



Commissioners:
Phillip Jackson
Lacey Ragus
Rebecca Patterson
Trey Bodenhamer
Todd Vande Zande
Carolyn Greenall
Robert Trim

**Planning Commission
Meeting Agenda
April 3, 2024 6:30 PM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

1. Call to Order / Roll Call

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 April 15, 2024.

3. Approval of the Meeting Minutes

- A. Meeting Minutes from 03-06-24

4. New Business

- A. LU2024-02 - Consideration for approval of a land use permit request located at 4299 Brighton Way as submitted by Maria Balzan. Said request is for obtaining a home occupation business license for the creation and sale of floral arrangements. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.13 +/- acres and lies in land lot 50 tax parcel 175.

5. Staff Comment

6. Adjourn

**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.



Item Report

TO: The Planning Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: April 3, 2024

TITLE: LU2024-02 - Consideration for approval of a land use permit request located at 4299 Brighton Way as submitted by Maria Balzan. Said request is for obtaining a home occupation business license for the creation and sale of floral arrangements. Property is zoned Planned Unit Development - Residential (PUD-R), consists of 0.13 +/- acres and lies in land lot 50 tax parcel 175.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. LU2024-02_4299BrightonWay_AgendaPacket

ZONING ADMINISTRATOR
DARRYL SIMMONS

**ASSISTANT ZONING
ADMINISTRATOR/PLANNER**
CHANELLE CAMPBELL

CONTACT US

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



2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

MAYOR AND COUNCIL
APRIL 15, 2024

PLANNING COMMISSION
APRIL 3, 2024

LEGAL ADVERTISEMENTS
MARCH 15, 2024

PUBLIC NOTICE SIGN
MARCH 15, 2024

APPLICATION SUBMITTED
FEBRUARY 9, 2024

STAFF ANALYSIS REPORT

ZONING CASE #: LU2024-02

Property Addresses

4299 Brighton Way

Applicant

Maria Balzán

Representative

N/A

Property Owner

Carissa McConkey

Current Zoning

Planned Unit Development—Residential (PUD-R)

Current Future Land Use Category

Planned Unit Development (PUD)

Project Request: Land use permit to acquire a business license for home occupation to create and sell floral arrangements.



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 #: 20005001750

Land Lot #: 50 **Tax Parcel #:** 175

Land Area: 0.13 +/- acres or 6000 SQFT

Existing Building Total SQFT: 1,917

Proposed Building SQFT: N/A

Proposed Streets: N/A

RECOMMENDATION

Staff Recommendation

Approval with conditions

Planning Commission Recommendation

To be determined on April 3, 2024

Please see page 12 for basis for recommendation.

ADJACENT PROPERTY DETAILS

Surrounding Zoning Dist. and Future Land Use

North: No Street

Zoning: Planned Unit Development— Residential

Future Land Use: Planned Unit Development

South: No Street

Zoning: Planned Unit Development— Residential

Future Land Use: Planned Unit Development

East: No Street

Zoning: Planned Unit Development— Residential

Future Land Use: Planned Unit Development

West: Brighton Way

Zoning: Planned Unit Development— Residential

Future Land Use: Planned Unit Development

Please see pages 3 for zoning map.

STAFF ANALYSIS REPORT

ZONING CASE #: LU2024-02

DESCRIPTION OF ZONING REQUEST

This is a land use permit request for a home occupational business license. The applicant is requesting to obtain a home business license to create and sell floral arrangements.

[Please see page 7 for photos of the products](#)

[Please see page 7 for photos of the equipment used](#)

[Please see page 8 for sketch of work space in home](#)

[Please see page 9 for photo of work space in home](#)

- **Pre-Application Meeting:** January 25, 2024
- **Application Submitted:** February 9, 2024
- **Fees Paid:** \$250.00
- **Certified Letters Mailed:** March 12, 2024

4.04.05 HOME OCCUPATION STANDARDS

- "Home Occupation" are allowed in dwelling units on the basis that such uses are incidental to the use of the premises as a residence. They have special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood. The regulations ensure that the accessory home occupation remains subordinate to the residential use and the residential viability of the dwelling is maintained.
- There are 2 types of home occupations, Type A and Type B. Permit requirements and uses allowed in each type vary and are allowed only if they comply with all of the requirements of this ordinance. Deviation from any standard requires approval of a land use permit from the City Council. For purposes of the section, Virtual Home Office means a single computer and related accessories dedicated to business use.
 1. In Type A home occupations, resident(s) use their home as a Virtual Home Office only. Employees, clients, or customers are prohibited from coming to the residence.
 2. In Type B home occupations resident(s) use their home for work, home office, sales, deliveries, or business mailing address which requires or results in an employee, consultant, agent, subcontractor, customer, or delivery personnel coming to the residence. Examples are counseling, tutoring, and certain office uses. Type B home occupations must obtain a special land use permit from the City Council due to their greater possible impact on the surrounding neighborhood as a result of individuals and visitors from outside the neighborhood coming to the property.

Site Visit:

☐ Yes
☒ No

Staff Member:

Name: N/A
Date of Visit: N/A

Land Use Recommendation:

Home occupational use is compatible

Historic Preservation:

Not in a historic district

Cemetery Preservation:

No cemeteries on site

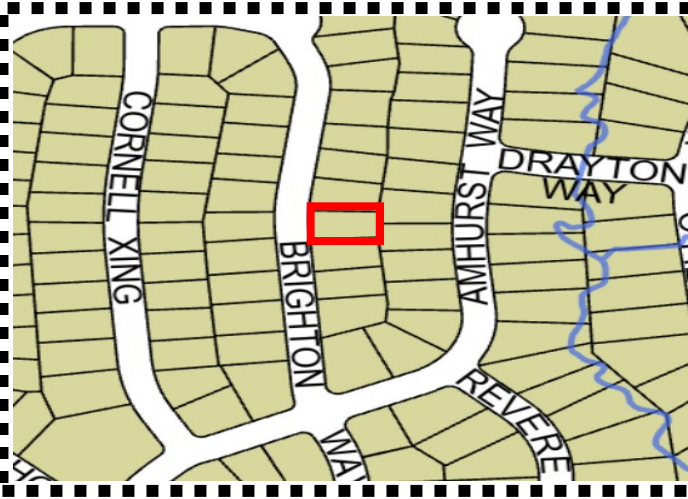
GOOGLE STREET VIEW OF THE RESIDENCE



STAFF ANALYSIS REPORT

ZONING CASE #: LU2024-02

ZONING MAP



LEGEND

Zoning Districts		Zoning Overlays	
	CBD		OI
	CRC		PBSH
	FST		PSC
	GC		LI
	NRC		PUD-R
	HGB		PVC
	HI		R-10
	MHP		Airport Hazard District
	NS		Historic Districts
			Historic Preservation Village
			Senior Living

BACKGROUND

The site is currently zoned Planned Unit Development - Residential (PUD-R), with a single family home sitting on a 6,000 +/- square foot lot recorded as part of the Highcroft Subdivision later known as Legacy Park platted in 1996 by Torrey Development Corporation.

The property was built according to the outlined development standards:

- Building Setbacks:
 - Rear = 25'
 - Front = 25'
 - Side = 5' (12.5 between houses)
- Min. lot area = 6,000 sq. ft

AREA MAP

LOCATION:

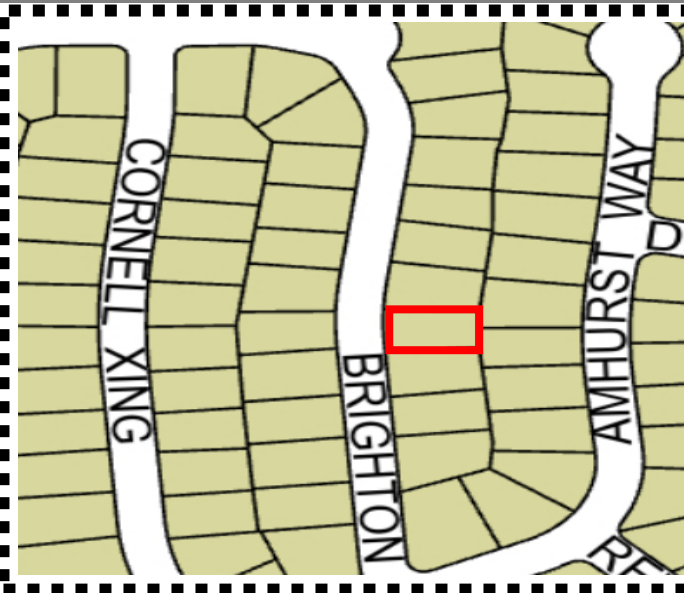
The 0.13 +/- acre lot is located off Brighton Way in the Legacy Parks subdivision. The subject property is surrounded by single family lots in the Legacy Parks subdivisions and is abutted by residential zoning district Planned Unit Development—Residential.



STAFF ANALYSIS REPORT

ZONING CASE #: LU2024-02

2022 COMPREHENSIVE PLAN UPDATE



LEGEND

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

PUD - Planned Unit Development

These are areas that are planned under a separate master plan.

Recommendations:

- Internal amenities
- Walkable; connectivity to adjacent parcels
- Conservation of natural resources
- Percentage of housing dedicated to being affordable*

* Affordable based on the definitions and standards provided by the United States Housing and Urban Development.

