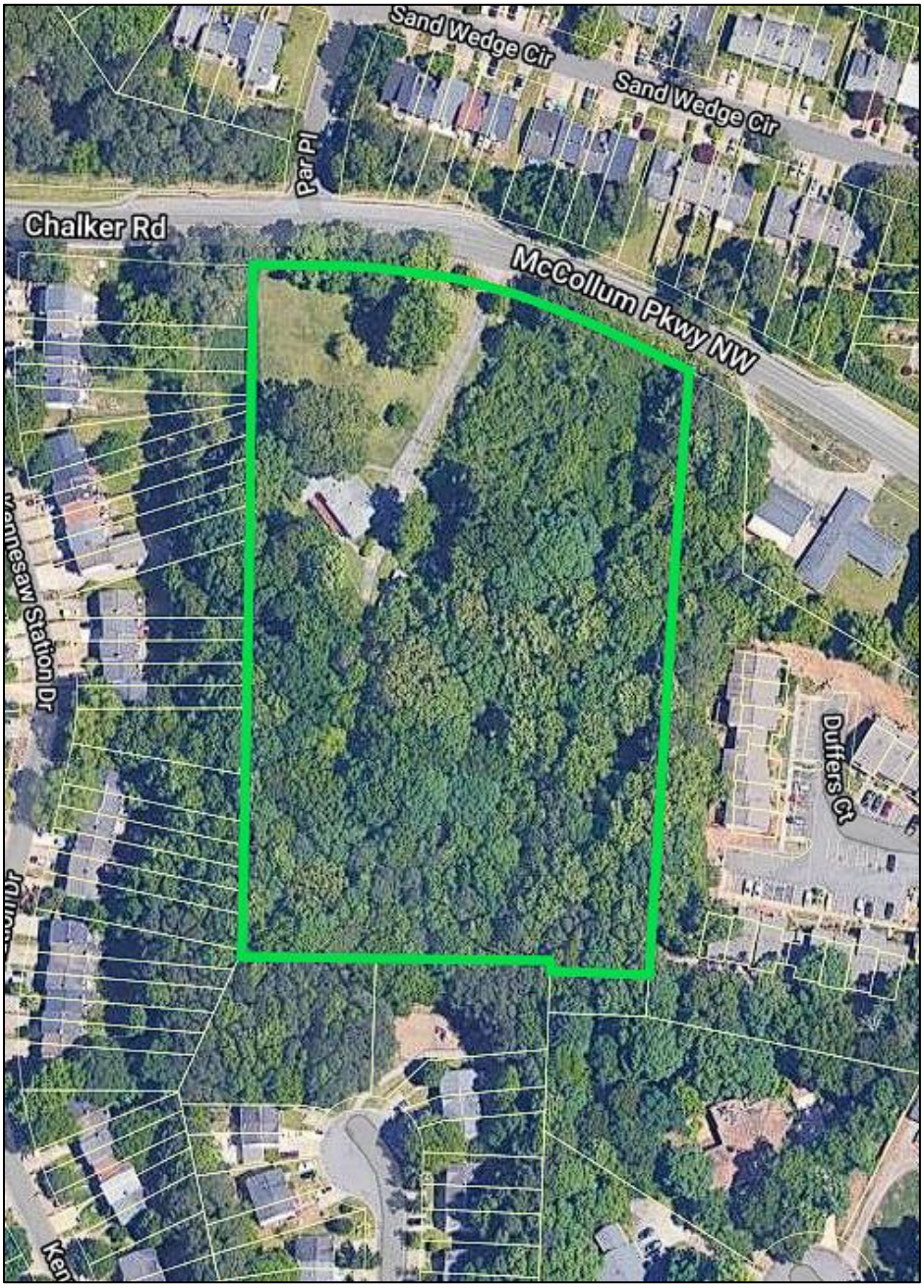


© 2023 Riverbend Environmental Inc.

Aerial photograph of the site

© 2023 Riverbend Environmental Inc.

Parcel Map



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Soils Map

Soils Table

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CYB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	0.0	0.0%
GgC2	Gwinnett loam, 6 to 10 percent slopes, eroded	0.0	0.3%
GgD2	Gwinnett loam, 10 to 15 percent slopes, eroded	2.4	44.5%
MDC3	Madison clay loam, 6 to 10 percent slopes, severely eroded	1.6	30.1%
MgB2	Madison sandy loam, 2 to 6 percent slopes, moderately eroded	1.3	25.0%
Totals for Area of Interest		**5.3**	**100.0%**

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Weather Information for the Previous Week

Date	Rain (inches)
05/2/2023	0
05/3/2023	0
05/4/2023	0
05/5/2023	0.01
05/6/2023	0
05/7/2023	0
05/8/2023	0.03

© 2023 Riverbend Environmental Inc.

National Wetland Inventory Map

© 2023 Riverbend Environmental Inc.

Item Report

TO: The Honorable Mayor and City Council

FROM: Lea Alvarez, City Clerk

DATE: January 2, 2024

TITLE: Approval of December 11, 2023, City Council work session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 12-11-23 City Council Work Session Minutes - DRAFT

MINUTES OF CITY COUNCIL WORK SESSION MEETING
CITY OF KENNESAW
Council Chambers
December 11, 2023
6:30 PM

Present	Mayor Derek Easterling Mayor Pro Tem Tracey Viars Councilmember Lynette Burnette Councilmember Pat Ferris Councilmember Antonio Jones Councilmember Trey Sinclair Assistant to the City Manager James Friedrich City Manager Jeff Drobney City Attorney Randall Bentley, Sr.
Absent	City Clerk Lea Alvarez

DRAFT

1. Invocation

2. Pledge of Allegiance

3. Call to Order

Mayor Easterling called the meeting to order at 6:30 p.m.

4. Announcements

A. This public meeting is being conducted via the use of real-time telephonic technology allowing the public simultaneous access to the public meeting. You may also attend in person with limited seating available at both the Council Chambers and the Ben Robertson Community Center, if needed.
Mayor and Council will be conducting their meeting via real-time telephonic technology using Zoom Meeting and Facebook Live. You can access the meeting via the following link: https//www.facebook.com/CityofKennesaw/

B. If you are not able to attend a meeting in-person and would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 PM the night of the regular meeting. Your comments on a specific agenda item will be read aloud or grouped into categories for the record. **Facebook Live is not monitored for public comment.**

5. Presentations

6. Public Comment/Business from the Floor

7. Old Business

8. New Business

9. Committee and Board Reports

10. Public Hearing(s)

A. Approval of ORDINANCE for a rezoning application submitted by Kennesaw Square Development, LLC for the properties located at 2590 Keene Street (20016700420) and 2570 N Cobb Parkway (20016700730, 20016701160). Case #RZ2023-05.

[Items 10. A and 10. B were presented concurrently. However, there will be a separate public hearing for each item at the regular meeting on Monday, December 18, 2023, at 6:30 p.m.).

Zoning Administrator Darryl Simmons presented a rezoning application submitted by Kennesaw Square Development, LLC for the properties located at 2590 Keene Street (20016700420) and 2570 North Cobb Parkway (20016700730, 20016701160) as well as a variance application submitted by the same for the properties located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 North Cobb Parkway (20016700730, 20016701160) and 2590 Keene Street (20016700420). Mr. Simmons explained the full Planning Commission minutes will be added this week, but the action minutes are a part of the packet for the Council's review along with the Historic Preservation Commission minutes. Staff will do a full presentation next Monday during the public hearing and answer any questions the Council might have.

DRAFT

After finishing items under 17. Community Development, Mayor Easterling returned to item 10. A at the request of Councilmember Ferris. Councilmember Ferris shared he sat through the Planning Commission meeting this past Wednesday, which answered a lot of questions he had. However, there were two questions he had that were not discussed. His first question involved the proximity of the development to Cobb Parkway. Looking at the maps that were presented the other night, he could not tell how far off from Cobb Parkway the development would be. He asked for a better map to show where the new buildings will be in relation to what Core is doing on their property and particularly where the B&N is currently. Mr. Simmons shared that he would work with the city's GIS department to create a better visual. Councilmember Ferris shared what is driving his question is that some of the existing developments are closer to their respective roads than he anticipated.

