

CITY OF KENNESAW

FIRST QUARTER REPORT 2026

PLANNING & ZONING CASES

DOWNTOWN

KENNESAW



First Quarter Report 2026

Planning & Zoning Cases

City of Kennesaw

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Photos in this Report:

The Kennesaw Downtown Development Authority (KDDA) hosted its annual Mardi Gras Pop-up Celebration that brought attendees to Downtown Kennesaw to experience the spirit of the Big Easy. The event featured live music, food, and fun give aways for people of all ages to enjoy.



First Quarter Summary

During the first quarter of 2026, the Planning and Zoning Department received a total of seven (7) applications which were heard and approved by Mayor and Council between January and March. Please refer to the list below to view the summary details of each application. This list is provided in chronological order of the date that the application was approved.

Approved January 20, 2026

1. LCI Proposal Adoption (Case # MISC2026-01)

Address: Citywide

Parcel ID #: Citywide

Scope of project: Approval of a resolution accepting Pond & Company's proposal to provide professional planning services for the City of Kennesaw's Livable Centers Initiative (LCI) study update. The resolution was approved by Mayor and City Council on January 20, 2026.

Attachment: See a copy of approved resolution #2026-04 on page 9.

Approved February 16, 2026

2. Rezoning Application (Case # RZ2025-03)

Address: 6095 Pine Mountain Road

Parcel ID #: 20014001380

Scope of project: Approval of an ordinance granting a rezoning request submitted by DRB Group Georgia, LLC for the property located at 6095 Pine Mountain Road. The request proposed the rezoning of the property from Highway General Business (HGB) to Planned United Development – Residential (PUD-R) to develop eighty-nine (89) fee simple town homes. The request to rezone was approved by Mayor and City Council on February 16, 2026, with stipulations as outlined within the approved rezoning ordinance.

Attachment: See a copy of approved ordinance #2026-02 on pages 10 - 14.

Approved February 16, 2026

3. Rezoning Application (Case # RZ2026-02)

Address: 2995 & 2997 N Main Street

Parcel ID #: 20013900140 & 20013900130

Scope of project: Approval of an ordinance granting a rezoning request submitted by Dean Klein for the unassigned right-of-way (ROW) fronting 2995 & 2997 N Main Street. The applicant was seeking to rezone the property from unassigned right-of-way (ROW) to R-15, Single-Family Residential for a future parcel combination. The request to rezone was approved by Mayor and City Council on February 16, 2026.

Attachment: See a copy of approved ordinance #2026-03 on pages 15 - 17.

4. Text Amendment (Case # MISC2026-02)

Address: Citywide

Parcel ID #: Citywide

Scope of project: Approval of a text amendment request to amend the Unified Development Code, Appendix A, "Unified Development Code" Chapter 2, Section 2.01.03 "Residential Zoning Districts" and Chapter 9, Section 9.01.00 "Nonconforming Uses" of said chapters as submitted by the City of Kennesaw. The purpose of this text amendment was to allow previously non-conforming properties developed and recorded prior to March 1996 to be considered legally conforming for rebuilding purposes. The ordinance allows those properties to be rebuilt to the established footprint. This text amendment was approved by Mayor and City Council on February 16, 2026.

Attachment: See a copy of approved ordinance #2026-04 on pages 18 - 40.

5. Zoning Map Amendment (Case # MISC2026-03)

Address: Citywide

Parcel ID #: Citywide

Scope of project: Approval of the 2026 Official Zoning Map for the City of Kennesaw. The City of Kennesaw's Planning and Zoning Department submits an annual map for adoption that illustrates and reflects all zoning actions approved by the Mayor and Council in 2025. This map reflects zoning actions taken from January 1, 2025, to December 31, 2025. This application was heard by the Planning Commission on February 4, 2026, and the Mayor and City Council on February 9, 2026, and February 16, 2026.

Attachment: See copy of the adopted ordinance #2026-05 on pages 41 - 42.

Approved February 16, 2026

6. Final Plat Application (Case # PC2025-01)

Address: 1992, 2026, 2036, 2046 Maple Drive

Parcel IDs #: 2001002990, 20010000980, 20010003310, 2001003300

Scope of project: Approval of a final plat application submitted by Lynne Watts. This plat consolidates six(6) lots into one tract consisting of 3.66 +/- acres. The plat was approved by the Mayor and City Council on February 16, 2026.

Attachment: See copy of the recorded plat on page 43.

7. Final Plat Application (Case # PC2026-01)

Address: 2995 & 2997 N Main Street

Parcel IDs #: 20013900140 & 20013900130

Scope of project: Approval of a final plat application submitted by Dean Klein. This plat consolidates 0.11 +/- acres of unassigned right-of-way into the existing residential tracts located at 2995 & 2997 N Main Street. The plat was approved by the Mayor and City Council on February 16, 2026.

Attachment: See copy of the recorded plat on page 44.