FUTURE LAND USE ANALYSIS

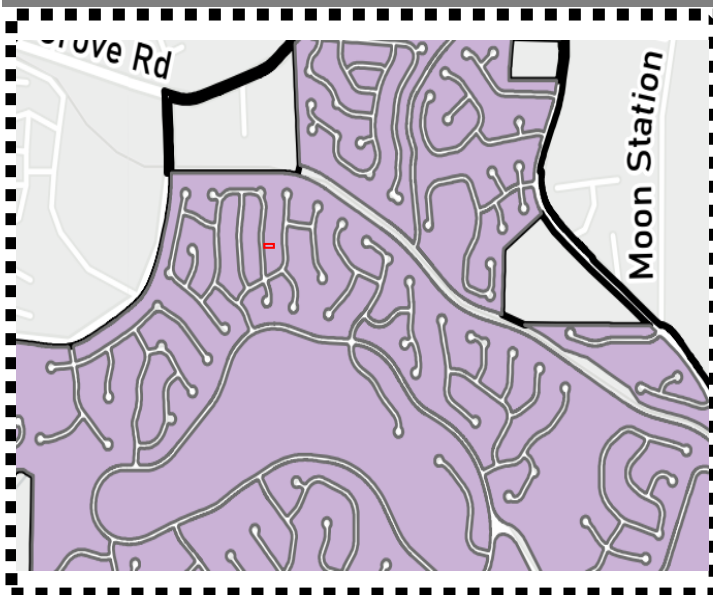
The Comprehensive plan notates the future land use for the property as Planned Unit Development (PUD) that encourage flexible site plan and building arrangements under a unified plan; permitted residential use includes Single family dwelling units (attached and detached), townhouse dwelling units and two family dwelling units. The applicant's property will adhere to the Comprehensive Plan since there are no intentions to change the zoning or the external appearance of the property that could potentially change the characteristic of the neighborhood or the overall density. Staff finds that the request aligns with the goals of the Comprehensive Plan.

STAFF ANALYSIS REPORT



ZONING CASE #: LU2024-02

COMPREHENSIVE PLAN - AREAS



LEGEND

Kennesaw Areas

- Historic Central Business District
- In-Town Living
- Jiles and Baker
- Kennesaw Due West
- Kennesaw Marketplace
- McCollum Industrial Corridor

In addition to the established Future Land Use Map, the City would like to further define an appropriate development atmosphere to ensure compatible and unified development within specified areas of the City.

Furthermore, please refer to the Policy Matrix which should be used for new development within each of the described areas.

JILES AND BAKER

The Jiles and Baker area is a unique blend of older and newer housing developments mixed with neighborhood-compatible retail. This is the largest of the residential character areas in land area and in population. Located in the northwest quadrant of the City, the area spans from Moon Station Road west to near the Acworth city limits and from Main Street north to Baker Road. Single-family detached residential is the predominant land use. Most of the homes are part of a neighborhood or planned unit developments. Notable public features of the area include the Kennesaw Community Trail and being adjacent to Swift-Cantrell Park.

COMPATIBLE FUTURE LAND USE

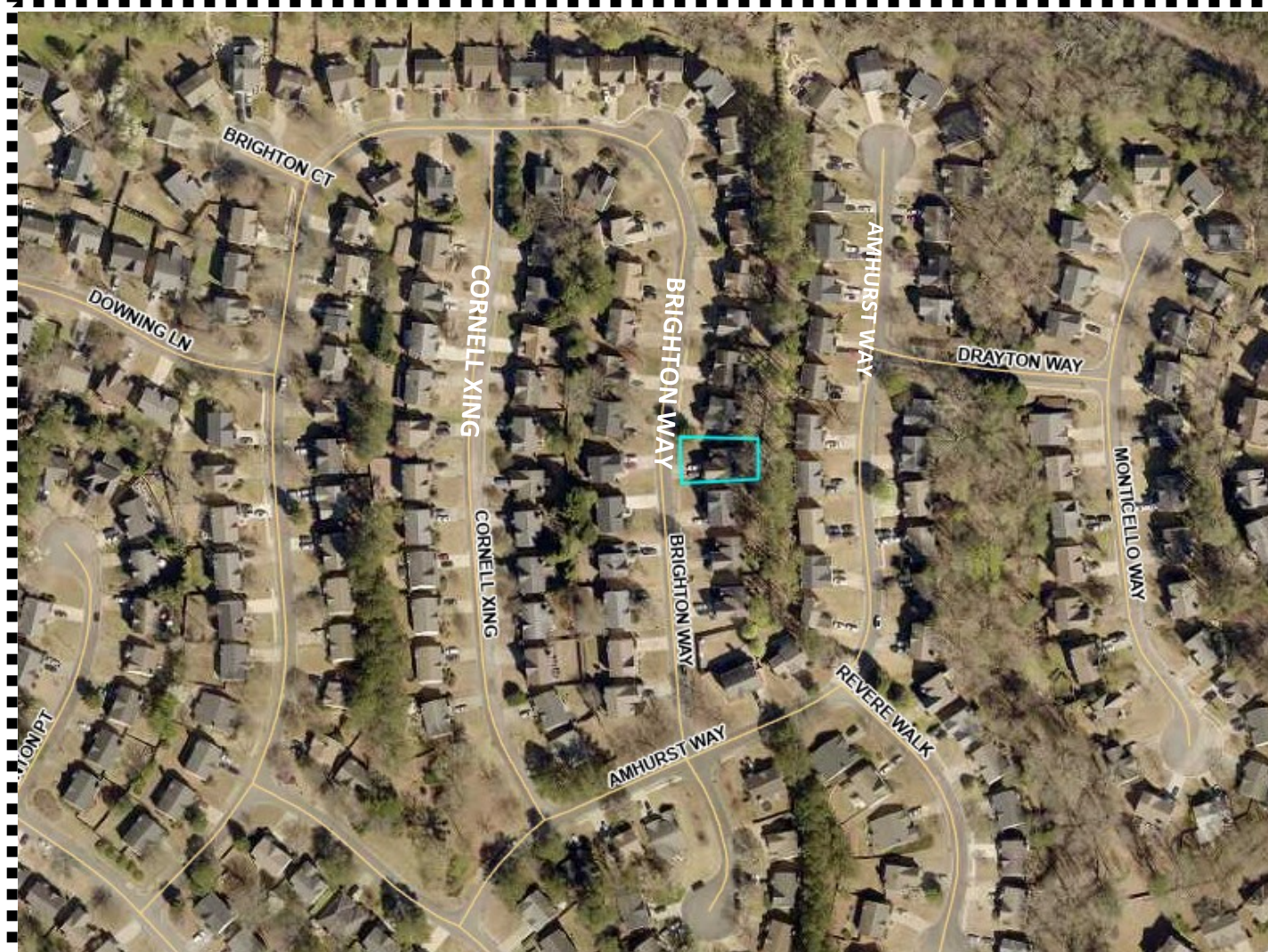
- Neighborhood Activity Center (NAC)
- Park / Recreation / Conservation (PRC)
- Planned Unit Development (PUD)
- Residential Low (RL)

STAFF ANALYSIS REPORT

ZONING CASE #: LU2024-02

TRANSPORTATION DATA

AERIAL OF ROAD #1



Roadway Name

Brighton Way

Roadway Classification

Local

Speed Limit

25-MPH

Jurisdictional Control

Inside City Limits - Privately Owned Street

Minimum Right-of-Way Requirement

50-feet minimum

STAFF ANALYSIS REPORT

ZONING CASE #: LU2024-02

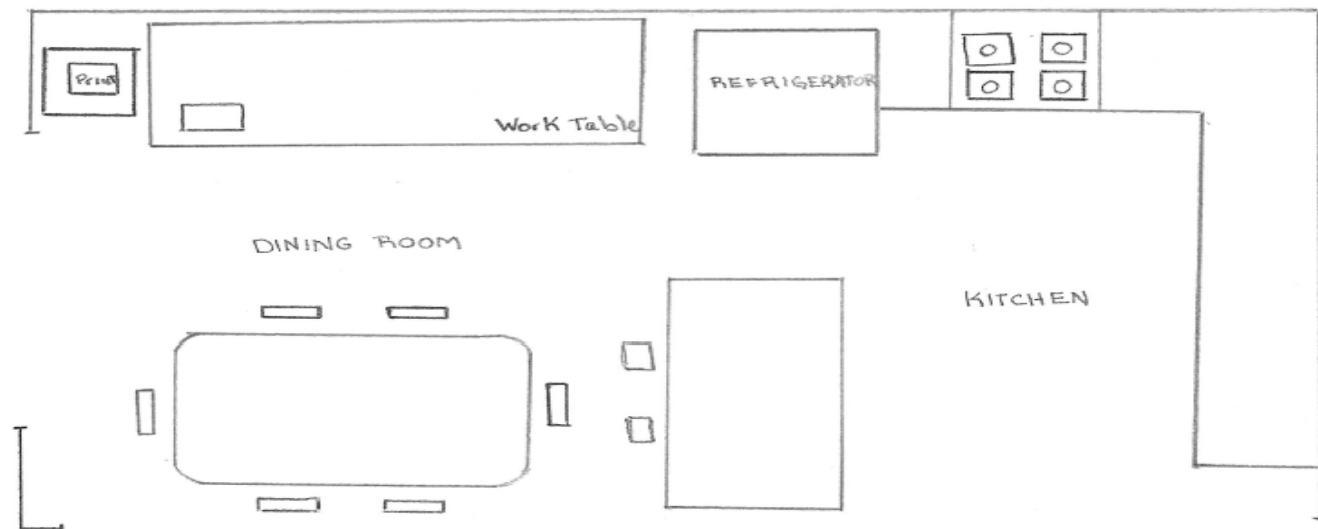
TYPE OF EQUIPMENT USED - PHOTOS PROVIDED BY THE APPLICANT



STAFF ANALYSIS REPORT

ZONING CASE #: LU2024-02

PROPOSED FLOOR PLAN OF WORKSPACE LOCATED IN THE KITCHEN



Floor Plan Sketch



STAFF ANALYSIS REPORT

ZONING CASE #: LU2024-02

PROPOSED FLOOR PLAN OF WORKSPACE LOCATED IN THE KITCHEN



STAFF ANALYSIS REPORT



ZONING CASE #: LU2024-02

HOA MANAGEMENT APPROVAL LETTER



February 5, 2024

Ms. Maria Balzan
4299 Brighton Way
Kennesaw, GA 30144

Re: 4299 Brighton Way

Dear Ms. Balzan:

