

**MINUTES OF PLANNING COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
March 6, 2024
6:30 PM**

1. Call to Order / Roll Call

The meeting was called to order by Chairman Jackson at 6:32 p.m.

Roll Call: Commissioner Bodenhamer, Commissioner Patterson, and Commissioner Trim

Absent: Commissioner Greenall, Commissioner Vande Zande, and Commissioner Ragus

Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Natalie Faustine (Community Development Administrative Assistant)

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/](https://www.facebook.com/CityofKennesaw/). 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 March 18, 2024.

3. Approval of the Meeting Minutes

- A. Meeting Minutes from 02-07-2024

Chairman Jackson called for a motion

Motion to approve by Commissioner Bodenhamer
Seconded by Commissioner Trim
Chairman Jackson proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

4. New Business

- A. **RZ2024-01** - Consideration to rezone property located at 2573 Summers St NW (20016700410) from Light Industrial (LI) to Central Business District (CBD) as submitted by Jackson Webb. Said request to rezone the property is for a 12,255 +/- square foot Sherwin Williams paint store. Property consists of 1.107 +/- acres and lies in land lot 167 tax parcel 41.

Ms. Chanelle Campbell started by briefly introducing this zoning request. She informed the Commissioners that the property of interest is bounded by Dairy Queen Grill & Chill to the south, BFS Operations LLC, a lumber company to the east, and a mixed-use development currently under construction to the north and east. The structure at 2573 Summers Street has been vacant since November 2022. In 2023, the property owner declined the city's invitation to participate in the Central Business District Expansion project, a rezoning initiative intended to coordinate the zoning of the parcels located within the Downtown Activity Center as outlined on the Future Land Use Map.

The applicant, Mr. Jackson Webb, requested to change the zoning designation to renovate the current 12,255-square-foot vacant building that was once a collision center to develop a Sherwin-Williams paint store. The footprint will include 1,324 square feet designated for retail space, 208 square feet for office space, and approximately 8,901 square feet for storage and workspace. The applicant submitted a proposed site plan with 40 parking spaces. Based on the proposed floor plan, staff calculated the required parking to a total of 13. The applicant will provide sufficient parking that will leave room for alternative modes of transportation and landscaping that will reflect the design requirements outlined in the Unified Development Code for the CBD.

Staff reviewed the rezoning request in the context of the requirements and goals outlined in planning documents such as the Unified Development Code, Comprehensive Plan, and Livable Center Initiative Plan. Ms. Campbell detailed how this rezoning aligns with the goals outlined in the aforementioned documents and mentioned that the new business will help revitalize the vacant property and surrounding areas.

The applicant has met all requirements for public notification. Staff advertised this case in the Marietta Daily Journal on February 16, 2024 and a public notice sign was posted on the property.

Staff recommended approval with the following conditions:

1. Renovation of the storefront shall align with the architectural and site development of the Central Business District.
2. Directional signs shall point to ingress and egress to ensure that vehicle traffic

flows in the correct pattern.

3. The development shall generally occur as depicted on the site plan. If the impervious area changes significantly, a stormwatermanagement system shall be required as defined in Chapter 46 of the Unified Development Code.
4. There shall be a landscape buffer along the frontage of Summers Street to match the landscape in the design guidelines and site design standards for the Central Business District
5. All exterior lighting shall be downcast in style; no light will overflow onto the adjacent residential properties.

Commissioner Trim asked about the stated property owner, which prompted a discussion regarding his knowledge of the property sale. Mr. Trim disclosed that he previously worked for a firm that represented this property in its original sale from Lima Air to 2573 Summers St, LLC sometime between 2020 and 2022. Mr. Simmons reminded the Commissioners to let staff know ahead of time if there is any possibility of a conflict of interest. Mr. Trim stated he has no dealing with the property at this time and he is not involved in this project or the property financially.

Chairman Jackson opened the floor to public comment. Having received no response, he opened the floor for comments by Commissioners.

Commissioner Patterson asked to confirm if the entire building on the property is supposed to be a Sherwin-Williams paint store. Staff confirmed that is correct.

Chairman Jackson asked if there were any further questions from Commissioners, to which there were no response.

Chairman Jackson called for a motion.

Motion to approve by Commissioner Patterson

Seconded by Commissioner Bodenhamer

Chairman Jackson proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

5. Staff Comment

A. Population Forecast and Projections

Mr. Simmons discussed the projected growth of the city's population in the next 20 to 25 years, as per the Comprehensive Plan and the Economic Development Strategic Plan, both informative documents adopted by the City of Kennesaw. He discussed some resources available to the Commissioners and the public. First, he showcased the City of Kennesaw's Zoning Dashboard, created by the city's Geographic Information Systems department. The website displays data such as each zoning district's breakdown of land use. He mentioned some of the common questions staff receives and explained how this data could be used to answer frequently asked questions. He then reviewed the Atlanta Regional Commission's population forecast and discussed the projected growth the metro Atlanta area will face in the coming years.

Mr. Simmons encouraged the Commissioners to take advantage of upcoming training opportunities.

Commissioner Bodenhamer asked where the GIS data could be accessed, and staff walked through the process of getting to the Zoning Dashboard from the city's home page. There was further discussion of how valuable that data is and how citizens, staff, and public officials could utilize it.

1. Cobb County Mobility SPLOST

Mr. Simmons showcased the Cobb County Mobility SPLOST webpage so Commissioners and the public could conduct their own research on the matter.

6. Adjourn

Chairman Jackson called for a motion to adjourn.

Motion to adjourn by Commissioner Trim

Seconded by Commissioner Bodenhamer

Chairman Jackson adjourned the meeting at 7:05 p.m.