CITY OF KENNESAW
GEORGIA

RESOLUTION NO. 2026-04

RESOLUTION TO APPROVE A PROPOSAL WITH POND & COMPANY FOR
PROFESSIONAL PLANNING SERVICES TO COMPLETE THE UPDATES TO THE LIVABLE
CENTERS INITIATIVE (LCI) STUDY

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

WHEREAS, the City seeks to engage a qualified and experienced planning and engineering consultant to provide professional planning services necessary to complete the updates to the Livable Centers Initiative (LCI) study; and

WHEREAS, Pond & Company has represented to the City that it is qualified and experienced to perform the required services in accordance with the standards of the Atlanta Regional Commission (ARC), and has the personnel and resources necessary to complete the work within the required time frame; and

WHEREAS, the scope of work, as outlined in Exhibit A, includes preparation of a market study for the LCI project area, facilitation of public engagement activities, and development of the updated LCI plan; and

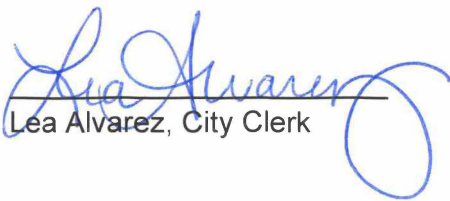
WHEREAS, Pond & Company has proposed to provide these professional planning and engineering services for a total cost of \$199,992.00, as detailed in Exhibit A; and

WHEREAS, the study will be funded through an LCI grant, with the Atlanta Regional Commission (ARC) contributing 80% of the total project cost and the City providing the remaining 20% local match.

NOW, THEREFORE, BE IT RESOLVED the Kennesaw City Council authorizes the Mayor to approve and award the proposal with Pond & Company for the completion of the LCI Study updates, as shown in Exhibit A.

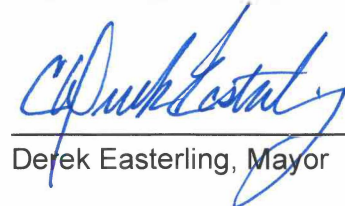
PASSED AND ADOPTED by the Kennesaw City Council on this 20th day of January 2026.

ATTEST:


Lea Alvarez, City Clerk



CITY OF KENNESAW


Derek Easterling, Mayor

**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2026-02

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE
CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT
DESIGNATION FROM CITY HIGHWAY GENERAL BUSINESS (HGB) TO CITY
PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R) FOR THE PROPERTY
LOCATED AT 6095 PINE MOUNTAIN ROAD**

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

WHEREAS, DRB Group Georgia, 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 HIGHWAY GENERAL BUSINESS (HGB) to CITY PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)**; for property located at 6095 Pine Mountain Road (Parcel Number 20014001380), identified as 20th District, Land Lot 140 Tax Parcel 138 containing +/- 8.823 acres (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on December 12, 2025 of a public hearing before the Kennesaw Planning Commission held on February 4, 2026 and the Mayor and Council on February 16, 2026; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held February 4, 2026; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held February 16, 2026; 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 HIGHWAY GENERAL BUSINESS (HGB) to CITY PLANNED UNIT DEVELOPMENT (PUD-R)** for the following described property:

6095 PINE MOUNTAIN ROAD
LEGAL DESCRIPTION
PARCEL NUMBER: 20014001380

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 140, OF THE 20TH DISTRICT, 2ND SECTION IN COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE A POINT AT THE COMMON LAND LOT CORNER OF LAND LOTS 139, 140, 165, & 166; THENCE ALONG THE SOUTHERN ALND LOT LINE OF LAND LOT 140 WITH A BEARING OF N 89°23'09" W, A DISTANCE OF 74.82 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE WITH A BEARING OF N 78°50'25" W, A DISTANCE OF 293.34 FEET TO A POINT; THENCE WITH A BEARING OF N 10°03'54" E, A DISTANCE OF 178.00 FEET TO AN IRON PIN FOUND (#4 REBAR) AND THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE WITH A BEARING OF N 72°08'21" W, A DISTANCE OF 946.96 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF N 72°08'21" W, A DISTANCE OF 31.32 FEET TO A POINT ALONG THE CENTERLINE OF AN UNNAMED TRIBUTARY OF BUTLER CREEK; THENCE ALONG THE CENTERLINE OF SAID TRIBUTARY WITH A BEARING OF N 80°38'20" E, A DISTANCE OF 22.96 FEET TO A POINT; THENCE WITH A BEARING OF N 31°10'56" E, A DISTANCE OF 29.47 FEET TO A POINT; THENCE WITH A BEARING OF N 53°58'46" E, A DISTANCE OF 46.85 FEET TO A POINT; THENCE WITH A BEARING OF N 20°45'17" E, A DISTANCE OF 116.55 FEET TO A POINT; THENCE WITH A BEARING OF N 38°01'21" E, A DISTANCE OF 56.03 FEET TO A POINT; THENCE WITH A BEARING OF N 32°09'53" E, A DISTANCE OF 32.88 FEET TO A POINT; THENCE WITH A BEARING OF N 32°09'53" E, A DISTANCE OF 156.05 FEET TO A POINT; THENCE WITH A BEARING OF N 29°35'43" E, A DISTANCE OF 35.91 FEET TO A POINT; THENCE WITH A BEARING OF N 29°35'43" E, A DISTANCE OF 46.28 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE WITH A BEARING OF S 63°52'15" E, A DISTANCE OF 373.05 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF S 62°46'55" E, A DISTANCE OF 59.00 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF S 27°13'05" W, A DISTANCE OF 21.63 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF S 63°52'15" E, A DISTANCE OF 333.41 FEET TO AN IRON PIN FOUND (#4 REBAR – CAPPED); THENCE WITH A BEARING OF S 00°24'49" E, A DISTANCE OF 168.42 FEET TO AN IRON PIN PLACED (#4 REBAR); THENCE WITH A BEARING OF S 10°26'59" W, A DISTANCE OF 218.94 FEET TO AN IRON PIN FOUND (#4 REBAR) AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 8.828 ACRES AS SHOWN ON AN ALTA SURVEY BY GOODWYN, MILLS, CAWOOD.