We understand that you are starting business and will be using your property at 4299 Brighton Way. Legacy Park is a covenant-guided community and Exhibit C paragraph 2(r) of the Declaration provides:

Any business, trade, or similar activity, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the existence or operation of the business activity is *not apparent* or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Properties; (iii) the business activity does not involve regular visitation of the Unit by clients, customers, suppliers, or other business invitees or door-to door solicitation of residents of the Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

We understand that the plan for your business will fall within the rules set out above. Of course, any violation of the Covenants would warrant notice to you and appropriate action from the HOA.

Good luck in your new endeavor. Please contact the HOA office should you require any additional information.

Sincerely,

Lisa Neff
Property Manager

4201 Legacy Park Circle, Kennesaw, Georgia 30144
770-919-2556 * Fax 770-919-0066* www.legacypark.org

STAFF ANALYSIS REPORT



ZONING CASE #: LU2024-02

STAFF ANALYSIS:

The applicant, Maria Balzán is requesting a Land Use Permit for the operations of a home occupation at the property located at 4299 Brighton Way, zoned Planned Unit Development - Residential (PUD-R). The applicant has applied for a Land Use Permit to prepare and sell floral arrangements.

Under current regulation, [section 4.04.05](#) Standards for Home Occupation, home occupations are permitted with the approval of a Land Use Permit by Mayor and Council. "*Home occupation*" is defined as being those occupations which can ordinarily be carried on out of a residence or other structure without having any significant effect on the neighborhood or area from which such home occupation is carried on.

Staff has analyzed the request based on the standards for decision outlined in [section 4.04.05](#) with the following observations :

1. **Safety, health, welfare, and moral concerns involving the surrounding neighborhood**

The proposed use will not generate excessive noise, nor will it emit smoke, odor, dust or vibrations detectable to the normal senses outside the dwelling unit that will affect the safety, health, welfare and moral concerns of the surrounding property owners.

2. **Parking and traffic consideration**

No additional traffic shall be generated by the home occupation other than would normally be expected in a residential neighborhood, as the applicant plans to deliver the products to clients.

3. **Number of nonrelated employees**

The applicant will be the only employee connected to the functioning of the business; later the applicant plans to include her husband in the function of the business to deliver the products.

4. **Number of commercial and business deliveries**

There will be no commercial or business deliveries at the property as the applicant intends to make purchases and complete deliveries in her personal vehicle.

5. **The city's general presumption that residential neighborhoods should not allow non-compatible business uses**

Staff finds that the residential nature of the community will not be affected as there will be no commercial deliveries and there will be no clients visiting the home.

6. **Compatibility of the business use to the neighborhood**

Staff finds that if granted the land use permit, the business will not be detrimental to the character or livability of the surrounding homes and the residential viability of the dwelling is maintained with the home occupation being minor to the use of the premises as a residence. There will be no exterior indication of the home occupation or variation from the residential character of the principal use or foot traffic that would indicate the presence of a business.

7. **Hours of operation**

Hours of operation will be for 9:00 a.m. to 3:00 p.m. and will not be a nuisance to the nature of the community.

8. **Existing business uses in the vicinity**

The property is zoned residential, there are no other existing business in the vicinity.

STAFF ANALYSIS REPORT



ZONING CASE #: LU2024-02

STAFF ANALYSIS:

9. Effect on property values of surrounding property

The home occupation will not affect the property value of the surrounding properties as there will be no significant alteration to the exterior of the dwelling unit nor will the designated zone be adjusted from residential.

10. Circumstances surrounding neighborhood complaints

Staff has not identified any negative impacts that could be cause for complaints from surrounding property owners. To ensure compliance with the standards listed in the Unified Development Code, staff has included proposed conditions of approval that are listed in the recommendation body of this report.

11. Intensity of the proposed business use

The intensity of the proposed use is very low and would be compatible to the surrounding zoning districts of Planned Unit Development - Residential.

12. Location of use within the neighborhood

Staff finds the home occupation shall be contained and conducted within an enclosed building. The proposed use will be confined to the kitchen area of the principal residential structure and will not be bleed into other areas of the subdivision.

Staff finds that approval of the request for a land use permit will not affect the current zoning and will continue to align with the goals outlined in the Comprehensive Plan. The property will maintain its residential nature and the character of the neighborhood and surrounding properties will go unchanged.

ZONING ADMINISTRATOR'S RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Based on the analysis completed by Staff, the Zoning Administrator, recommends **approval with the following conditions** for case #LU2024-02.

Conditions:

1. The land use permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business and use, and it is not transferrable. Any changes would require additional review and approval.
2. There shall be no clients, customers or employees at this location. Nor shall there be any evidence of a home based business visible from the public right-of-way including no signs and no more than one commercial vehicle dedicated to this business.
3. The land use permit is valid for 24-months starting from the date of final approval.

PLANNING COMMISSION RECOMMENDATION:

To be determined on April 3, 2024

MAYOR AND COUNCIL DECISION:

To be determined on April 15, 2024



CASE NUMBER		LAND USE OR ZONING		
AV	LU 2024-02	FROM	TO	
AX		PUD-R		
DX	RZ AV – Administrative Variance AX – Annexation DX – De-annexation HBR – Historic Board Review LU – Land Use RZ – Re-zoning SLUP – Special Land Use ZV – Variance	ZONING KENNESAW CITY LIMITS COBB COUNTY LAND LOT		
HBR				
SLUP				
ZV				
		4299 Brighton Way Land Lot 50, Tax Parcel 175 Subject Property		
		CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268 <i>Deirdre Esterling</i> MAJOR <i>Lee Murray</i> CITY CLERK		
		Scale: 1" = 85' Print Date: 2/26/2024 LU2023_000		



LAND USE & SPECIAL LAND USE APPLICATION

Required Fee \$250.00

Date Received 2/9/24

Staff's Initials NF

☒ LAND USE APPLICATION

☐ SPECIAL LAND USE APPLICATION

Is this property located within the Kennesaw Historic District (yes) _____ (no) X

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.
(Applicant or agent must be present at all public hearings)

Date of Consultation 1/25/24

Staff's Initials DS

PURPOSE OF LAND USE REQUEST Home based business license to create and sell floral arrangements.

LAND USE PROPERTY ADDRESS 4299 Brighton Way NW,

Land Lot 50 Tax Parcel 175 Lot Size 0.13 acres Current Zoning PUD-R

APPLICANT Maria Carlota Balzan

APPLICANT EMAIL [REDACTED]

Applicant address 4299 Brighton Way NW

(Home#) N/A (Fax#) N/A (Work#) _____

(Cell#) [REDACTED]

Applicant Signature Maria C Balzan

Signed, sealed and delivered in presence of: [Signature] Notary 02/09/24 Date

REPRESENTATIVE _____

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

Representative Signature _____

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

TITLEHOLDER: _____ Telephone: _____

Signature: _____ Address: _____

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





CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

A separate form must be completed by each applicant).

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

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

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

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

I certify that the foregoing information is true and correct, this 6 day of February, 2024

Maria C. Babian ml
Applicant's Signature

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

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



CERTIFICATION AUTHORIZATION

I hereby attest to the fact that a certified mailing to property owners within 200 feet was sent out on or before March 15, 2024 in accordance with the application requirements.

02/09/2024

Date

Marla C. Bogan

Applicant or Authorized Agent Signature

Sworn and subscribed before me this

9th day of February 2024

[Signature]

Notary Public





PLEASE TAKE NOTICE

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

The property referred to is located at:

4299 Brighton Way NW

and is within a 200-foot radius of your property. It is described as Land Lot 50 20th District, 2nd Section, Tax Parcel 175 in the City of Kennesaw.

The said application will come up for hearing before the Planning Commission on April 3, 2024 at 6:30 p.m., and the Mayor and Council on April 15, 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.