Councilmember Ferris' second question was regarding the ratio of apartments to condos, which is almost 10:1. He wanted to hear from the applicant about how they came up with that ratio because during initial conversations something similar to a 50/50 split was discussed. He wasn't expecting that specific ratio, but something more along the lines of 60/40 or 70/30. Nate Sirang, President of Concord Wilshire, asked to address Councilmember Ferris' questions. Regarding the setback from the highway,

Mr. Sirang had their architect pull those exact setbacks. From the edge of the curb, there will be 69-feet, 8 inches all the way to the building. Additionally, there will be a 12-foot deceleration lane plus a 57-foot, 6-inch setback all the way to the property line as well as an 8-foot, 4 3/8-inch setback from the property line to the edge of the retail building.

Councilmember Ferris asked how far off the existing Napa building is from the pavement of Cobb Parkway. The developers stated they would get that information by next Monday.

Mr. Sirang addressed the for-sale versus for-rent question that was posed. The developers came up with the ratio as a minimum. At this time, with the data they have, they are committing to 34 for-sale condos and the remainder 337 apartments for rent. Mr. Sirang said they would love to build more and will look further into that with feasibility studies and consultants as the design of the project progresses. Councilmember Ferris stated his concern about having only 34 for-sale units is that, with all the fees, those units would be unaffordable. Councilmember Ferris asked if the 34 units was a set number at this point. Mr. Sirang stated no, it was a minimum.

B. Consideration for approval of a variance application submitted by Kennesaw Square Development, LLC for the properties located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 N Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420). Case #ZV2023-04.

DRAFT

11. Consent Agenda

A. Approval of the December 4, 2023, City Council regular meeting minutes.

B. Approval of the December 4, 2023, City Council executive session minutes.

12. General and Administrative

13. Public Safety

A. 2023 November Crime Statistics

Chief Westenberger presented the November 2023 crime statistics (See **Exhibit A**).

14. Information Technology

15. Public Works

16. Recreation and Culture

17. Community Development

A. DISCUSSION ONLY: Update on Downtown Banner Project

Downtown/ Main Street Manager Miranda Taylor provided an update on a project staff

has been working on to further the city's downtown branding initiative. Ms. Taylor, along with the Communications and Engagement department, have been looking at installing branding banners on light poles downtown. There are 42 decorative light poles downtown that will receive a banner. There are four different styles of banner that read, "Welcome," "Shop, "Dine," and "Discover." Ms. Taylor stated city staff's proposal is to divide the banners up so that 40% of the banners will say "Welcome" and the remaining banners will be 20% each of "Shop," "Dine," and "Discover."

Councilmember Ferris asked if the banners were seasonal or year-round. Ms. Taylor responded the banners would be year-round. Councilmember Ferris was curious as to the life-span of the banners which Ms. Taylor shared the banners would be replaced routinely. The city is currently looking for vendors to supply the banners. Mayor Pro Tem Viars suggested that the staff reach out to Legacy Park about the vendor they used for their banners. The neighborhood's banners have been out for many years and still look great (See **Exhibit B**).

B. Consideration to review a CBD project application request for a mixed-use development on seven parcels located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 N Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420). Case #CBD2023-02.

Planning and Zoning Administrator Darryl Simmons presented a CBD project application for a mixed-use development on seven parcels located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130),2570 North Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420). Mr. Simmons emphasized that this item is the final step to the overall project approval related to the public hearings previously discussed.

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Mayor Pro Tem Ferris asked Mayor Easterling to return to item 10. A to ask some related questions. Mayor Easterling stated he would close out the Community Development portion of the agenda and return to item 10. A.

C. Consideration for approval of an amended final plat application submitted by Traton Homes for 1630 Stanley Road. Case #FP2023-07.

Planning and Zoning Administrator Darryl Simmons presented an amended final plat application submitted by Traton Homes for 1630 Stanley Road. Mr. Simmons said there were two minor items that were changed to a previously approved plat including a correction of a street name and the relocation of a previously approved fire hydrant location. When working with the Cobb County Fire Marshal, it was requested that Traton Homes move the fire hydrant to a different location on the street and Traton Homes complied. The application is to amend the final plat to represent the changes properly.

Mayor Easterling went back to item 10. A as requested by Councilmember Ferris.

18. Public Comment/Business from the Floor

19. City Manager's Report

A. Reports, Discussions, and Updates

City Manager Jeff Drobney said there will be a ribbon cutting for the new tennis courts and pickleball courts at Adams Park tomorrow at 10:30 a.m. Also, on Wednesday night, there would be a Menorah Lighting at City Hall, so he invited everyone to join. Dr. Drobney stated that looking ahead to the Georgia Legislature going into session in January, he has worked to put together a pre-legislative meeting with our delegation. The legislative update will be on Tuesday, December 19th at 7:30 a.m. with State Representatives Devan Seabaugh and Lisa Campbell. Dr. Drobney shared if the Council had questions they would like to ask, to email him, so he could forward them to the State Representatives no later than next Monday at noon.

20. Mayor's Report

A. Mayor and Council (re)appointments to Boards and Commissions. This item is for (re)appointments made by the Mayor to any Board, Committee, Authority, or Commission requiring an appointment to fill any vacancies, resignations, and to create or dissolve boards and commissions, as deemed necessary.

21. Council Reports & Discussions

22. Executive Session

Pursuant to the provisions of O.C.G.A 50-14-3, the City Council could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney; and/or personnel matters; and/or real estate matters.

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23. Adjourn

Mayor Easterling adjourned the meeting at 6:55 p.m. The next regularly scheduled meeting will be held on Monday, December 18, 2023, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend or view via Facebook Live.

James Friedrich

James Friedrich, Assistant to the City Manager

November 2023 Crime Statistics

Summary

November 2023 Group A Offenses (98) increased by 1% compared to November 2022 (97). A vast majority of the crimes reported in November 2023 were Assault Offenses (26). This trend is also present in the data collected for crimes reported in November 2022. Assault Offenses account for approximately 27% (26) of the crimes that have occurred within our jurisdiction in November 2023. Out of the 798 traffic stops in November 2023, (1,021) resulted in Citations and 40% (409) Warnings. There were a total of 73 Adult Arrests that took place during the month, which is a 1% increase from November 2022 (72).

There were 1,508 traffic accidents YTD, 162 of which were classified as Hit and Run. Of the 1,508 accidents 131 had injuries, and 14 involved a pedestrian. YTD 2022 total accidents (1,530) are up compared to 1,508 YTD 2023.

Crimes	November 2023	November 2022	YTD (01/01/2023) –(11/30/2023)	YTD (01/01/2022) – (11/30/2022)
Assault Offenses	26	23	347	291
Motor Vehicle Theft	1	2	14	24
Burglary	3	4	29	26
Homicide	0	0	0	0
Larceny	18	14	242	256
Sex Offenses	1	4	18	25
Robbery	0	0	9	4
Total	49	47	649	626

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	November 2023	November 2022	YTD (01/01/2023) – (11/30/2023)	YTD (01/01/2022) – (11/30/2022)
Dispatched Calls for Service	434 (-340)	774	6,234 (-2,896)	9,130
Self-Initiated Activity	981 (-139)	1,120	11,046 (+505)	10,541
Traffic Citations	1,021 (-145)	1,166	11,283 (+1,408)	9,875
Traffic Warnings*	409 (-109)	518	2,999 (-1,670)	4,669
Arrests*	73 (+1)	72	984 (+109)	875

*Warnings do not include verbal warnings
*Arrest statistics does not include juveniles

Bill Westenberger
Chief of Police

Kennesaw Police Department
2539 J. O. Stephenson Ave., Kennesaw, GA, 30144
911 Call Center: (770) 422-2505
Criminal Investigations Division: (770) 429-4533

Bayleigh Brown
Crime/ Intelligence Analyst

WELCOME

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www.kennesawdowntown.com

SHOP

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www.kennesawdowntown.com

LEAD

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DOWNTOWN
KENNESAW
MAIN STREET ON THE MOVE

DISCOVER

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www.kennesawdowntown.com

Park Dr NW
N Main St NW
Whitfield Pl NW
Turquoise Otter
Carruth Dr NW
Cherokee St NW
Lewis St NW
Dallas St NW
N Main St NW
Southern Museum of Civil War
Shirley Dr NW
Boone Dr Bldg
Cherokee St NW
Boone Dr Bldg
Kennesaw
Adams Park
CSX Transportation
Big Shanty Rd NW
Pine Hill Cir
Watts Dr NW
S Main St NW
Sardis St NW
Big Shanty Rd NW
Dollar General
Watts Dr NW
Watts Dr NW
Cemetery Rd
Cemetery St NW
S Main St NW
Powell Pl NW
N Cobb Pkwy NW
School Dr NW
Summers St NW
CSX Transportation
S Main St NW
N Cobb Pkwy NW

Item Report

TO: The Honorable Mayor and City Council

FROM: Lea Alvarez, City Clerk

DATE: January 2, 2024

TITLE: Approval of December 18, 2023, City Council regular session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 12-18-23 City Council Meeting Minutes - DRAFT

MINUTES OF CITY COUNCIL MEETING
CITY OF KENNESAW
Council Chambers
December 18, 2023
6:30 PM

Present	Mayor Derek Easterling Mayor Pro Tem Tracey Viars Councilmember Lynette Burnette Councilmember Pat Ferris Councilmember Antonio Jones Councilmember Trey Sinclair City Clerk Lea Alvarez City Manager Jeff Drobney City Attorney Randall Bentley, Sr.