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 HIGHWAY GENERAL BUSINESS (HGB) to CITY PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)** +/- 8.823 acres with stipulations below:

ZONING CONDITIONS

1. The rezoning of the Subject Property to the Planned Unit Development–Residential (PUD-R) district shall be consistent with the technical and conceptual site plans submitted with the application and shall comply with the proposed minimum front, side, and rear setbacks, as well as the overall density of 10.08 units per acre.
2. The Subject Property shall be developed as maximum of eighty-nine (89) ‘For Sale’ Fee Simple Townhomes.
3. Applicant agrees the minimum floor area of all residential units shall be 1,400 sq. ft. Applicant also agrees that the maximum height of the overall development will adhere to the development standards outlined in the Unified Development Code.
4. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted with the rezoning application and should include a mixture of components consisting of brick, stacked stone, and other cementitious components including Hardie plank and Hardie plank shake and similar products.
5. Compliance with the recommendations from the City Engineer and/or the City’s Public Works Director with respect to stormwater management, hydrology and water quality requirements as outlined in the Unified Development Code.
6. Prior to issuance of a land disturbance permit, the applicant shall coordinate with a qualified geotechnical firm and civil engineer to design and implement measures to capture any groundwater encountered on-site associated with the spring ,subject to review and approval by the City Engineer and/or the City’s Public Works Director.
7. Subject to review and approval by the City Engineer and the Public Works Department, all stormwater management components shall comply with the recommendations of the City of Kennesaw’s Stormwater Management Division, including requirements related to stormwater management, hydrology, and water quality.
8. Applicant agrees to the protection of all required stream buffers affecting the Property; any potential impact to the stream(s) due to revisions to the site plans will require a variance.
9. Applicant shall create a mandatory Homeowners Association (“HOA”) and prepare and file a Declaration of Covenant, 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 ten percent (10%) or nine units of the total number of units.

10. The homeowners association shall be solely responsible for the upkeep and maintenance of all common areas, mail kiosk, amenities, and amenity areas; including the entrance areas, boundary landscape buffers, stormwater management systems, driveways and parking lot.
11. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained, which shall include the installation of an irrigation system in areas where appropriate.
12. The applicant agrees to the installation of a privacy fence constructed of solid weather resistant materials such as wood, wrought iron, with a height no greater than 8 ft along the portion of the rezoned parcel adjacent to existing commercial properties.
13. The developer agrees to construct all of the necessary roadways and infrastructure improvements as more particularly shown and reflected on the site plan. Additionally, the developer agrees to comply in all respects with the City's specifications concerning such infrastructure improvements which are interior to the subdivision.
14. The proposed development shall include amenities for use and enjoyment of its residents as follows:
 - a) Community courtyards, gathering places
 - b) Pedestrian connectivity
 - c) A dog park
15. Sidewalks shall be provided throughout the subdivision, with all amenity areas connected to the nearest internal sidewalk to ensure continuous pedestrian access.
16. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
17. Compliance with recommendations from Cobb County Fire Marshal's Office with respect to Life Safety and Fire Prevention issues. The development shall also comply with all applicable guest parking regulations, consistent with the parking layout and quantities depicted on the submitted site plan.
18. Entrance signage shall be ground based, monument-style signage with finish, materials and colors being in substantial conformity to the architectural style embodied in the subdivision.

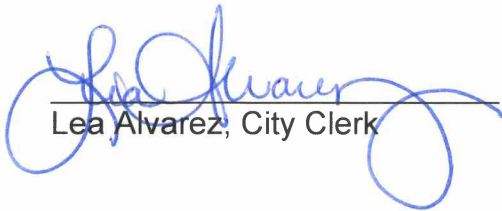
19. All utilities servicing the residences with the proposed community shall be underground.
20. The applicant agrees that construction will begin in 24 months of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning.
21. The applicant will provide two access points, one being Cobb Parkway and the other being Pine Mountain Road.

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 16th day of February 2026.

ATTEST:



Lea Alvarez, City Clerk

CITY OF KENNESAW:



Derek Easterling, Mayor



**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2026-03

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE
CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT
DESIGNATION FROM UNASSIGNED RIGHT- OF -WAY TO CITY R-15, SINGLE
FAMILY RESIDENTIAL FOR THE PROPERTY LOCATED AT 2995 & 2997 N MAIN
STREET**

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

WHEREAS, Dean Klein made an application to amend the Official Zoning Map of the City of Kennesaw, Georgia so as to change the zoning designation from **UNASSIGNED RIGHT - OF - WAY to CITY R-15, SINGLE FAMILY RESIDENTIAL**; for unassigned right-of-way fronting 2995 & 2997 N. Main Street (Parcel # 20013900130 & 20013900140), identified as 20th District containing +/- 0.11 (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on January 16, 2026 of a public hearing before the Kennesaw Planning Commission held on February 4, 2026 and the Mayor and Council on February 16, 2026; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held February 4, 2026; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held February 16, 2026; 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 **UNASSIGNED RIGHT-OF-WAY to CITY R-15, SINGLE FAMILY RESIDENTIAL** for the following described property:

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 139 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #4 REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF PARK DRIVE WITH THE PROPOSED SOUTHERN RIGHT OF WAY OF NORTH MAIN STREET; THENCE RUNNING ALONG THE PROPOSED SOUTHERN RIGHT OF WAY OF NORTH MAIN STREET SOUTH 68 DEGREES 09 MINUTES 18 SECONDS EAST 104.52' TO A #4 REBAR FOUND AT THE POINT OF BEGINNING; THENCE RUNNING NORTH 21 DEGREES 50 MINUTES 42 SECONDS EAST 25.06' TO A POINT; THENCE RUNNING SOUTH 68 DEGREES 09 MINUTES 18 SECONDS EAST 90.29' TO A POINT; THENCE RUNNING SOUTH 13 DEGREES 24 MINUTES 40 SECONDS WEST 25.27' TO A NAIL FOUND ON THE PROPOSED SOUTHERN RIGHT OF WAY OF NORTH MAIN STREET; THENCE RUNNING ALONG SAID PROPOSED RIGHT OF WAY NORTH 68 DEGREES 09 MINUTES 18 SECONDS WEST 94.00' TO THE #4 REBAR FOUND AT THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINS 0.05 ACRES AND PRESENTLY KNOWN UNDER THE CURRENT NUMBERING SYSTEM AS 2995 NORTH MAIN ST.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 139 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF PARK DRIVE WITH THE PROPOSED SOUTHERN RIGHT OF WAY OF NORTH MAIN STREET; THENCE RUNNING NORTH 22 DEGREES 09 MINUTES 49 SECONDS EAST 25.00' TO A POINT; THENCE RUNNING SOUTH 68 DEGREES 09 MINUTES 18 SECONDS EAST 104.38' TO A POINT; THENCE RUNNING SOUTH 21 DEGREES 50 MINUTES 42 SECONDS WEST 25.27' TO A #4 REBAR FOUND ON THE PROPOSED SOUTHERN RIGHT OF WAY OF NORTH MAIN STREET; THENCE RUNNING ALONG SAID PROPOSED RIGHT OF WAY NORTH 09 MINUTES 18 SECONDS WEST 104.52' TO THE #4 REBAR FOUND AT THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINS 0.06 ACRES AND PRESENTLY KNOWN UNDER THE CURRENT NUMBERING SYSTEM AS 2997 NORTH MAIN STREET.

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 **UNASSIGNED RIGHT OF WAY** to **R-15, SINGLE FAMILY RESIDENTIAL** for +/- 0.11.

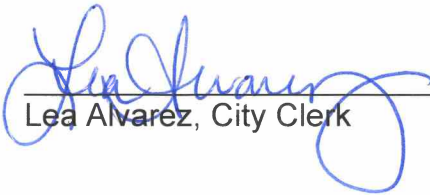
SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and

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 16th day of February 2026.

ATTEST:



Lea Alvarez, City Clerk



CITY OF KENNESAW:



Derek Easterling, Mayor

**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2026-04

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF
KENNESAW, GEORGIA, SECTION 2.01.03 “RESIDENTIAL ZONING DISTRICTS”
AND SECTION 9.01.00 “NONCONFORMING USES”**

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

WHEREAS, the Unified Development Code of the City of Kennesaw is designed for the purpose of promoting health, safety, morals, order, prosperity and general welfare of the City of Kennesaw and its individual and corporate citizens; and

WHEREAS, Subdivisions located within various residential zoning districts and established prior to 1996 were legally created; however, many of the lots within these subdivisions no longer meet the current minimum requirements for lot size, width, or setbacks as outlined in the Unified Development Code (UDC); and

WHEREAS, these nonconforming conditions have created challenges for property owners seeking to rebuild or redevelop their properties in a manner consistent with the original character of the neighborhood; and

WHEREAS, the City seeks to establish a clear and equitable process for recognizing legally established residential lots that have become nonconforming, in order to allow for their reasonable use, reduce administrative burdens related to variances, promote consistency in residential development, and uphold the health, safety, and welfare of the community; and

WHEREAS, public hearing were duly advertised in the Marietta Daily Journal; and

WHEREAS, the City and the Planning Commission held a public hearing in connection with the passage of this Ordinance; and

WHEREAS, pursuant to Section 1-4 of the Code of Ordinances, Kennesaw, Georgia, the Code of Ordinances of Kennesaw, Georgia is hereby amended as follows:

SECTION 1

THAT SECTION 2.01.03 of the Unified Development Code of the Code of Ordinances for the City of Kennesaw, Georgia, is hereby amended to read as follows:

2.01.03 Residential Zoning Districts

2.01.03.03 The regulations for the R-20 Single-Family residential district (20,000-square-foot lot size) are as follows:

- A. *Purpose and intent.* The R-20 single-family residential district is intended to provide suitable areas for single-family, detached dwellings at medium densities as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, with access to both public water and sewerage.
- B. *Uses.* Any use not permitted as of right, or not permitted by Special Exception, or not permitted by land use permit is prohibited. To the extent there is a conflict between the permitted use table and this subsection, this section shall control for purposes of determining whether the use is allowed. See Section 4.04.01 for standards associated with Special Exception uses. Any conflict between the standards set forth in this district and those set forth in Section 4.04.01, the standards in Section 4.04.01 shall control for purposes of developing a Special Exception use.