Dated 02 / 05 / 2024

Maria C. Bazan
Signed by the owner or applicant

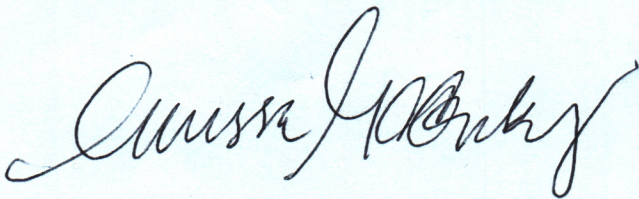
Carissa McConkey
5080 Ivey Lane
Acworth, GA 30101
March 19, 2024

City of Kennesaw

Dear Sir/Madam,

I have reviewed and agree to the guidelines outlined in the RESIDENTIAL PROPERTY—Home Occupation form. I hereby grant Maria Carlota Balzan de Castillo permission to conduct a home occupation at 4299 Brighton Way, Kennesaw, GA 30144.

Thank you for your time and attention.



Carissa McConkey

Nortiy and Seal



Christopher Carter 3/22/2024



February 5, 2024

Ms. Maria Balzan
4299 Brighton Way
Kennesaw, GA 30144

Re: 4299 Brighton Way

Dear Ms. Balzan:

We understand that you are starting business and will be using your property at 4299 Brighton Way. Legacy Park is a covenant-guided community and Exhibit C paragraph 2(r) of the Declaration provides:

Any business, trade, or similar activity, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the existence or operation of the business activity is *not apparent* or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Properties; (iii) the business activity does not involve regular visitation of the Unit by clients, customers, suppliers, or other business invitees or door-to door solicitation of residents of the Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

We understand that the plan for your business will fall within the rules set out above. Of course, any violation of the Covenants would warrant notice to you and appropriate action from the HOA.

Good luck in your new endeavor. Please contact the HOA office should you require any additional information.

Sincerely,

Lisa Neff
Property Manager

4201 Legacy Park Circle, Kennesaw, Georgia 30144
770-919-2556 * Fax 770-919-0066* www.legacypark.org

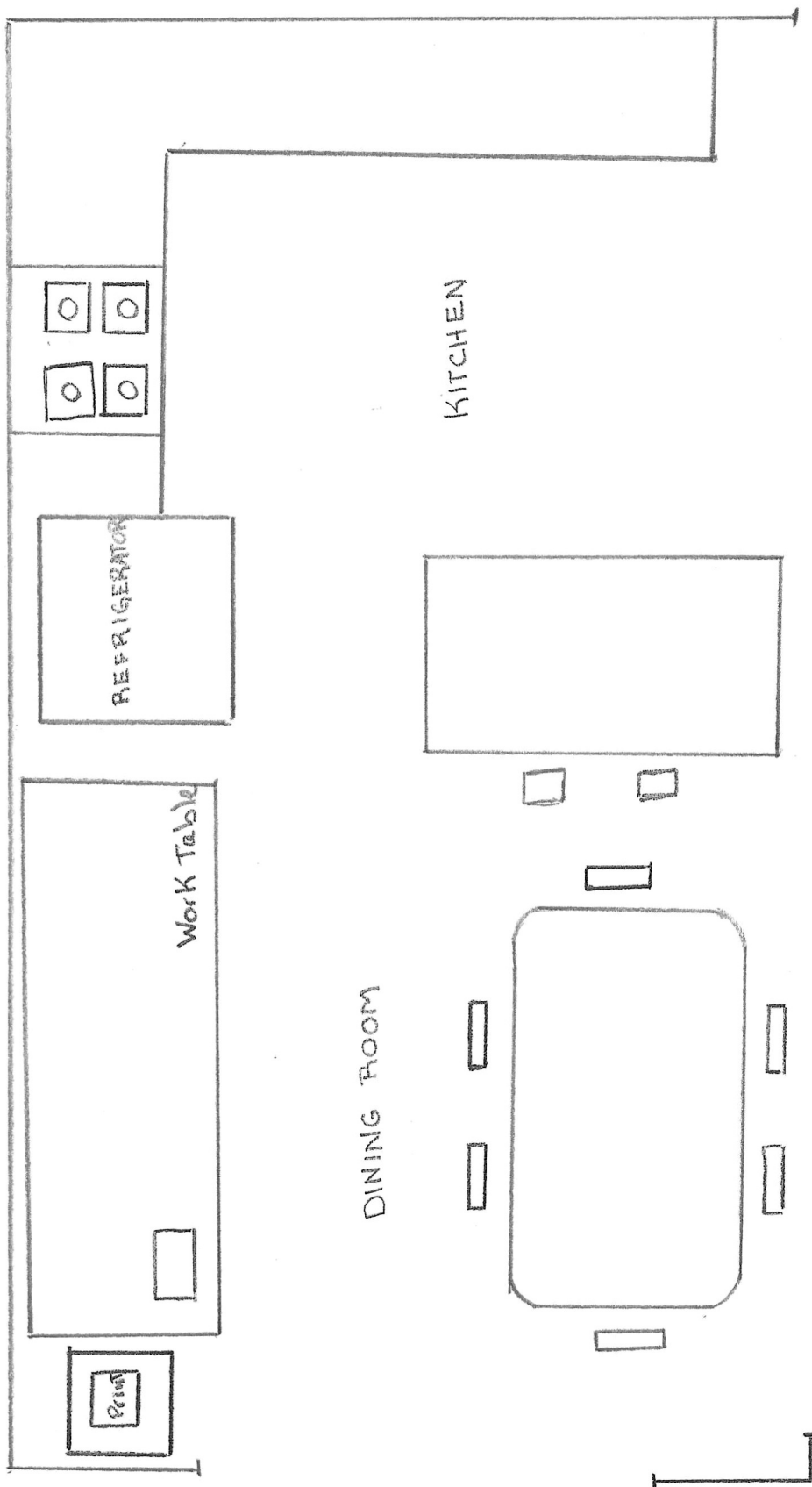


Section 2100, Part 5 Standards for Decisions – Only Land Use Permits

Land Use Permits may be granted in such individual cases based on the standards for decisions as follows, please comment using additional pages if necessary.

COMMENTS:

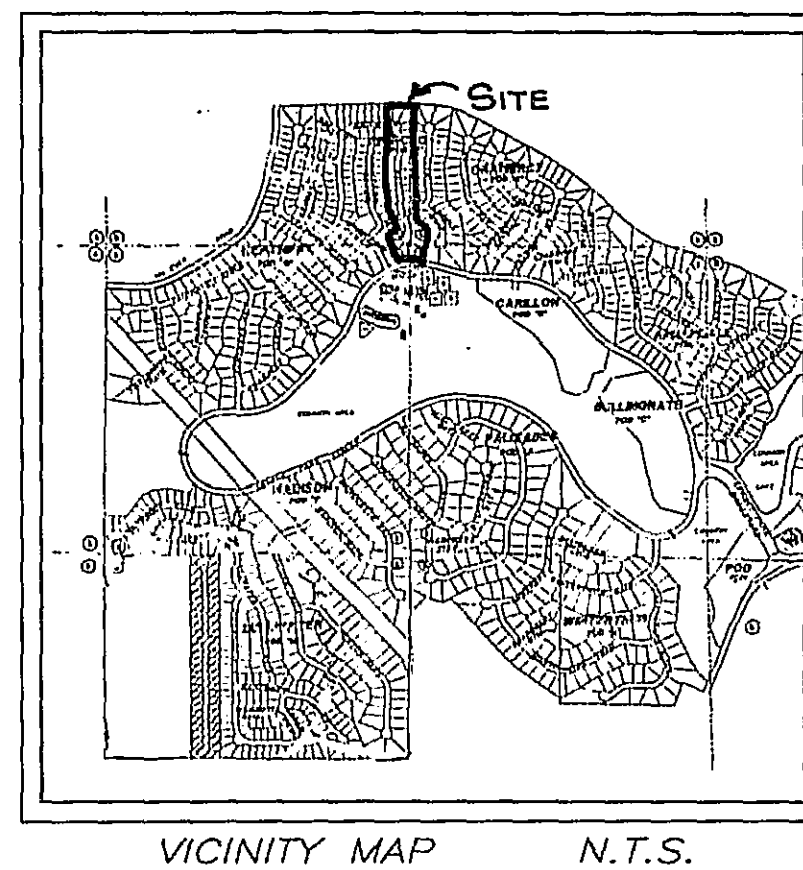
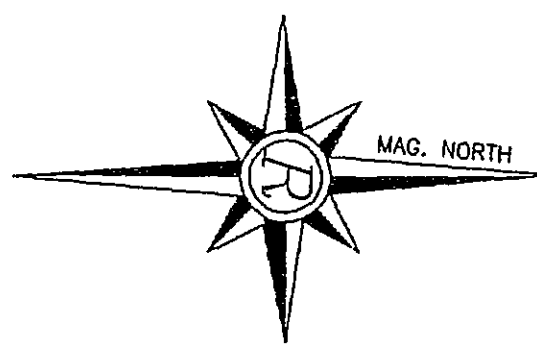
(1) Safety, health, welfare, and moral concerns involving the surrounding neighborhoods.	The business should not generate any safety, health, welfare, and moral concerns involving the surrounding neighborhoods.
(2) Parking and traffic considerations.	The business should not cause any parking and traffic situation, purchases and deliveries are made by the owner in her car.
(3) Number of non-related employees.	The only worker in the business is its owner and eventually her husband who makes some deliveries.
(4) Number of commercial and business deliveries.	Purchases and deliveries are made by the owner in her car.
(5) The City's general presumption that residential neighborhoods should not allow non-compatible business uses.	The business will not affect the residential appearance of the neighborhood at all, no one will visit the house to buy any product.
(6) Compatibility of the business use to the neighborhood.	The HOA approves the development of the business
(7) Hours of operation.	Between 6 and 8 hours a day, from 9:00 am to 3:00pm
(8) Existing business uses in the vicinity.	I am unaware of the existence of similar businesses in the vicinity.
(9) Effect on property valued of surrounding property.	It shouldn't have any effect.
(10) Circumstances surrounding neighborhood complaints.	I don't know what the neighborhood complaints are
(11) Intensity of the proposed business use; and	There will be no impact on the integrity of the residential character of the neighborhood
(12) Location of use within the neighborhood.	The activity related to the business will only be carried out in the space within the home dedicated for this purpose, without affecting any other space in the urbanization.