1. Invocation

City Attorney Randall Bentley, Sr. led the invocation.

2. Pledge of Allegiance

Kennesaw Police Department Officer Hale led the Pledge of Allegiance.

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3. Call to Order

Mayor Easterling called the meeting to order at 6:30 p.m.

4. Announcements

A. This public meeting is being conducted via the use of real-time telephonic technology allowing the public simultaneous access to the public meeting. You may also attend in person with limited seating available at both the Council Chambers and the Ben Robertson Community Center, if needed.
Mayor and Council will be conducting their meeting via real-time telephonic technology using Zoom Meeting and Facebook Live. You can access the meeting via the following link: https//www.facebook.com/CityofKennesaw/

B. If you are not able to attend a meeting in-person and would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 PM the night of the regular meeting. Your comments on a specific agenda item will be read aloud or grouped into categories for the record. **Facebook Live is not monitored for public comment.**

5. Presentations

Officer Nick Burns presented the newest member of the Kennesaw Police Department, K9 Halo.

6. Public Comment/Business from the Floor

6:36 p.m. Floor Open for Public Comments

No comments.

6:37 p.m. Floor Closed for Public Comments

7. Old Business

8. New Business

9. Committee and Board Reports

10. Public Hearing(s)

A. Approval of ORDINANCE for a rezoning application submitted by Kennesaw Square Development, LLC for the properties located at 2590 Keene Street (20016700420) and 2570 N Cobb Parkway (20016700730, 20016701160). Case #RZ2023-05.

[Items 10. A and 10 B. were presented concurrently. However, a separate public hearing was held for each item].

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Planning and Zoning Administrator Darryl Simmons presented an ordinance for a rezoning application submitted by Kennesaw Square Development, LLC for the properties located at 6697 Keene Street (20016700340), Keene Street (20016700730, 20016701130), 2570 North Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420). Mr. Simmons shared the above-mentioned parcels are part of a larger seven-parcel redevelopment for Cobb Parkway involving 12.3 acres. The proposed ordinance is to rezone three of the seven parcels from Highway General Business to the Central Business District. Doing so will allow all the parcels to be under one zoning district. Mr. Simmons stated the adopted Comprehensive Plan references the city's goal to redevelop Cobb Parkway as a corridor improvement initiative, which staff have been working towards over the years, starting at Barrett Parkway and moving northbound.

Michael Miller, of Piedmont Residential, introduced himself along with his team, including Scott Peters of Schreeder, Wheeler, & Flint, LLC, and Nate Sirang of Concord Wilshire. Mr. Miller explained Piedmont Residential's involvement with the project, which started when they acquired the Martha Moore site and met with Concord Wilshire. After talking to each other, they discovered they would be neighbors since Concord Wilshire acquired the Budgetel property along Cobb Parkway. The two companies decided to work together knowing they could accomplish something much greater than they would alone.

Nate Sirang of Concord Wilshire introduced himself and gave a background on Concord Wilshire. Mr. Sirang mentioned that the Budgetel site had originally been

approved for self-storage and small retail stores. However, when speaking with staff and learning about the vision for the revitalization of the corridor, Concord Wilshire decided to get to know their neighbors and came up with the concept being presented tonight. Mr. Sirang presented a PowerPoint highlighting the proposed design and development of the site (See Exhibit A).

Mr. Sirang introduced Scott Peters, of Schreeder, Wheeler & Flint, LLP. Mr. Peters went through the eight variances being requested for the project. He pointed out that two of the variance requests went before the Historic Preservation Commission for approval (requests #2 and #8). However, all variance requests went before the Planning Commission and received unanimous approval (See Exhibit B).

Zoning Administrator Darryl Simmons recommended several conditions for the Council to consider for approval. Mr. Simmons read the following conditions into the record:

A. Project design as submitted will vary from Kennesaw Historic District Design Standard 5.2.03 regarding building height. Building heights will vary from four (4) to six (6) stories.

B. Project design updates must be submitted to the Historic Preservation Commission at 25, 50, 90, and 100 percent completion until the approval of the final project design.

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C. Design updates submitted to the Historic Preservation Commission for review must include landscaping and buffer screening plans for the site including areas adjoining the city cemetery. The final city cemetery screening design will be the result of a collaboration with the City Staff and applicant so as to soften the visual boundary between the parking garage and the cemetery.

D. Applicant will maintain consistency with Historic Preservation Commission guidelines with the variance approval for section 5.4 of the Kennesaw Historic District Design Standards regarding exterior features.

E. The applicant shall work with the city to design a commemorative plaque or monument approved by the Historic Preservation Commission, which will be prominently placed within the development to recognize the historical area of Camp McDonald.

F. The total number of residential units will be 371 with a breakdown of 337 for-rent apartment units and a minimum of 34 for-sale condominiums. The residential mix regarding the increase of condominiums above 34 units will be subject to market conditions.

G. Applicant will proceed with the development contingent upon the mutual acceptance and approval of a development agreement between the applicant and the City of Kennesaw.

Mr. Peters stated his clients were in agreement with the recommended conditions.

Motion by Councilmember Ferris to approve **ORDINANCE 2023-21, 2023** for a rezoning application submitted by Kennesaw Square Development, LLC for the properties located at 6697 Keene Street (20016700340), Keene Street (20016700730, 20016701130), 2570 North Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420), as presented, including conditions A-G as read into the record by staff. Seconded by Councilmember Sinclair.

7:10 p.m. Floor Open for Public Comments

No comments.

7:11 p.m. Floor Closed for Public Comments

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

B. Consideration for approval of a variance application submitted by Kennesaw Square Development, LLC for the properties located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 N Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420). Case #ZV2023-04.

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Motion by Mayor Pro Tem Viars to approve a variance application submitted by Kennesaw Square Development, LLC for the properties located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 N Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420), as presented and read into the record. Seconded by Councilmember Burnette.

7:15 p.m. Floor Open for Public Comments

No comments.

7:16 p.m. Floor Closed for Public Comments

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

11. Consent Agenda

A. Approval of the December 4, 2023, City Council regular meeting minutes.

B. Approval of the December 4, 2023, City Council executive session minutes.

Motion by Councilmember Sinclair to approve the consent agenda. Seconded by Mayor Pro Tem Viars.

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

12. General and Administrative

13. Public Safety

A. Receipt of the November 2023 Crime Statistics.

Chief Westeneberger presented the November 2023 crime statistics (See **Exhibit C**).

Motion by Councilmember Burnette to receive the November 2023 crime statistics, as presented. Seconded by Councilmember Sinclair.

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

14. Information Technology

15. Public Works

16. Recreation and Culture

17. Community Development

A. Consideration to review a CBD project application request for a mixed-use development on seven parcels located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 N Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420). Case #CBD2023-02.

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Planning and Zoning Administrator Darryl Simmons presented a Central Business District project application request for a mixed-use development on seven parcels located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 N Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420). This application is regarding the Kennesaw Square project presented during the public hearings. Mr. Simmons explained that since the project is located in the Central Business District, there is a conceptual project review required for the new development. The application was submitted and went through the review process, including the Kennesaw Downotwn Development Authority, the Historic Preservation Commission, and now the Mayor and Council for their approval.

Motion by Mayor Pro Tem Viars to approve the Central Business District project application request for a mixed-use development on seven parcels located at 6997 Keene Street (20016700340), Keene Street (20016603670, 20016701130), 2570 N Cobb Parkway (20016700730, 20016701160), and 2590 Keene Street (20016700420), as presented. Seconded by Councilmember Sinclair.

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

B. Consideration for approval of an amended final plat application submitted by Traton Homes for 1630 Stanley Road. Case #FP2023-07.