The following uses are permitted:

- Clubs or lodges
- Community Fairs
- Designated Recycling Collection locations
- Executive golf courses
- Fruit Trees, Nuts and Vegetables for personal consumption (not for commerce)
- Golf courses (Par 3)
- Golf courses (18-hole regulation; private and public)
- Group homes
- Limited home occupations
- Nonprofit riding stables
- Nonprofit (seasonal use) fishing lakes
- Private parks
- Recreation grounds other than tennis courts and golf courses
- Religious assemblies
- Single family dwelling units (detached)
- Short Term Rentals (STR)
- Temporary uses

The following uses are permitted by special exception (refer to [section 4.04.01](#)):

- Cemeteries
- Mausoleum
- Private community centers
- Private schools of general and special education

The following uses are permitted by land use permit or special land use permit:

- Cottage food operator (refer to [section 4.04.05](#) Standards for Home Occupation)
- Family childcare learning home (refer to [section 4.04.05](#) Standards for Home Occupation)
- Home occupations (refer to [section 4.04.05](#))
- Manufactured Homes
- Radio, television and other communication towers and antennas (refer to [section 4.04.06](#))

C. *Requirements for certain uses.* The following uses shall have the requirements as ascribed to them in this subsection.

1. *Cottage Food Operators:*

- (a) Cottage food operators shall adhere to all rules and regulations imposed by the Georgia Department of Agriculture.
- (b) There shall be no signage or other exterior evidence of the cottage food operator.
- (c) Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely deliver mail/internet order products to residents.
- (d) No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
- (e) There shall be no employees parking on the site unless approved by the Mayor and City Council in accordance with Section 4.04.05.
- (f) A home occupation land use permit shall be required.

2. *Limited Home Occupations:*

- (a) There shall be no exterior evidence of the home occupation, including but not limited to any type of identifying signs.
- (b) No article, product or service used or sold in connection with such activity shall be other than those normally found on the premises.
- (c) No mechanical equipment shall be used for such occupation except such equipment as is customary for purely household and hobby purposes.
- (d) Such use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed in such occupation.
- (e) No more than 25 percent of the dwelling unit may be used for the operation.
- (f) No materials, equipment or business vehicles may be stored or parked on the premises, except that one business vehicle, used exclusively by the resident may be parked in a carport, garage, or rear or side yard.
- (g) The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of the home occupation.
- (h) There shall be no deliveries of supplies for use in the home occupation or pickups of the items produced by the occupant by commercial carriers.
- (i) No clients or customers are allowed on the premises on a regular basis.
- (j) The limited home occupation shall not create a nuisance.

3. *Designated Recycling Collection Locations:*

- (a) Must be maintained in a safe, clean, neat, and sanitary fashion;
- (b) Such location shall be visually screened and maintained;
- (c) Such location shall be within the building setbacks unless otherwise approved by the zoning administrator or his/her designee due to topography, safety, internal traffic flow, site distance, or for other site-related circumstances not created by the property owner.

4. *Group Home:*

- (a) A group home shall be shared by four or fewer persons, excluding resident staff;

- (b) The group home must provide the City of Kennesaw with a copy of its scheduled activity plan, a copy of the group home rules, and, if applicable, evidence of active enforcement under the Georgia Association of Recovery Residence standards;
- (c) The group home must be under the direction and guidance of a designated managing caregiver that resides at the group home;
- (d) The designated managing caregiver or his or her designee shall be available on a 24-hour basis in the event of emergencies or complaints; and
- (e) A group home must submit to random inspections by the City Code Enforcement;
- (f) A group home shall comply with all applicable regulations by the Board of Behavioral Health and Developmental Disabilities and the Department of Behavioral Health and Developmental Disabilities.

5. *Family childcare learning home:*

- (a) Maximum of six children under 13 years of age at one time for pay or not for pay;
- (b) For purpose of this section only, children who are related by direct blood kin or adoption to the childcare provider shall not be included in the calculation of the six children limitation;
- (c) The childcare shall not create a nuisance to immediately adjacent property owners;
- (d) Off-street parking must be provided for childcare pick-up and drop-off; and
- (e) No employees;
- (f) Proof of a Family child care learning home license under O.C.G.A. § 20-1A-10(v), or as amended from time to time, by the Department of Early Care and Learning or its successor agency;
- (g) A home occupation land use permit shall be required.

6. *Temporary Uses:*

- (a) An approved temporary use shall not exceed 30 days and may be renewed for not more than one additional 30-day period.
- (b) Adequate off-street parking shall be provided.
- (c) Application for a temporary use shall be made with the City Business License division.

D. *Dimensional standards for Development.* Setback shall be measured from the property line of the parcel. The property with the shortest amount of road frontage shall be the front setback for determining other setbacks (major side, side, rear).

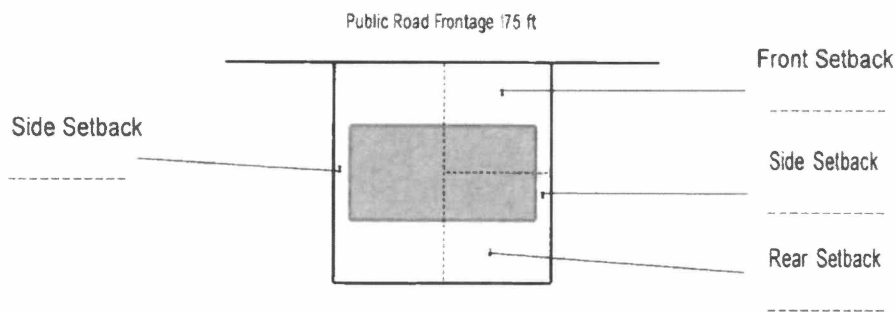
- 1. Minimum lot size: 20,000 square feet. The Zoning Administrator shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
- 2. Minimum floor area: 1,500 square feet.
- 3. Minimum lot width at front setback line: 75 feet; cul-de-sac, 60 feet.
- 4. Minimum public road frontage: 75 feet; cul-de-sac, 50 feet.
- 5. Maximum cover: 35%
- 6. Maximum building height: 35 feet.
- 7. A basement shall be counted as a story if the ceiling is six feet or more above the grade and is either subdivided or used for dwelling or business purposes. A basement is a portion of the building partly underground which has more than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground.