Floor Plan Sketch

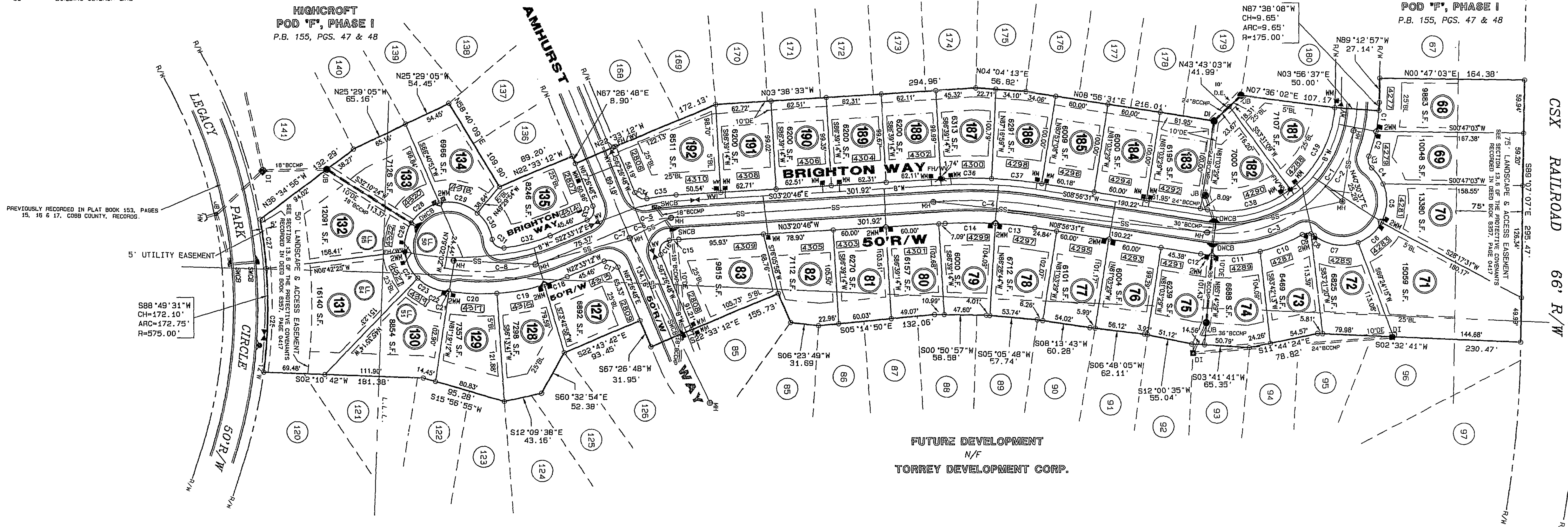
LEGEND

MH - MANHOLE
S/W - SIDEWALK
LL - LAND LOT
HW - HEADWALL
-W- - WATER LINE
DI - DROP INLET
CL - CENTER LINE
WM - WATER METER
FH - FIRE HYDRANT
R/W - RIGHT OF WAY
JB - JUNCTION BOX
LLL - LAND LOT LINE
BC - BACK OF CURB
PL - PROPERTY LINE
IF - IRON PIN FOUND
DB, PG - DEED BOOK, PAGE
C&G - CURB AND GUTTER
N/F - NOW OR FORMERLY
POB - POINT OF BEGINNING
SPR - SITE PLAN REQUIRED
DE - DRAINAGE EASEMENT
-SS- - SANITARY SEWER LINE
R/B - REINFORCING IRON BAR
BL - BUILDING SETBACK LINE
CMP - CORRUGATED METAL PIPE
O - IRON PIN SET (1/2" R/W)
SWCB - SINGLE-WING CATCH BASIN
DWCB - DOUBLE-WING CATCH BASIN
SSE - SANITARY SEWER EASEMENT
RCP - REINFORCED CONCRETE PIPE
ACOMP - ASPHALT COATED CORRUGATED METAL PIPE
BCCMP - BITUMINOUS COATED CORRUGATED METAL PIPE
WE - WATER EASEMENT
BL - BUILDING SETBACK LINE



HIGHCROFT
POD 'F', PHASE I
P.B. 155, PGS. 47 & 48

HIGHCROFT
POD 'F', PHASE I
P.B. 155, PGS. 47 & 48



FUTURE DEVELOPMENT
N/F
TORREY DEVELOPMENT CORP.

LOT LINE/RIGHT OF WAY DATA

LOT#	CURVE	CHORD BEARING	CHORD	ARC	RADIUS
LOT 68	C1	N83°48'53"W	32.94'	32.99'	175.00'
LOT 69	C2	N73°37'53"W	29.18'	29.21'	175.00'
LOT 69	C3	S76°21'27"W	13.69'	14.57'	12.00'
LOT 69	C4	S54°21'48"W	22.15'	22.34'	50.00'
LOT 70	C5	N87°16'23"W	43.15'	44.62'	50.00'
LOT 71	C6	N41°09'07"W	35.11'	35.98'	50.00'
LOT 72	C7	N09°25'49"E	50.04'	52.41'	50.00'
LOT 72	C8	N28°49'39"E	4.43'	4.45'	12.00'
LOT 73	C9	N05°57'57"W	9.82'	10.12'	12.00'
LOT 73	C10	N21°41'09"W	51.40'	51.58'	175.00'
LOT 74	C11	N04°14'29"W	54.75'	54.98'	175.00'
LOT 75	C12	N06°51'01"E	12.77'	12.78'	175.00'
LOT 75	C13	N06°13'53"E	44.93'	44.94'	475.00'
LOT 79	C14	N00°05'15"E	56.90'	56.99'	475.00'
LOT 83	C15	N05°06'13"W	10.74'	10.74'	175.00'
LOT 83	C16	N59°42'26"W	19.13'	22.14'	12.00'
LOT 127	C17	N22°26'48"E	16.97'	18.85'	12.00'
LOT 127	C18	N19°25'07"W	27.34'	27.36'	250.00'
LOT 128	C19	N10°01'40"W	54.49'	54.59'	250.00'
LOT 129	C20	N08°27'15"E	54.28'	54.33'	250.00'
LOT 130	C21	N08°47'02"E	50.91'	50.91'	250.00'
LOT 130	C22	N06°31'10"E	1.41'	1.41'	12.00'
LOT 130	C23	N23°16'55"E	36.05'	36.88'	50.00'
LOT 131	C24	N63°51'10"E	33.28'	33.93'	50.00'
LOT 131	C25	N88°23'51"W	116.81'	117.01'	575.00'
LOT 132	C26	S77°16'00"E	33.28'	33.93'	50.00'
LOT 132	C27	S82°59'45"W	55.72'	55.74'	575.00'
LOT 133	C28	S34°34'30"E	38.90'	39.99'	50.00'
LOT 134	C29	S14°01'01"W	44.23'	45.82'	50.00'
LOT 135	C30	S60°27'56"W	34.14'	34.84'	50.00'
LOT 135	C31	S36°42'12"W	16.59'	18.32'	12.00'
LOT 135	C32	S14°47'17"E	54.05'	54.21'	200.00'
LOT 135	C33	S67°33'12"E	16.97'	18.85'	12.00'
LOT 132	C34	S27°48'25"W	35.31'	36.80'	12.00'
LOT 133	C35	S07°38'22"E	33.90'	33.93'	250.00'
LOT 137	C36	S00°18'52"E	55.53'	55.55'	525.00'
LOT 138	C37	S05°49'46"W	57.01'	57.04'	525.00'
LOT 138	C38	S13°46'10"E	95.52'	99.10'	125.00'
LOT 181	C39	S61°16'07"E	104.81'	108.16'	125.00'

C/L OF R/W DATA

CURVE	CHORD BEARING	CHORD	ARC	TANGENT	RADIUS
C-1	S38°33'26"E	22.18'	248.71'	163.69'	150.00'
C-2	S57°46'23"E	34.11'	95.73'	49.58'	150.00'
C-3	S20°16'26"E	148.43'	152.97'	93.89'	150.00'
C-4	S02°47'53"W	107.03'	107.23'	53.82'	500.00'
C-5	S11°56'04"E	59.73'	59.96'	30.21'	200.00'
C-6	S12°56'59"E	66.73'	67.05'	33.84'	200.00'
C-7	S21°32'17"E	7.09'	7.09'	3.54'	200.00'
C-8	S05°47'37"E	129.76'	131.63'	67.76'	225.00'

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH DULY AUTHORIZED AGENTS, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS, DRAINS AND EASEMENTS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 1.819 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