Planning and Zoning Administrator Darryl Simmons presented an amended final plat application submitted by Traton Homes for 1630 Stanley Road. Mr. Simmons explained there were minor revisions to the approved, final plat. There were two corrections

made, including the name of the street in front of Building 8 and the relocation of a fire hydrant and water valve across from Unit 23 per the request of Cobb County Fire Marshal.

Motion by Councilmember Ferris to amend the final plat application submitted by Traton Homes for 1630 Stanley Road.Seconded by Mayor Pro Tem Viars.

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

18. Public Comment/Business from the Floor

7:20 p.m. Floor Open for Public Comments

ANDREW BRAMLETT (City Resident): Mr. Bramlett read some letters to Santa published in the *Marietta Daily Journal* and the *Cobb County Times* from Kennesaw residents starting as far back as the 1910s (See **Exhibit D**).

ANN PRATT (City Resident): Ms. Pratt thanked Dr. Drobney regarding an issue with the wheelchair swing in the Inclusive Park. Most of the time, the Inclusive Park is full of children from as far as Texas and Illinois. Also, Ms. Pratt hopes the City of Kennesaw considers the individuals who have lived here for a long time when it comes to all the development being approved.

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7:25 p.m. Floor Closed for Public Comments

19. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney reminded the public that City Hall would be closed for Christmas this Friday and next Monday.

20. Mayor's Report

A. Mayor and Council (re)appointments to Boards and Commissions. This item is for (re)appointments made by the Mayor to any Board, Committee, Authority, or Commission requiring an appointment to fill any vacancies, resignations, and to create or dissolve boards and commissions, as deemed necessary.

21. Council Reports & Discussions

Councilmember Jones recognized Officer Hale's 15 years of service and Officer Buchanan for his role in helping the community out. He also acknowledged Ms. Auld and her team for winning the Georgia Finance Officers Assocaition award.

Councilmember Sinclair wished everyone a Merry Christmas.

Councilmember Burnette wished everyone a happy and Merry Christmas. She loves the Depot Park lights.

Councilmember Ferris went to Wreaths Across America this past Saturday in the Kennesaw City Cemetery. It was a moving ceremony. He recognized Mayor Easterling and Lewis Bramlett, Cemetery Preservation Commission Chair, for their speeches at the event. He was appreciative that Wreaths Across America came to Shiloh Methodist Church where his father is buried and laid a wreath at his gravesite.

Mayor Pro Tem Viars thanked the public for allowing her to serve as Mayor Pro Tem.

22. Executive Session

Pursuant to the provisions of O.C.G.A 50-14-3, the City Council could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney; and/or personnel matters; and/or real estate matters.

23. Adjourn

Mayor Easterling adjourned the meeting at 7:32 p.m. The next regularly scheduled meeting will be held on Monday, December 26, 2023, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend or view via Facebook Live.

_____
Lea Alvarez, City Clerk

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Kennesaw Square Rezoning & Variance Requests

DRAFT

City of Kennesaw, GA

Mayor & City Council

December 18, 2023

CONCORDWILSHIRE

Concord Wilshire (CW) is a nationally recognized leader in residential, resort, and mixed-use real estate development and construction with over $10 billion in total value of developed and acquired assets. Since 1992, CW has been developing, constructing, and investing in distinguished real estate assets in major or emerging markets throughout the United States. An award-winning company, CW has received an array of accolades for many of its developments throughout the nation, in recognition of its commitment to development, marketing, architectural design, and interior design. CW is recognized for its ability to identify and capitalize on emerging markets, its ability to adapt to drastic changes in market cycles, its value-add strategies, and its innovative product design and development. CW has a successful and extensive track record that spans multiple investment cycles.

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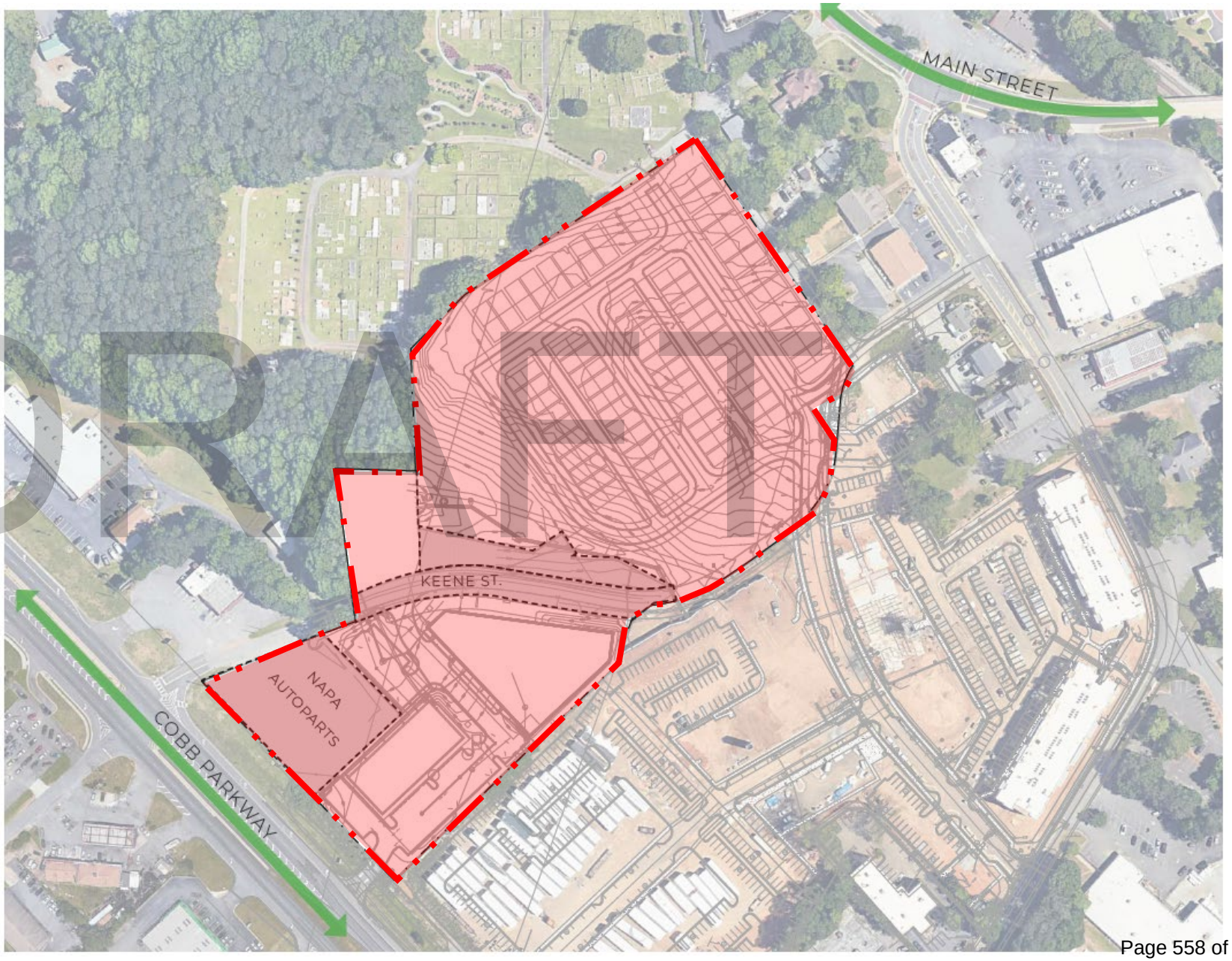
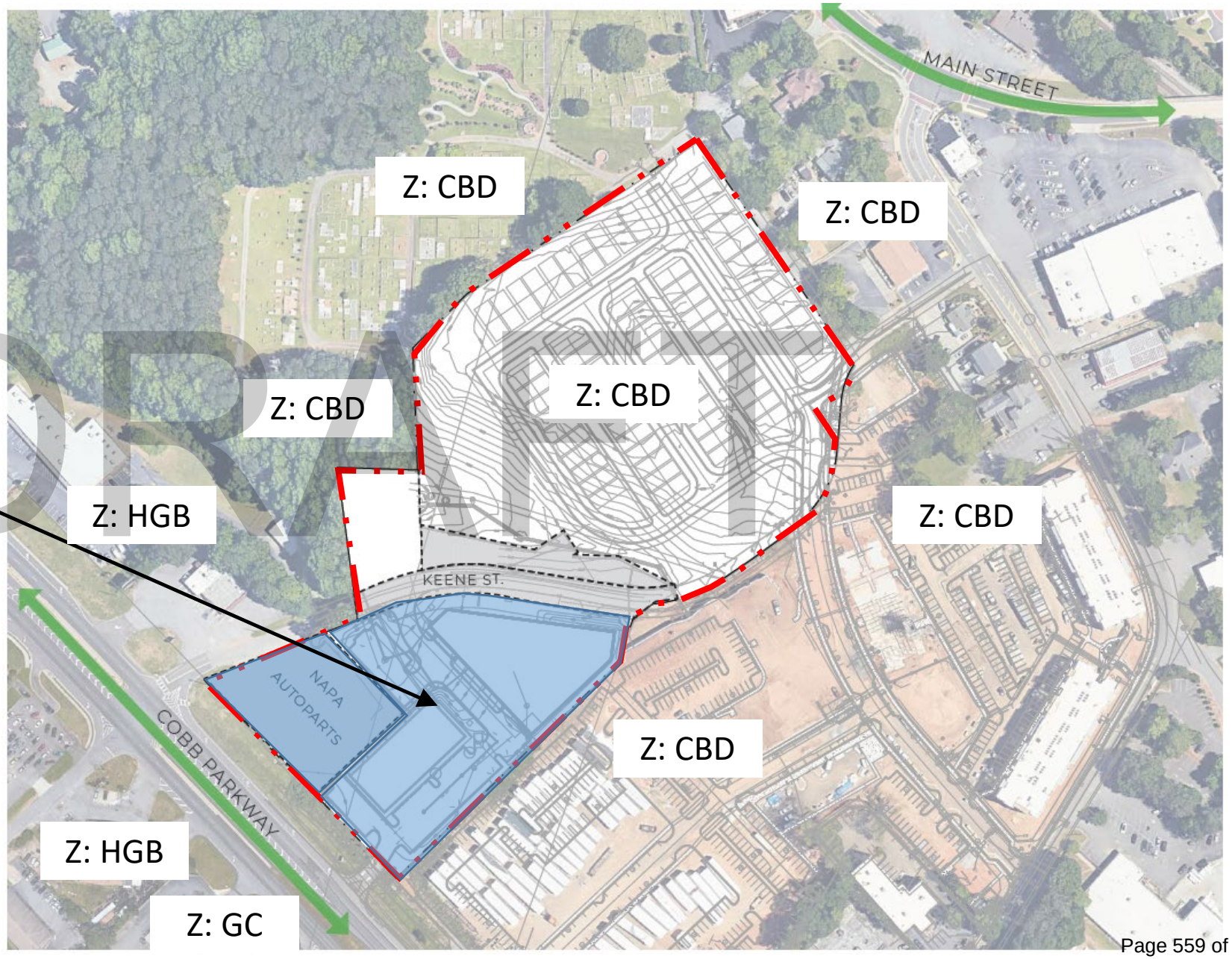
Existing Site