8. *Minimum building setbacks:*

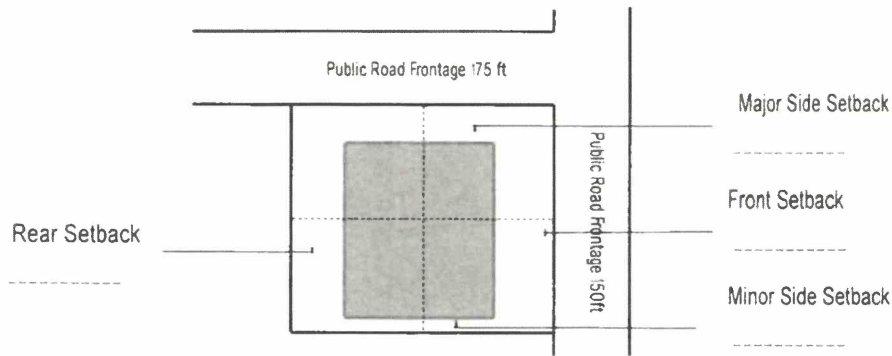
- (a) Front yard as measured from arterial: 40 feet.
- (b) Front yard as measured from collector: 40 feet.
- (c) Front yard as measured from local: 35 feet.
- (d) Side yard (aka minor side yard): 10 feet.
- (e) Rear yard: 35 feet.
- (f) Major side: 25 feet.

9. *Measuring building setbacks:* The number and type of setbacks is determined based on the number and type of public road frontages for the lot as follows and as shown on the following diagram:

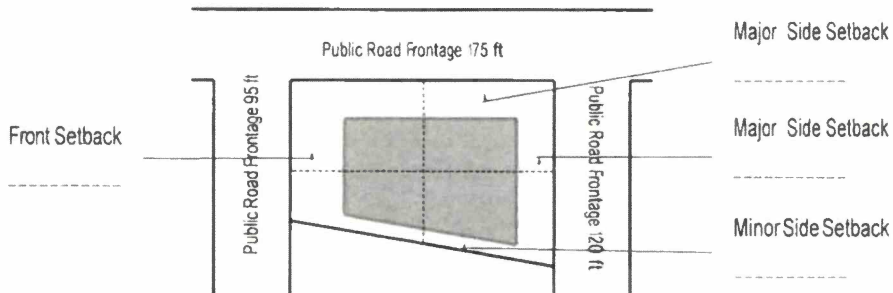
- (a) One public road frontage: The front yard setback is measured from the one public road frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the other two yards are side yards.
- (b) Two public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The major side yard setback is measured from the road with the longer frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the yard opposite the major side yard is the minor side yard.
- (c) Three public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The two major side yard setbacks are measured from the other two road frontages (arterial, collector, or local). The remaining yard is a minor side yard.
- (d) Building setbacks apply to both principal and accessory buildings and structure except where it explicitly states otherwise.
- (e) Irregular shaped lots: The Planning and Zoning Administrator will determine setbacks for irregular shaped lots adhering to the spirit and intent of this section.



Example for Property with one (1) Public Road Frontage



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages

10. Nonconforming Uses. Any lot with an existing structure that was developed and established in accordance with applicable ordinances prior to March 18, 1996 shall be considered a lawful, conforming use under the Unified Development Code (UDC). In the event of reconstruction, such properties may be rebuilt using the previously established building footprint. The Zoning Administrator or their designee shall have the authority to approve administrative variances to reduce dimensional standards such as setbacks, lot width, coverage for lots identified as nonconforming on the official map referenced in Appendix A, where such standards do not align with current zoning regulations.

Administrative variances may be granted only if:

1. The proposed reconstruction does not adversely impact adjacent properties, and
2. The request remains consistent with the intent and purpose of the Unified Development Code.

2.01.03.04 The regulations for the R-15 Single-Family residential district (15,000-square-foot lot size) are as follows:

- A. *Purpose and intent.* The R-15 single-family residential district is intended to provide suitable areas for single-family, detached dwellings at medium densities as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, with access to both public water and sewerage.
- B. *Uses.* Any use not permitted as of right, or not permitted by Special Exception, or not permitted by land use permit is prohibited. To the extent there is a conflict between the permitted use table and this subsection, this section shall control for purposes of determining whether the use is allowed. See Section 4.04.01 for standards associated with Special Exception uses. Any conflict between the standards set forth in this district and those set forth in Section 4.04.01, the standards in Section 4.04.01 shall control for purposes of developing a Special Exception use.