Torrey Development Corporation
SUBDIVIDER: *[Signature]*

OWNER: BURL T. HORTON, President

DATE: 3-18-96

PURSUANT TO THE LAND SUBDIVISION ORDINANCE OF THE CITY OF KENNESAW, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE MAYOR AND THE COUNCIL OF KENNESAW, GEORGIA ON:

[Signature] 3/18/96
MAYOR OF KENNESAW, GEORGIA

PROTECTIVE COVENANTS RECORDED IN DEED BOOK 8357, PAGES 0417 - 0501
[Signature] 3-20-96
CITY OF KENNESAW ENGINEER

NOTES:

- TOTAL SITE AREA = 8.330 ACRES.
- ZONING = PUD.
- BUILDING SETBACKS: (UNLESS OTHERWISE NOTED) REAR = 25' FRONT = 25' SIDE = 5' (12.5' BETWEEN HOUSES)
- MINIMUM LOT AREA: 6,000 SQUARE FEET.
- IRON PIPES SET (1/2" REBAR) AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAPS FOR THE CITY OF KENNESAW, COUNTY OF COBB, STATE OF GEORGIA; COMMUNITY PANEL NO. 130067 0010F, EFFECTIVE DATE: AUGUST 18, 1992.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE (1) FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02" SECONDS PER ANGLE, AND WAS ADJUSTED USING THE COMPOUND RULE METHOD.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 212,215 FEET. A TOPCON GTS-300 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- AREA OF LOTS = 6.611 ACRES; AREA OF ROADWAY = 1.719 ACRES.
- NO DRIVEWAY ACCESS IS PERMITTED ACROSS THE LANDSCAPE AND ACCESS EASEMENT ALONG LEGACY PARK CIRCLE.
- ALL LOTS UPSTREAM OF CULVERT ROAD CROSSINGS, SHALL HAVE A FINISHED FLOOR ELEVATION OF NO LESS THAN 1 FOOT ABOVE THE LOW POINT IN THE ROAD.

Filed in Office 3-26-96 at 4:50 p
Plat Book 161 pg. 4
JAY C. STEPHENSON, CLERK DP
SURVEYOR'S ACKNOWLEDGEMENT:

I HEREBY CERTIFY THAT THIS PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF KENNESAW SUBDIVISION REGULATIONS.

[Signature]
JAMES C. JONES #2298, REGISTERED GEORGIA LAND SURVEYOR.

Surveyor / Engineer
Rochester & Associates, Inc.
625 Green Street
Gainesville, Georgia 30501
Phone: (404) 577-4432

Owner & Developer
Torrey Development Corp.
5400 Highlands Pkwy.
Smyrna, Georgia 30082
Phone: (404) 431-8311

JOB# 91002.88-2086

rochester
Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
Atlanta (770) 768-0800 • Gainesville (770) 834-5106
Blairstown (708) 445-3916

FINAL SUBDIVISION PLAT FOR
HIGHCROFT
BEING
LEGACY PARK POD "F", PHASE III-A
LOCATED IN
LAND LOTS 50, 51, 64 & 65, 20th DISTRICT, 2nd SECTION,
CITY OF KENNESAW, COBB COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

THIS PLAT AND THE REPRESENTATION OF THE LAND SHOWN THEREON, AND THE MONUMENTS PLACED AS SHOWN HEREON, HAVE BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

JAMES C. JONES
GEORGIA REGISTERED LAND SURVEYOR
GRAPHIC SCALE
1" = 60'
0' 30' 60' 120'

SHEET
1
OF
1
DATE 03/06/96
SCALE 1"=60'
JOB NO. 91002.88
DWG. NO. 91002.88-00
FILE NO. S-000659.DWG

WHEN RECORDED RETURN TO:
KANE THOMAS & BROWN, LLC
241 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
07-0167W

Deed Book 14450 Pg 4884
Filed and Recorded Feb-09-2007 04:21pm
2007-0024314
Real Estate Transfer Tax \$165.00

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

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

This Indenture made this **5th** day of **February**, in the year **Two Thousand Seven**, between **LAST STOP INVESTMENTS, LLC**, of the County of COBB, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **CARISSA MCCONKEY**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 50 AND 51, 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING LOT 79, HIGHCROFT BEING LEGACY PARK, POD F, PHASE IIIA, AS PER PLAT FILED FOR RECORD AND RECORDED IN PLAT BOOK 161, PAGE 4, COBB COUNTY, GEORGIA RECORDS; SAID PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

Subject to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

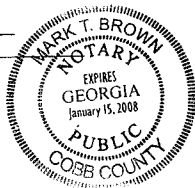
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Kane Thomas & Brown, LLC
Witness

Mark T. Brown
Notary Public



[Signature] (Seal)
LAST STOP INVESTMENTS, LLC

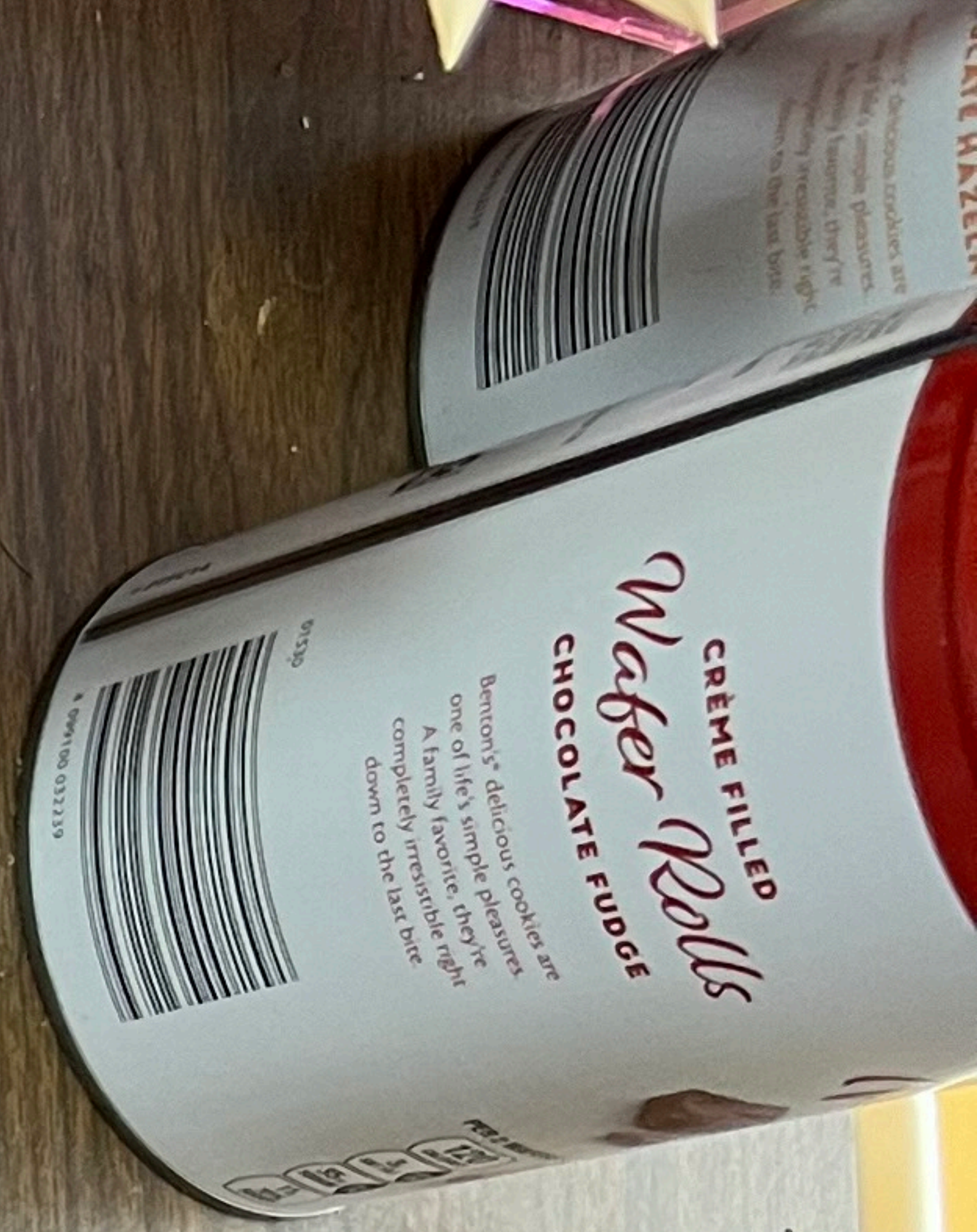
____ (Seal)

____ (Seal)















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

2023 Property Tax Bill

Parcel ID	Tax District				Bill #							
20005001750	3/3-BOND - KENNESAW CITY				231000							
Property Owner/Location/Description					Fair Market Value		Taxable Value					
MCCONKEY CARISSA 4299 BRIGHTON WAY					323,940		129,576					
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax			
CITY OF KENNESAW	129,576		0		129,576		7.7500000000		\$1,004.21			
BOND	129,576		0		129,576		1.5000000000		\$194.36			
Exemptions:												
Interest will accrue monthly at a rate of .96% per month, based on an annual calculation of Federal Prime Rate (8.5%) plus 3%. To arrive at the new monthly interest rate, divide the Federal Prime Rate by 12. This annual interest rate will changes when the Federal Reserve announces the new bank prime loan rate each January (House Bill 960). 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). Any questions concerning payment instructions should be directed to the City of Kennesaw Property Tax Department at (770) 429-4542.										Current Year Tax		\$1,198.57
										Interest		\$29.90
										Penalty		\$0.00
										Other Fees		\$0.00
										Payments Received		\$1,228.47
										Other Amounts Due		\$0.00
										Total Due		\$0.00
										Due Date		12/01/2023