DRAFT

Existing Zoning

Existing: HGB
Proposed: CBD



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Master Plan

Building	Footprint	Retail	Retail %	Residential	Resi %	Total GSF	Units
BLDG 1	7320	7320	100		0	7320	
BLDG 2	7368	7368	100		0	7368	
BLDG 3	6840	6840	100		0	6840	
BLDG 4	7368	7368	100		0	7368	
BLDG 5	10567	5306	12.6	36961	87.4	42267	34
BLDG 6	19418	12000	12.9	80672	87.1	92672	79
BLDG 7	12391	7600	10.7	63507	89.3	71107	61
BLDG 8	26600	21800	21.8	78320	78.2	100120	76
BLDG 9	28904	19398	13.1	128,390	86.9	147788	121
BLDG 10	15000	15000	100		0	15000	
Total	141,776	110,000	22.1	387,850	77.9	497,850	371

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110,000 GSF - TOTAL RETAIL

387,850 GSF - TOTAL RESIDENTIAL

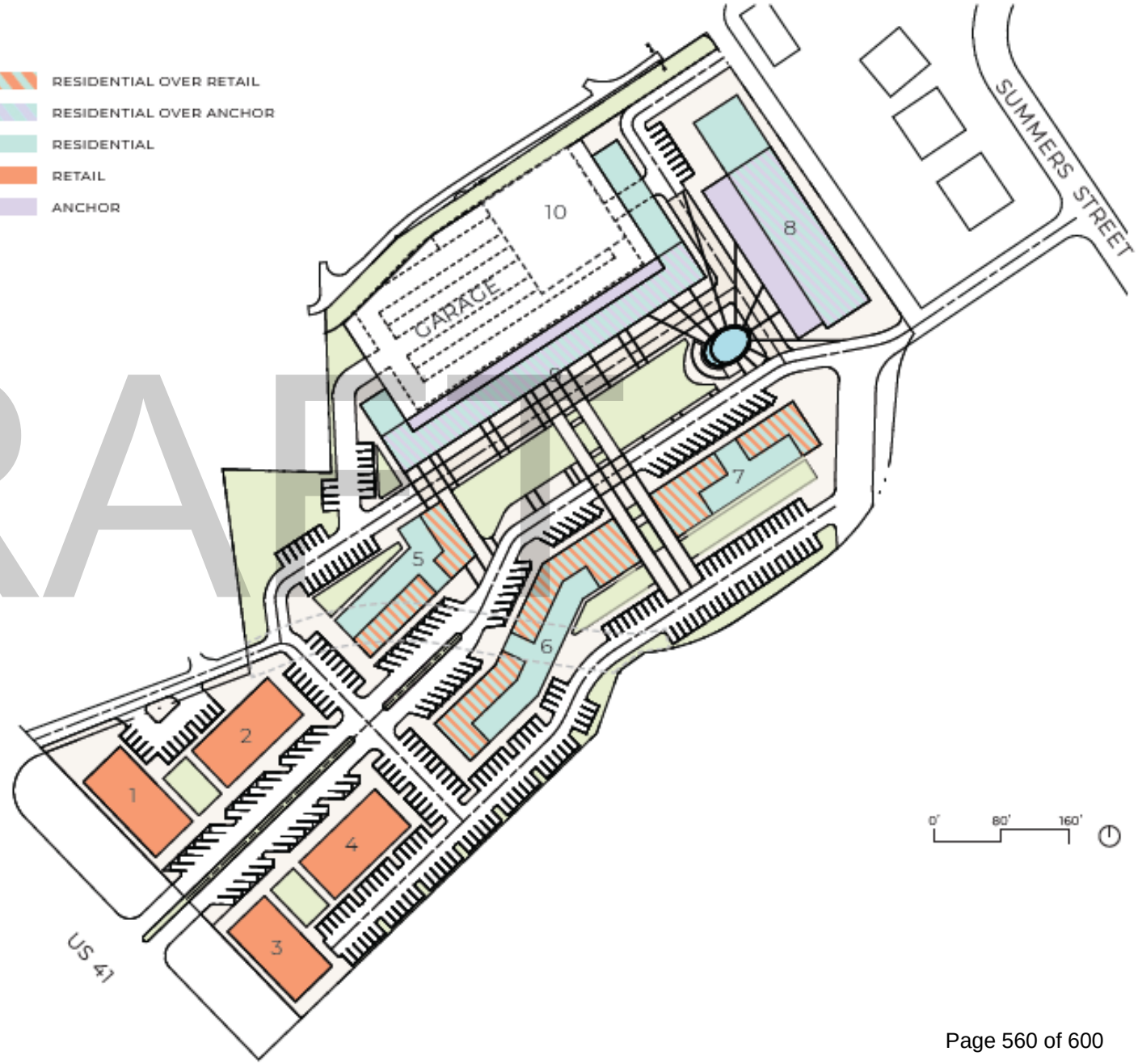
497,850 GSF - TOTAL BUILDING AREA

371 UNITS - TOTAL UNIT COUNT

1,110 SPACES - TOTAL STRUCTURE PARKING

275 SPACES - TOTAL SURFACE PARKING

1,385 SPACES - TOTAL PARKING SPACES



Design Character

View – Bird’s Eye from Cobb Parkway

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View – Bird’s Eye from Downtown

View – Cobb Parkway Entrance

View – Cobb Parkway Entrance

View – Park Plaza

DRAFT

View – Park Plaza & Residential Rooftop Pool Amenity

View – Park Plaza

View – Park Plaza

View – Park Plaza Shade Structures & Retail Kiosks

View – Park Plaza Stage

DRAFT

View – Park Plaza Fountain

View – Garage Deck, Retail & Residential

DRAFT

View – Multi Purpose Sports Center

DRAFT

View – Proposed Development from Main Street

View – Proposed Development from Main St & Cemetery St

View – Proposed Development from Summers St

DRAFT

DRAFT

Thank You

City of Kennesaw, GA

Mayor & City Council

December 18, 2023

Kennesaw Square Variance Requests

DRAFT

City of Kennesaw, GA

Planning Commission (PC)

December 6, 2023

Variance #1 – Front Setback “Build-to-Line”, Cobb Parkway

Section 4.02.03.B.3.a: Site Design Standards for Central Business District, Minimum Front Setback.