The following uses are permitted:

- Clubs or lodges
- Community Fairs
- Designated Recycling Collection locations
- Executive golf courses
- Golf courses (Par 3)
- Golf courses (18-hole regulation; private and public)
- Group homes
- Limited home occupations
- Nonprofit riding stables
- Nonprofit (seasonal use) fishing lakes
- Private parks
- Recreation grounds other than tennis courts and golf courses
- Religious assemblies
- Single family dwelling units (detached)
- Short Term Rentals (STR)
- Temporary uses

The following uses are permitted by special exception (refer to [section 4.04.01](#)):

- Cemeteries
- Mausoleum
- Private community centers
- Private schools of general and special education

The following uses are permitted by land use permit or special land use permit:

- Cottage food operator (refer to [section 4.04.05](#) Standards for Home Occupation)
- Family childcare learning home (refer to [section 4.04.05](#) Standards for Home Occupation)
- Home occupations (refer to [section 4.04.05](#))
- Manufactured Homes
- Radio, television and other communication towers and antennas (refer to [section 4.04.06](#))

C. *Requirements for certain uses.* The following uses shall have the requirements as ascribed to them in this subsection.

1. *Cottage Food Operators:*

- (a) Cottage food operators shall adhere to all rules and regulations imposed by the Georgia Department of Agriculture.
- (b) There shall be no signage or other exterior evidence of the cottage food operator.
- (c) Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely deliver mail/internet order products to residents.
- (d) No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.

- (e) There shall be no employees parking on the site unless approved by the Mayor and City Council in accordance with Section 4.04.05.
 - (f) A home occupation land use permit shall be required.
- 2. *Limited Home Occupations:*
 - (a) There shall be no exterior evidence of the home occupation, including but not limited to any type of identifying signs.
 - (b) No article, product or service used or sold in connection with such activity shall be other than those normally found on the premises.
 - (c) No mechanical equipment shall be used for such occupation except such equipment as is customary for purely household and hobby purposes.
 - (d) Such use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed in such occupation.
 - (e) No more than 25 percent of the dwelling unit may be used for the operation.
 - (f) No materials, equipment or business vehicles may be stored or parked on the premises, except that one business vehicle, used exclusively by the resident may be parked in a carport, garage, or rear or side yard.
 - (g) The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of the home occupation.
 - (h) There shall be no deliveries of supplies for use in the home occupation or pickups of the items produced by the occupant by commercial carriers.
 - (i) No clients or customers are allowed on the premises on a regular basis.
 - (j) The limited home occupation shall not create a nuisance.
- 3. *Designated Recycling Collection Locations:*
 - (a) Must be maintained in a safe, clean, neat, and sanitary fashion;
 - (b) Such location shall be visually screened and maintained;
 - (c) Such location shall be within the building setbacks unless otherwise approved by the zoning administrator or his/her designee due to topography, safety, internal traffic flow, site distance, or for other site-related circumstances not created by the property owner.
- 4. *Group Home:*
 - (a) A group home shall be shared by four or fewer persons, excluding resident staff;
 - (b) The group home must provide the City of Kennesaw with a copy of its scheduled activity plan, a copy of the group home rules, and, if applicable, evidence of active enforcement under the Georgia Association of Recovery Residence standards;
 - (c) The group home must be under the direction and guidance of a designated managing caregiver that resides at the group home;
 - (d) The designated managing caregiver or his or her designee shall be available on a 24-hour basis in the event of emergencies or complaints; and
 - (e) A group home must submit to random inspections by the City Code Enforcement;
 - (f) A group home shall comply with all applicable regulations by the Board of Behavioral Health and Developmental Disabilities and the Department of Behavioral Health and Developmental Disabilities.
- 5. *Family childcare learning home:*

- (a) Maximum of six children under 13 years of age at one time for pay or not for pay;
- (b) For purpose of this section only, children who are related by direct blood kin or adoption to the childcare provider shall not be included in the calculation of the six children limitation;
- (c) The childcare shall not create a nuisance to immediately adjacent property owners;
- (d) Off-street parking must be provided for childcare pick-up and drop-off; and
- (e) No employees;
- (f) Proof of a Family child care learning home license under O.C.G.A. § 20-1A-10(v), or as amended from time to time, by the Department of Early Care and Learning or its successor agency;
- (g) A home occupation land use permit shall be required.

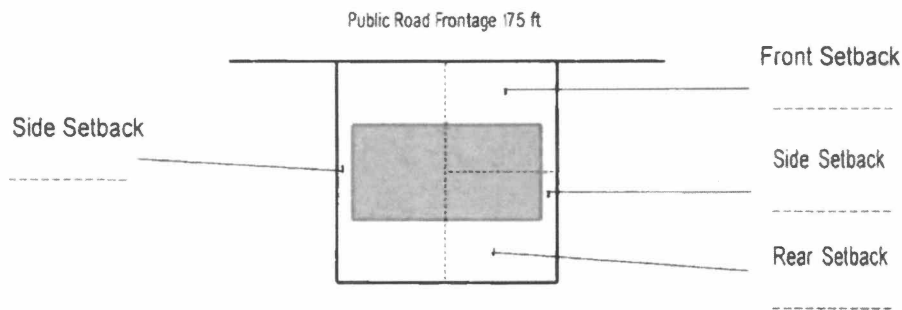
6. *Temporary Uses:*

- (a) An approved temporary use shall not exceed 30 days and may be renewed for not more than one additional 30-day period.
- (b) Adequate off-street parking shall be provided.
- (c) Application for a temporary use shall be made with the City Business License division.