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: 20005001750
Amount Due: \$0.00
Bill#: 231000
Due Date: 12/01/2023

AMOUNT PAID

MCCONKEY CARISSA
5080 IVEY LN
ACWORTH, GA 30101

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



Printed: 3/15/2024

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:
Carissa McConkey

MCCONKEY CARISSA

Payment Date: 3/7/2024

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	20005001750	10/15/2023	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$182.56	\$195.34	\$0.00	\$0.00	\$4,284.61	\$0.00



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

Tax Parcel - 20005001760

JOHNSON MARCUS & JULIE K
4301 BRIGHTON WAY
KENNESAW GA 30144

Tax Parcel - 20005101710

COLEMAN VENESSA D
2816 AMHURST WAY
KENNESAW GA 30144-5763

Tax Parcel - 20005001790

HAMMETT DAVID MICHAEL SR & OLIMPIA
2808 AMHURST WAY NW
KENNESAW GA 30144-5763

Tax Parcel - 20005101900

POLSON KATHERINE & RICHARD
2821 AMHURST WAY
KENNESAW GA 30144

Tax Parcel - 20005000680

TURNER KOREN J JEWELL & TURNER BRITNEY
4214 CORNELL XING
KENNESAW GA 30144

Tax Parcel - 20005101910

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE AZ 85261

Tax Parcel - 20005001860

LEWIS SUZETTE J
4294 BRIGHTON WAY
KENNESAW GA 30144-6131

Tax Parcel - 20005001850

WILLIAMS THOMAS D & JODY L
4292 BRIGHTON WAY
KENNESAW GA 30144

Tax Parcel - 20005000650

GARRETT RICHARD & MAHROUS MAHSA
4220 CORNELL XING NW
KENNESAW GA 30144

Tax Parcel - 20005001870

STEPHENS BRALDEY A & SORENSON JAMES
MATT HEW
4296 BRIGHTON WAY NW
KENNESAW GA 30144

Tax Parcel - 20005001880

MILLER AARON
4298 BRIGHTON WAY NW
KENNESAW GA 30144

Tax Parcel - 20005001920

CONNELLY REBECCA VANDEGRIFF
4125 WEST CHESTER XING
ROSWELL GA 30075

Tax Parcel - 20005001890

MENDOZA DULCE MILAGRO
4300 BRIGHTON WAY NW
KENNESAW GA 30144

Tax Parcel - 20005101680

NEALER MICHAEL
2810 AMHURST WAY NW
KENNESAW GA 30144

Tax Parcel - 20005001930

BALUNEK KATELYN
4308 BRIGHTON WAY NW
KENNESAW GA 30144-5768

Tax Parcel - 20005101730

LASTER ELOISE
2820 AMHURST WAY
KENNESAW GA 30144-0000

Tax Parcel - 20005101920

PETERSON HARRY F IV & MONA B
2817 AMHURST WAY
KENNESAW GA 30144

Tax Parcel - 20005000660

ROSARIO MARIEL & FAUSTO NICOLAS
4218 CORNELL XING NW
KENNESAW GA 30144

Tax Parcel - 20005101720

PARROTT JOSEPH & JESSICA
2818 AMHURST WAY NW
KENNESAW GA 30144

Tax Parcel - 20005101750

YANG SHENGSHENG & ZHENG XIAOMIN
338 DECLAIRE WAY
MARIETTA GA 30067

Tax Parcel - 20005001900

PROGRESS RESIDENTIAL BORROWER 2 LLC
P O BOX 4090
SCOTTSDALE AZ 85261

Tax Parcel - 20005001770

HUMPHRIES LAURA DEBOARD
12201 CARTERSVILLE HWY
CARTERSVILLE GA 30120

Tax Parcel - 20005101740

STAFFORD TINA NICOLE & GERALD H
2822 AMHURST WAY NW
KENNESAW GA 30144

Tax Parcel - 20005001780

SMITH TODD & DRAKE CHERI
4305 BRIGHTON WAY NW
KENNESAW GA 30144-5766

Tax Parcel - 20005101690

OLIVER NICHOLAS JOSEPH & DANIELLE
2814 AMHURST WAY NW
KENNESAW GA 30144

Tax Parcel - 20005101760

WADE MELINDA
2826 AMHURST WAY NW
KENNESAW GA 30144

Tax Parcel - 20005000690

SUGARMAN PAUL & SUSAN & PAUL SU GARMAN
SUEELLEN
4212 CORNELL XING NW
KENNESAW GA 30144

Tax Parcel - 20005101700

SANDUSKY LARRY J & MYRNA C
2814 AMHURST WAY
KENNESAW GA 30144-0000

Tax Parcel - 20005001910

LEE KENNETH & ANGELA
4304 BRIGHTON WAY
KENNESAW GA 30144

Tax Parcel - 20005000700

STUHR NICOLE & DANIEL
4210 CORNELL XING NW
KENNESAW GA 30144

Tax Parcel - 20005101890

BALL SAMANTHA
2823 AMHURST WAY NW
KENNESAW GA 30144

Tax Parcel - 20005000670

HURST JEFFREY S & ROSEMARIE
4216 CORNELL CROSSING
KENNEWAW GA 30144-6127

Tax Parcel - 20005001710

JOHNSON SANDRA E
4291 BRIGHTON WAY NW
KENNESAW GA 30144

Tax Parcel - 20005001720

JOHNSON DOUGLAS C & DENISE M
4293 BRIGHTON WAY
KENNESAW GA 30144-0000

Tax Parcel - 20005001730

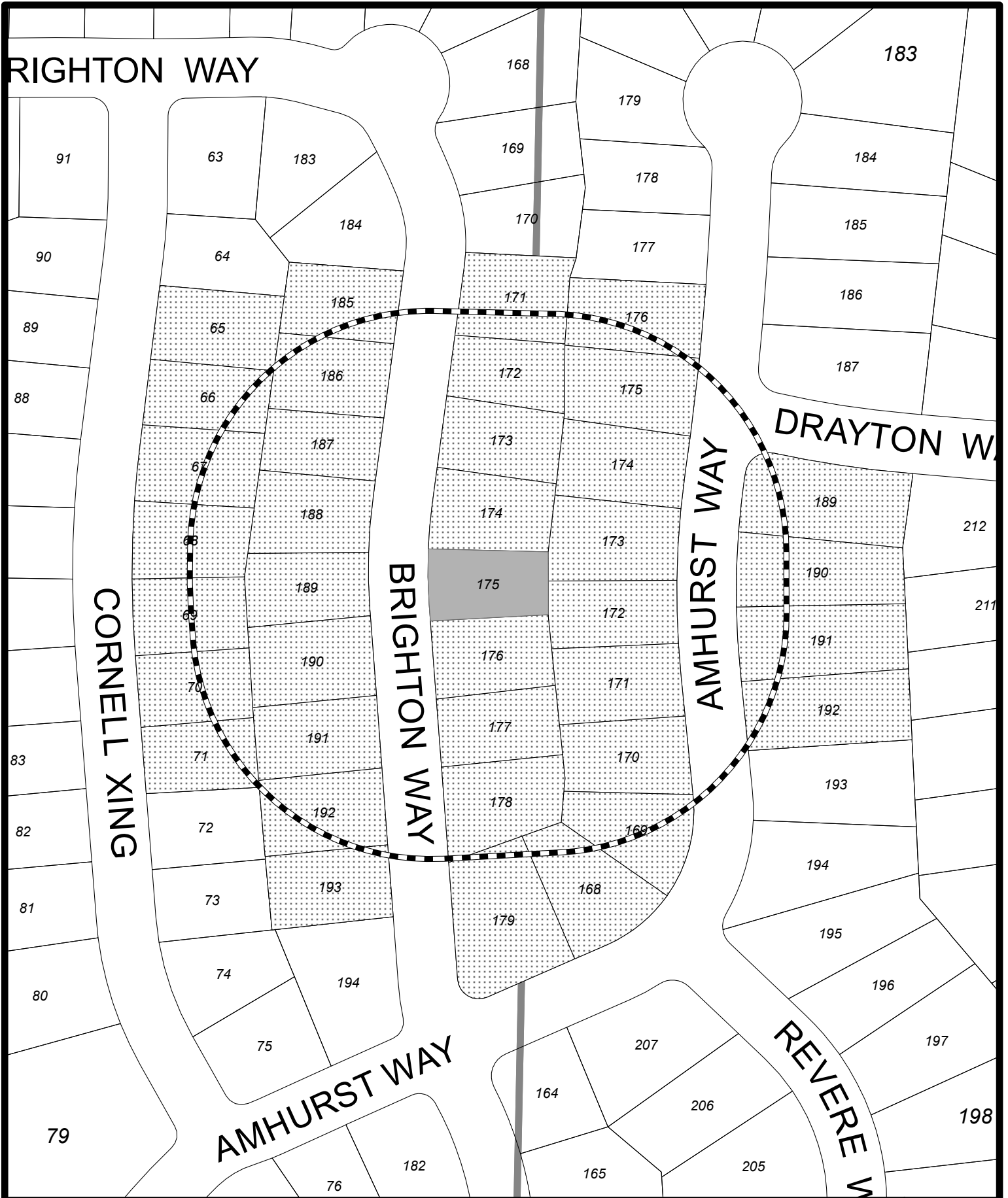
PINEDA RICARDO ANDRES
4295 BRIGHTON WAY NW
KENNESAW GA 30144

Tax Parcel - 20005001740

IH6 PROPERTY GEORGIA LP
8061 DUNWOODY PL
ATLANTA GA 30350

Tax Parcel - 20005000710

ROWE JOHN R III & JENNIFER S
4208 CORNELL XING
KENNESAW GA 30144-6127



-  Subject Parcel
-  200' Radius
-  Properties Notified

4299 Brighton Way
Land Lot 50
Tax Parcel 175

LU2024-02
200' PROPERTY NOTIFICATION



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

Derek Easton
 MANAGER
Lee Moore
 CITY CLERK

Date: 2/26/2024

LU2023-000





**CITY OF KENNESAW
LAND USE NOTICE**
APPLICATION # LU2024-02
Home based business license to create and sell floral arrangements.
DATE OF PUBLIC MEETING: 4/3/2024 TIME: 6:30PM
DATE OF PUBLIC MEETING: 4/15/2024 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](http://www.kennesaw-ga.gov)
FOR FURTHER INFORMATION PLEASE CALL:
PLANNING AND ZONING DEPARTMENT 770-280-6258

03.15.2024 09:49

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

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 03/12/24 14:53 by khick-tj

Acct #: 110016

Ad #: 398775

Status: New WHOLD

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

Start: 03/15/2024 Stop: 03/15/2024
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.65 Words: 200
Total LEG 2.65
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 30.00
Ad Descrpt: PH-2595 4299 BRIGHTON WAY
Descr Cont: MDJ-2595 GPN-16 CITY OF K
Given by: NATALIE FAUSTINE
P.O. #: 4299 BRIGHTON WAY
Created: khick 03/12/24 14:43
Last Changed: khick 03/12/24 14:53

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

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 03/15

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-2595
GPN-16
City of Kennesaw
Land Use Permit Request
Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for a land use permit request submitted by Maria Balzan. Said request is to obtain a home occupational business license to allow for the creation and sale of floral arrangements at 4299 Brighton Way. The property consists of 0.13 +/- acres, lies in Land Lot 50, Tax Parcel 175 and is zoned PUD-R.
Said meetings shall be held before the Planning Commission on April 3, 2024, at 6:30 P.M. and the Mayor and Council will hold a public hearing on April 15, 2024, at 6:30 P.M. Both meetings to be held at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Any interested persons may attend and be heard relative thereto.
Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.facebook.com/City-ofKennesaw/>
Any interested citizens are invited to email kennesawcouncil@kennesaw-ga.gov.
3:15-2024

the local government or any of its agencies on the rezoning application.”
Aaron Brown
Zoning Administrator
8:15,22; 4:5,12-2024

MDJ-2595
GPN-16
City of Kennesaw
Land Use Permit Request
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Mayor and Council will be conducting their meeting in person and you can access the meeting via the following link: <https://www.facebook.com/City-ofKennesaw/>
Any interested citizens are invited to email kennesawcouncil@kennesaw-ga.gov.
3:15-2024

MDJ-2608
GPN-16

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furniture
2090 Apri
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2282 Sai
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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:

Stephens Bradley A &
Sorenson James Matt Hew
4296 Brighton way NW
Kennesaw GA 30144



Page 45

2. Article Number (Transfer from service label)

9889 0710 5270 0560 8803 92

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Signature]

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below:

- ☐ Yes
- ☐ 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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- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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USPS
Permit No. G-10

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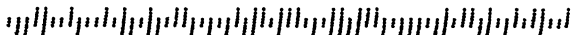