Required:

3) Minimum Setbacks

a. Front – Established to “build-to-line” which equals the averaged distance from the property lines measured from the existing structures along right-of-way adjoining properties as measured from existing structures.

Proposed:

The existing structures located along the Cobb Parkway right-of-way are setback various distances, ranging from approximately 40 feet to 85 feet with an average of 58 feet. However, based upon the revitalization plan for Cobb Parkway, the proposed structures located along Cobb Parkway are setback approximately 6.5 feet. The requested variance will allow the placement of the buildings along Cobb Parkway as indicated on the Site Plan, which is consistent with Kennesaw’s vision for Cobb Parkway.

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Variance #2 – Building Mass, Scale & Form

Section 4.02.03.B.4: Site Design Standards for Central Business District, Maximum Building Height, and Section 5.2.03: Historic District Design Guidelines, Building Mass, Scale & Form.

Required:

4.02.03.B.4: Subject to Historic District Design Guidelines.

5.2.03: Mixed use, and nonresidential construction in nonresidential character areas shall not exceed three (3) stories in height; and mixed use and nonresidential construction in residential character areas shall not exceed two (2) stories in height.

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Proposed:

There are no historical buildings within proximity to the site which require that historical height limits be maintained. As such, the applicant seeks variances for 5 of the 10 buildings included in the development. The HPC has recommended approval of this variance.

Building #	Building Type	Proposed # of Stories	Variance (> 3 Stories)
1	Retail	1	No
2	Retail	1	No
3	Retail	1	No
4	Retail	1	No
5	Mixed-Use	4	Yes
6	Mixed-Use	5	Yes
7	Mixed-Use	5	Yes
8	Mixed-Use	6	Yes
9	Mixed-Use	6	Yes
10	Commercial	1	No

Variance #3 and # 5 and #6 – Minimum Floor Area

Variance #3: Section 4.02.03.G.1: Site Design Standards for Central Business District, Residential Development Standards, Condominiums, Minimum Floor Area:

Required:

G. Residential Development Standards

1. Condominiums: Minimum floor area for all units - 1,000 square feet

Proposed:

The applicant is seeking a variance from the minimum floor area requirement of 1,000sf for the proposed condominium units to allow one-bedroom condominium units at a minimum size of 725sf. These minimum floor area sizes are consistent with current market trends for high-density mixed-use developments geared toward young professionals and active adults.

DRAFT

Variance #3 and # 5 and #6 – Minimum Floor Area

Variance #5: Section 4.02.03.G.2.c: Site Design Standards for Central Business District, Residential Development Standards, Mixed use retail/residential with residential on second floor, Minimum Floor Area:

Required:

G. Residential Development Standards

2. Mixed use retail/residential with residential on second floor:

c. Minimum floor area for all residential units—1,000 square feet

Proposed:

The applicant seeks a variance on the minimum size of all residential units. Applicant seeks a variance to allow for the minimum floor area for all residential units to allow for studio units at a minimum size of 600 square feet and one-bedroom units at a minimum size of 725 square feet.

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Variance #3 and # 5 and #6 – Minimum Floor Area

Variance #6: Section 4.02.03.G.5.d: Site Design Standards for Central Business District, Residential Development Standards, For-Rent Residential Apartment Units, Minimum Floor Area:

Required:

For-Rent Residential Apartment units:

d. Units with a floor plan totaling the minimum of 850 square feet can be utilized for no more than 30 percent of the total apartment units for the project.

DRAFT

Proposed:

Based upon the proposed minimum square footage of each apartment, coupled with the anticipated mix of unit types, the applicant seeks a variance to allow for a minimum apartment size of 600 square feet, provided that such units shall not account for a maximum of 10% of the total For-Rent apartment units of the Project. Further, applicant seeks to allow a total of not more than 55% of the For-Rent apartment units in the Project to be less than 850 square feet in size.

For-Rent Unit Type	Minimum Unit SF	Preliminary Unit Count	Ratio	Variance (<1,000 SF)
Studio	600	33	10%	Yes
1-Bedroom	725	152	45%	Yes
2-Bedroom	1,000+	133	39%	No
3-Bedroom	1,000+	19	6%	No
		337		

Variance #4 – Gross Floor Area Occupied by Residential

Section 4.02.03.G.2.b: Site Design Standards for Central Business District, Residential Development Standards, Mixed use retail/residential with residential on second floor, Gross Floor Area occupied by residential:

Required:

G. Residential Development Standards

2. Mixed use retail/residential with residential on second floor:

b. The gross floor area occupied by residential uses shall not exceed seventy-five (75) percent of the total gross floor area of the buildings or individual structures.

Proposed:

Variances are requested for individual buildings and the overall development as specified below. The applicant agrees that the overall project shall not exceed 78% residential uses.

DRAFT

Building #	Retail GSF	Residential GSF / %	Total GSF	Variance (Res GSF > 75%)
1	7,320		7,320	No
2	7,368		7,368	No
3	6,840		6,840	No
4	7,368		7,368	No
5	5,306	36,961 / 87%	42,267	Yes
6	12,000	80,672 / 87%	92,672	Yes
7	7,600	63,507 / 89%	71,107	Yes
8	21,800	78,320 / 78%	100,120	Yes
9	19,398	128,390 / 87%	147,788	Yes
10	15,000		15,000	No
Total	110,000	387,850 / 78%	497,850	Yes

Variance #7 – Stream Buffer

Article 6: Stream Buffer Ordinance. Section 46-440.1 and Section 46-440.2: Buffer and setback requirements:

Required:
Buffer and setback requirements.
All land development activity subject to this article shall meet the following requirements:

(1) An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, from both banks of the stream.

(2) An additional area setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

(3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback area.

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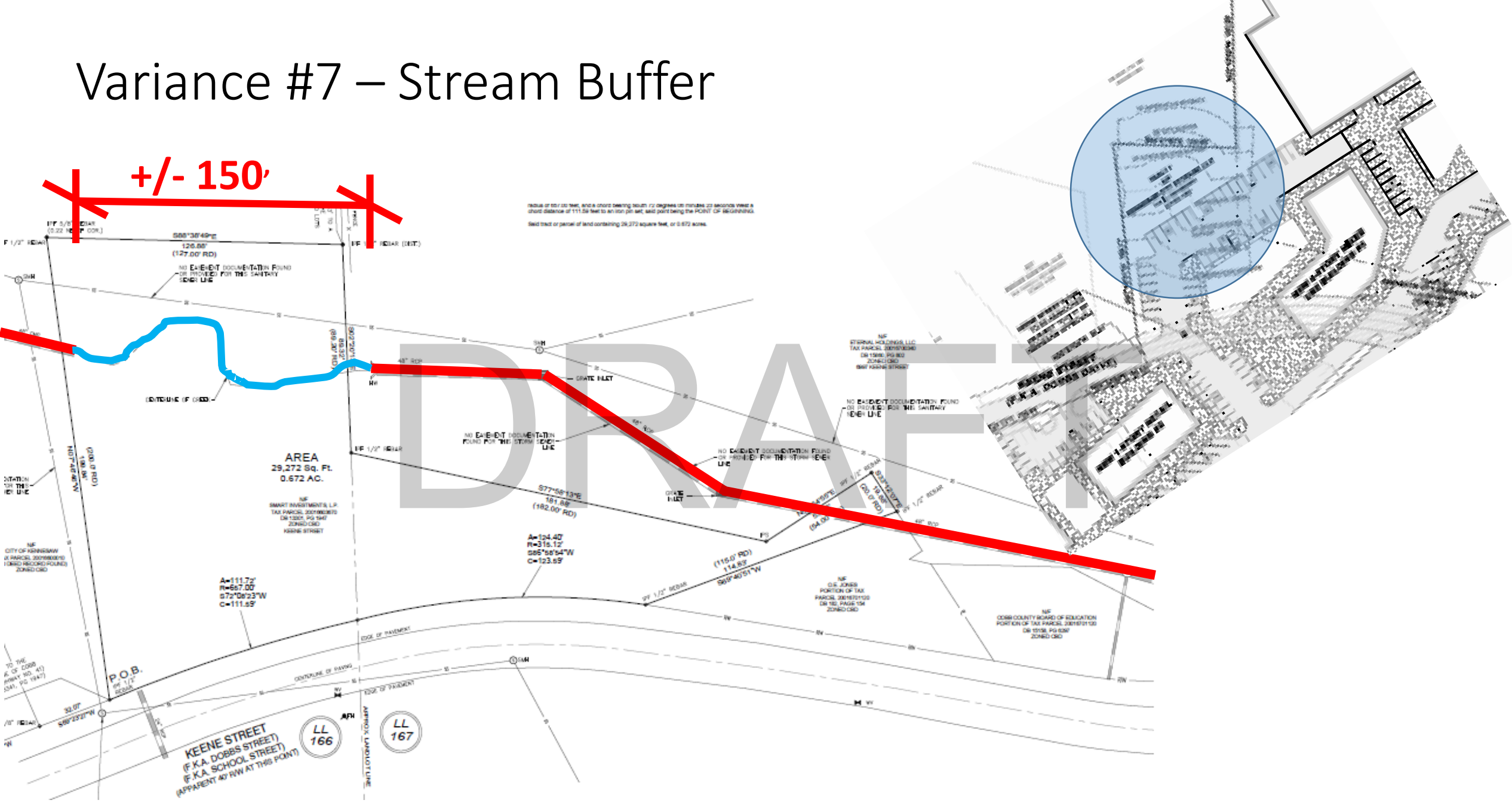
Proposed:
There is one section of exposed stream near the northwestern corner of the property which is approximately 150’ in length. This stream is presently piped on both ends of this area. The Applicant seeks variances to allow this entire section of stream to be piped and to therefore eliminate all stream buffers associated therewith. It appears that this section of the stream was not previously piped because the prior developer did not own this section of the property.

Variance #7 – Stream Buffer



Variance #7 – Stream Buffer

Variance #8 – Historic District Design Standards

Required:
Kennesaw Historic District Design Standards, Section 5.4 *Exterior Walls*. This provision requires the use of architectural elements that are consistent with the downtown historic area, but are not consistent with this Project which is a revitalization of the Cobb Parkway corridor.

Proposed:
The Applicant seeks a variance from its need to comply with Section 5.4 of the Kennesaw Historic District Design Standards so as to allow for architectural treatments consistent with the architectural renderings submitted in conjunction with this application. There are no existing historical buildings located on the subject property or adjacent thereto, and as such there are no historical examples to be matched. The applicant's proposed alternative architectural treatments are consistent with existing materials in the adjoin Kennesaw cemetery.

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The HPC has recommended approval of this variance.

DRAFT

Thank You

City of Kennesaw, GA

Planning Commission (PC)

December 6, 2023

November 2023 Crime Statistics

Summary

November 2023 Group A Offenses (98) increased by 1% compared to November 2022 (97). A vast majority of the crimes reported in November 2023 were Assault Offenses (26). This trend is also present in the data collected for crimes reported in November 2022. Assault Offenses account for approximately 27% (26) of the crimes that have occurred within our jurisdiction in November 2023. Out of the 798 traffic stops in November 2023, (1,021) resulted in Citations and 40% (409) Warnings. There were a total of 73 Adult Arrests that took place during the month, which is a 1% increase from November 2022 (72).

There were 1,508 traffic accidents YTD, 162 of which were classified as Hit and Run. Of the 1,508 accidents 131 had injuries, and 14 involved a pedestrian. YTD 2022 total accidents (1,530) are up compared to 1,508 YTD 2023.

Crimes	November 2023	November 2022	YTD (01/01/2023) –(11/30/2023)	YTD (01/01/2022) – (11/30/2022)
Assault Offenses	26	23	347	291
Motor Vehicle Theft	1	2	14	24
Burglary	3	4	29	26
Homicide	0	0	0	0
Larceny	18	14	242	256
Sex Offenses	1	4	18	25
Robbery	0	0	9	4
Total	49	47	649	626

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	November 2023	November 2022	YTD (01/01/2023) – (11/30/2023)	YTD (01/01/2022) – (11/30/2022)
Dispatched Calls for Service	434 (-340)	774	6,234 (-2,896)	9,130
Self-Initiated Activity	981 (-139)	1,120	11,046 (+505)	10,541
Traffic Citations	1,021 (-145)	1,166	11,283 (+1,408)	9,875
Traffic Warnings*	409 (-109)	518	2,999 (-1,670)	4,669
Arrests*	73 (+1)	72	984 (+109)	875

*Warnings do not include verbal warnings
*Arrest statistics does not include juveniles

Bill Westenberger
Chief of Police

Kennesaw Police Department
2539 J. O. Stephenson Ave., Kennesaw, GA, 30144
911 Call Center: (770) 422-2505
Criminal Investigations Division: (770) 429-4533

Bayleigh Brown
Crime/ Intelligence Analyst

KENNESAW HISTORY

Letters to Santa

Merry Christmas!

DRAFT

With Christmas soon upon us, it seems appropriate to focus on letters to Santa. The *Marietta Daily Journal* and *Cobb County Times* both began publishing letters in the 1910s, providing fascinating insight into Christmas in Kennesaw's past.

For instance, in 1916 Inez and Pauline McCollum asked for rubber balls, fruit, candy, crayons, and kid gloves. Both made sure to ask Santa to visit the "little neighbor children." At this same time, there was a tradition of launching fireworks at Christmas, so it was a frequently requested item. Other fun requests have included a stove and refrigerator, requested in 1956, and a "G'man's suit" and "a lone ranger outfit" in 1940. One young resident from 1931 wanted to make sure Santa knew he earned a 100 in deportment at school.

Researching in newspapers, I also found a letter from four-year-old Pat Ferris, who requested "a truck train, doctor's kit, [and] battery for my fire truck."

Presented by Andrew J. Bramlett
at the December 18, 2023,
City of Kennesaw Mayor &
Council Meeting

KENNESAW HISTORICAL SOCIETY

Item Report

TO: The Honorable Mayor and City Council

FROM: Lea Alvarez, City Clerk

DATE: January 2, 2024

TITLE: Receipt of the record destruction log for 2023.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. Destruction Log 2023

RECORD	DATE IN	DESTROYED	No. OF YEARS	CODE REF.
Special Election – Bond Referendum (Election Returns)	09/21/04	01/23 (Eligible: 2006)	2 years	LG-07-028
July 2013 Special Municipal Election	07/2013	01/23 (Eligible: 2015)	2 years	LG-07-028
Agreement with KM Davis for Pine Mountain Waterline Upgrade	03/20/03	03/23 (and in LF)	20 years	LG-20-030
Additional Paper Copy of RES 2007-13	09/25/07	01/23	N/A	N/A
Additional Paper Copy of RES 2007-12	4/16/07	01/23	N/A	N/A
Contract with O'Neill Public Relations, Inc. for development of SGG Website	03/01/10	01/23 (Eligible: 2017)	7 years after completion	LG-08-005B
SGG GDNR Preserve America Community Landmark Grant	08/11/09	01/23 (Eligible: 2015)	5 years after final closeout	LG-01-023
Bid Estimates – Drip Irrigation for Perennial Garden	07/2009	01/23	N/A	No project
AOP, INC. Location Agreement with the City and SGG	06/09/09	01/23 (Eligible: 2016)	7 years	LG-08-010B
AOP, INC. Location Agreement with the City and Legacy Park HOA	04/15/09	01/23 (Eligible: 2016)	7 years	LG-08-010B
Smith-Gilbert Gardens Master Plan CDs	2009	01/23	N/A	N/A
Property Damage Release Form for Claim # USS-01074257-07 w/ Flying Max, LLC and U.S. Specialty Insurance Company re: SGG	12/01/08	01/23 (Eligible: 2013)	5 years after settlement	LG-08-016
Smith-Gilbert Arboretum Terra Design Studios Agreement	05/19/08	01/23 (Eligible: 2015)	7 years	LG-08-010B
MOU with Jeffry Loy for Maintenance and Conversation Services - SGG	05/03/07	01/23 (Eligible: 2014)	7 years	LG-08-010B
MOU with Jim Harrington to renew and redesign perennial flower border at SGG	08/29/06	01/23 (Eligible: 2013)	7 years	LG-08-010B
MOU with Danielle Roney for Maintenance and Conservation Plan for SGG	08/08/06	01/23 (Eligible: 2013)	7 years	LG-08-010B
RFP for Master Planning Services for Gilbert Property	07/13/05	01/23 (Eligible: 2017)	11 years	LG-08-005A
Smith-Gilbert Plane Crash	09/11/08	01/23 (Eligible: 2014)	6 years	LG-11-001
Amendment to lease agreement with Dr. Gilbert – Use of Garage Apartment thru 12/09	10/06/08	01/23 (Eligible: 2016)	7 years after expiration	LG-18-016
2018 Public Notices	2018	01/23	5 years	LG-01-026
Preserve America Community Landmark Grant: Smith-Gilbert Gardens Marketing Campaign Grant from the GA Department of Natural Resources Historic Preservation Division	2009	01/23 (Eligible: 2014)	5 years after final closeout	LG-01-023