LU 2024-02

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

4-278029



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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Oliver Nicholas Joseph & Danielle
2812 Amhurst Way NW
Kennesaw GA 30144

Page 47



9590 9402 8521 3186 1218 37

2. Article Number (Transfer from service label)

9590 0710 5270 0560 8804 46

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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[Signature]

☐ 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)

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☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

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



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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ball Samantha
2823 Amburst Way NW
Kennesaw GA 30144



9590 9402 8531 3186 5325 62

2. Article Number (Transfer from service label)

9889 0710 5270 0560 8801 94

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature



Addressed

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ 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 (per \$500)
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 8531 3186 5325 62

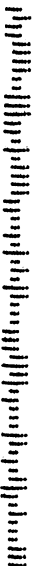
LU2024-02

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USPS
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City of Kennesaw
Planning & Zoning
9529 JO Stephensen 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:

Hurst Jeffrey S & Rosemarie
4216 Cornell Crossing
Kennesaw GA 30144-6127



Page 51

9590 9402 8531 3186 5325 55

2. Article Number (Transfer from service label)

9590 9402 8531 3186 5325 55

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?
If YES, enter delivery address below:

☐ Yes

☐ 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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City of Kennesaw
Planning & Zoning
2529 JO 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:

Garret Richard & Mahrous
1 hsa
4220 cornell Xing NW
Kennesaw GA 30144

Page 53



9590 9402 8521 3186 1212 88

2. Article Number (Transfer from service label)

9590 9402 8521 3186 1212 88

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- ☐ 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 #



First-Class Mail
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USPS
Permit No. G-10

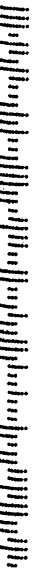
9590 9402 852J 3LAB 1212 88

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

City of Kansas
Planning & Zoning
8529 JO Stephansen Avenue
Kansas 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:

Hammett David Michael
Sr & Olimpia
2808 Amhurst Way NW
Kennesaw GA 30144-5763

Page 55 of 60



9590 9402 8521 3186 1211 03

2. Article Number (Transfer from service label)

9590 0710 5270 0560 8801 01

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

David M. Hammett

- ☐ 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 (over \$500)
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- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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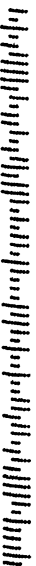
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City of Kennesaw
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2529 JO Stephenson Avenue
Kennesaw GA 30144



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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Rowe John R III & Jennifer S
4208 Cornell Xing
Kennesaw GA 30144-6127

Page 57



9590 9402 8521 3186 1217 14

2. Article Number (Transfer from service label)

9590 0710 5270 0560 8802 48

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COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Signature]

- ☐ 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

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City of Kennesaw Planning &
Zoning
2529 JO 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:

Smith Todd & Drake Cheri
4305 Brighton Way NW
Kennesaw GA 30144-5766



9590 9402 8531 3186 5325 93

2. Article Number (Transfer from service label)

9589 0710 5270 0560 8801 63

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

TODD 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®

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over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

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☐ Signature Confirmation™

☐ Signature Confirmation
Restricted Delivery



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ATLANTA GA RPDC 302

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USPS
Permit No. G-10

LU2024-02

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Postal Service

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City of Kennesaw
Planning & Zoning
2529 JO 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:

Sandusky Larry J & Myrna C
2814 Amhurst Way

Kennesaw 30144-0006



9590 9402 8521 3186 1218 20

2. Article Number (Transfer from service label)

9589 0710 5270 0560 8804 53

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

B. Received by (Printed Name)

Larry Sandusky

C. Date of Delivery

10/20/25

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

3. Service Type

- | | |
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| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

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USPS
Permit No. G-10

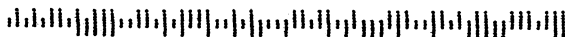
9590 9402 8521 3186 1218 20

LU2024-02

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



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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:

NEALER MICHAEL
2810 Amhurst way NW
Kennesaw GA 30144



9590 9402 8521 3186 1217 76

2. Article Number (Transfer from service label)

9 0710 5270 0560 8805 07

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 ☐ No
If YES, enter delivery address below:

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)

4. Signature Confirmation™

5. Registered Mail™

6. Registered Mail Restricted Delivery

7. Signature Confirmation™

8. Signature Confirmation™

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USPS TRACKING #



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

9590 9402 8521 3186 1217 76

LU2024-02

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:

Johnson Douglas & Denise M
4293 Brighton Way
Kennesaw GA 30144



9590 9402 8521 3186 1212 64

2. Article Number (Transfer from service label)

3589 0710 5270 0560 8802 79

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) Denise Johnson C. Date of Delivery MAR 21 2004

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

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

USPS TRACKING #

ATLANTA, GA 30302

23 MAR 2024 PM 7 L

9590 9402 8521 3186 1212 64

LU2024-02

**United States
Postal Service**

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

City of Kennesaw
Planning & Zoning
2529 JO Stephenson Avenue
Kennesaw GA 30144

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



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:

PETERSON HARRY F. IV & MONA B
2817 Amhurst way
Kennesaw GA 30144



9590 9402 8521 3186 1217 69

2. Article Number (Transfer from service label)

9589 0710 5270 0560 8800 64

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?

If YES, enter delivery address below:

☐ Yes

☐ 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 #



ATLANTA GA RPDC 302

20 MAR 2024 PM 5 L

9590 9402 8521 3186 1217 69

LU2024 - 02

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

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