Cobb County Emergency Management Agency Pre-Disaster Mitigation Plan	07/18/05	01/23 (Eligible: 2014)	5 years after superseded	LG-01-020
City of Kennesaw v. Georgia Department of Human Resources et.al., Metro Ambulance Service, Inc. d/b/a American Medical Response	2000	01/23 (Eligible: 2012)	6 years after settlement of case	LG-11-001
Non-Employee Information Technology Usage Agreements	2011	01/23 (Eligible: 2018)	7 years after expiration	LG-08-010B
Cemetery Preservation and Restoration Plan Grant	2003	01/23 (Eligible: 2008)	5 years after final closeout	LG-01-023
TRC Garrow Associates, Inc. Agreement for Cemetery Preservation Plan	2002	01/23 (Eligible: 2010)	7 years	LG-08-010B
Department of Natural Resources Cemetery Preservation Grant Agreement	2002	01/23 (Eligible: 2010)	7 years	LG-08-010B
Railroad Education Center Agreement	2006	01/23 (Eligible: 2013)	7 years	LG-08-010B
Copy of TE Grant for Railroad Education Center	2005	01/23 (Eligible: 2010)	5 years after final closeout	LG-01-023
Consulting Services Agreement for Redevelopment Planning Services	2004	01/23 (Eligible: 2011)	7 years	LG-08-010B
Legacy Park Signalization DOT Grant Project	2003	01/23 (Eligible: 2010)	7 years	LG-01-034B
CJCC 2003 Local Law Enforcement Block Grant	2004	01/23 (Eligible: 2011)	7 years	LG-01-034B
COPS Universal Hiring Program Application	2003	01/23 (Eligible: 2010)	7 years	LG-01-034B
Copy of Land & Water Conservation Fund Grant Pre-Application	2005	N/A	N/A	Copy Attached to Resolution
GMA Safety and Liability Management Grant	2006	01/23 (Eligible: 2013)	7 years	LG-01-034B
ARC Architectural Standards Grant Application	2006	01/23 (Eligible: 2013)	7 years	LG-01-034B
DCA Construction – Regional Trail System - Grant Agreement	2006	N/A	N/A	Copy Attached to Resolution
DNR Grant Design Guidelines for Historic Districts	2005	N/A	N/A	Copy Attached to Resolution
2007 CDBG Subrecipient Agreement	2007	N/A	N/A	Copy Attached to Resolution

2008 Preserve America Grant Award for Downtown Directional Wayfinder Signage	2010	01/23 (Eligible: 2020)	10 years	LG-08-010A
Roadside Enhancement and Beautification Gateway Grant Application to GDOT	2009	01/23 (Eligible: 2016)	7 years	LG-01-034B
Tree Legacy Grant Program Application	2009	01/23 (Eligible: 2011)	2 years	LG-01-034A
GMA Safety and Liability Management Grant Application	2009	01/23 (Eligible: 2016)	7 years	LG-01-034B
GEFA Grant	2009	01/23 (Eligible: 2016)	7 years	LG-01-034B
Georgia Heritage Application for Predevelopment Project Grant – Southern Museum	2008	01/23 (Eligible: 2017)	7 years	LG-01-034B
U.S. HUD Grant for Plaza and Amphitheater	2012	01/23 (Eligible: 2022)	10 years	LG-08-010A
B.H. Carrie House Historic Preservation Fund Grant Application	2008	01/23 (Eligible: 2015)	7 years	LG-01-034B
Kerestes Martin Associates – Marquee and Signage Agreement with KDDA	2009	01/23 (Eligible: 2019)	10 years	LG-08-010A
Preserve America Cemetery Grant Agreement	2008	01/23 (Eligible: 2015)	7 years	LG-08-010B
Historic Preservation Grant Application for Preserve America	2007	01/23 (Eligible: 2014)	7 years	LG-01-034B
Georgia Recreational Trails Program Grant Application to GDNR	2008	01/23 (Eligible: 2015)	7 years	LG-01-034B
DCA Local Assistance Grant – Regional Park Improvements	2008	01/23 (Eligible: 2013)	5 years	LG-01-023
Annual Underground Storage Registration Certificate	2003	01/23 (Eligible: 2004)	Expired	N/A
2011 Election File	2011	01/23 (Eligible: 2013)	2 years	LG-07-028
2013 Election File	2013	01/23 (Eligible: 2015)	2 years	LG-07-028
2015 Election File	2015	01/23 (Eligible: 2017)	2 years	LG-07-028
2016 Special Election File	2016	01/23 (Eligible: 2018)	2 years	LG-07-028

2017 Election File	2017	01/23 (Eligible: 2019)	2 years	LG-07-028
2018 (Special – May & November) Election Files	2018	01/23 (Eligible: 2020)	2 years	LG-07-028
2019 Election File	2019	01/23 (Eligible: 2021)	2 years	LG-07-028
2009 Election DOIs	2009	01/23 (Eligible: 2014)	5 years	LG-07-013
2018 Campaign Financial Disclosure Reports	2018	03/23 (Eligible: 2023)	5 years	LG-07-013
2004 Petitions – 2655 & 2665 Hickory Grove Road	2004	03/23 (Eligible: 2009)	5 years	LG-01-028
2001-2002 AT&T Broadband – Cable General Correspondence	2002	03/23 (Eligible: 2007)	5 years	LG-01-012
Application for Change of Control of the Cable Communications Franchise – MediaOne	1999	03/23 (Eligible: 2018)	7 years after superseded	LG-08-014
Wometco Cable TV of Georgia, Inc. Franchise Bond	1986	03/23 (Eligible: 2001)	7 years after superseded	LG-08-014
Aerie Networks, Inc. – Correspondence about Metricom	2002	03/23 (Eligible: 2023)	7 years after superseded	LG-08-014
Bell South Franchise Complaints – Correspondence	2005	03/23 (Eligible: 2010)	5 years	LG-01-012
Bell South – Franchise Tax Correspondence	2003	03/23 (Eligible: 2008)	5 years	LG-01-012
Hyperion Communications – General Correspondence	1999	03/23 (Eligible: 2004)	5 years	LG-01-012
Legal Ads- News Paper Clippings 2017	2017	05/2023 (Eligible: 2022)	5 Years	LG-01-026
Legal Ads- News Paper Clippings 2018	2018	05/2023 (Eligible: 2023)	5 Years	LG-01-026
Copies of 2021 Purchase Orders	2021	05/2023 (Eligible at any time due to being copies not originals)	5 Years	LG-08-001
2021 Yard Sale Permits	2021	05/2023 (Eligible:2023)	1 year after expiration	LG-15-001

M&C Expense Reports	2016	06/23 (Eligible: 2021)	5 years	LG-08-001
Jon Chandlee Whitmer – Candidate Termination Form	2018	03/23	5 years	LG-07-013
Yvette Daniel Oaths of Office	2018	01/23	5 years	LG-16-033
Sardis Street Property Sold to KDDA	2000	10/23 (Eligible: 2000)	N/A	N/A (property never sold to KDDA)

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: January 2, 2024

TITLE: Reports, Discussions, and Updates

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None

Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: January 2, 2024

TITLE: Mayor and Council (re)appointments to Boards and Commissions. This item is for (re)appointments made by the Mayor to any Board, Committee, Authority, or Commission requiring an appointment to fill any vacancies, resignations, and to create or dissolve boards and commissions, as deemed necessary.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None