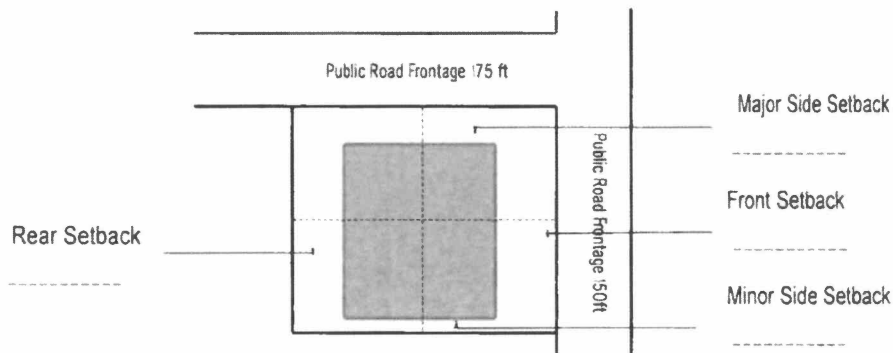
D. *Dimensional standards for Development.* Setback shall be measured from the property line of the parcel. The property with the shortest amount of road frontage shall be the front setback for determining other setbacks (major side, side, rear).

- 1. Minimum lot size: 15,000 square feet. The Zoning Administrator shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
- 2. Minimum floor area: 1,400 square feet.
- 3. Minimum lot width at front setback line: 75 feet; cul-de-sac, 60 feet.
- 4. Minimum public road frontage: 75 feet; cul-de-sac, 50 feet.
- 5. Maximum cover: 35%
- 6. Maximum building height: 35 feet.
- 7. A basement shall be counted as a story if the ceiling is six feet or more above the grade and is either subdivided or used for dwelling or business purposes. A basement is a portion of the building partly underground which has more than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground.
- 8. *Minimum building setbacks:*
 - (a) Front yard as measured from arterial: 40 feet.
 - (b) Front yard as measured from collector: 40 feet.
 - (c) Front yard as measured from local: 35 feet.
 - (d) Side yard (aka minor side yard): 10 feet.
 - (e) Rear yard: 30 feet.
 - (f) Major side: 25 feet.
- 9. *Measuring building setbacks:* The number and type of setbacks is determined based on the number and type of public road frontages for the lot as follows and as shown on the following diagram:

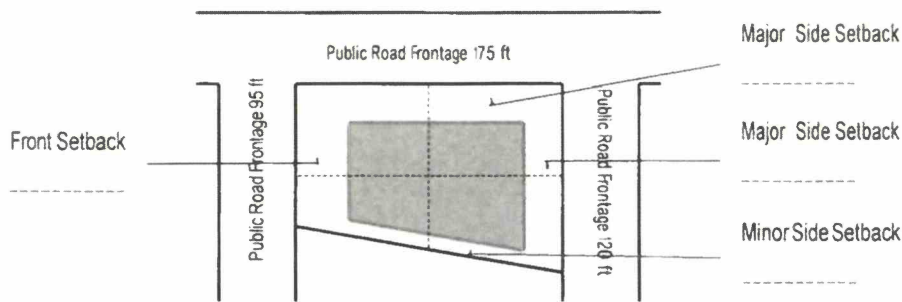
- (a) One public road frontage: The front yard setback is measured from the one public road frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the other two yards are side yards.
- (b) Two public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The major side yard setback is measured from the road with the longer frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the yard opposite the major side yard is the minor side yard.
- (c) Three public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The two major side yard setbacks are measured from the other two road frontages (arterial, collector, or local). The remaining yard is a minor side yard.
- (d) Building setbacks apply to both principal and accessory buildings and structure except where it explicitly states otherwise.
- (e) Irregular shaped lots: The Planning and Zoning Administrator will determine setbacks for irregular shaped lots adhering to the spirit and intent of this section.



Example for Property with one (1) Public Road Frontage



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages

10. Nonconforming Uses. Any lot with an existing structure that was developed and established in accordance with applicable ordinances prior to March 18, 1996 shall be considered a lawful, conforming use under the Unified Development Code (UDC). In the event of reconstruction, such properties may be rebuilt using the previously established building footprint. The Zoning Administrator or their designee shall have the authority to approve administrative variances to reduce dimensional standards such as setbacks, lot width, coverage for lots identified as nonconforming on the official map referenced in Appendix A, where such standards do not align with current zoning regulations.

Administrative variances may be granted only if:

1. The proposed reconstruction does not adversely impact adjacent properties, and
2. The request remains consistent with the intent and purpose of the Unified Development Code.

2.01.03.05 The regulations for the R-12 Single-Family residential district (12,000-square-foot lot size) are as follows:

- A. *Purpose and intent.* The R-12 single-family residential district is intended to provide suitable areas for single-family, detached dwellings at medium densities as defined under the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, with access to both public water and sewerage.
- B. *Uses.* Any use not permitted as of right, or not permitted by Special Exception, or not permitted by land use permit is prohibited. To the extent there is a conflict between the permitted use table and this subsection, this section shall control for purposes of determining whether the use is allowed. See Section 4.04.01 for standards associated with Special Exception uses. Any conflict between the standards set forth in this district and those set forth in Section 4.04.01, the standards in Section 4.04.01 shall control for purposes of developing a Special Exception use.

The following uses are permitted:

- Clubs or lodges
- Community Fairs
- Designated Recycling Collection locations
- Executive golf courses
- Golf courses (Par 3)
- Golf courses (18-hole regulation; private and public)
- Group homes
- Limited home occupations
- Nonprofit riding stables

Nonprofit (seasonal use) fishing lakes
Private parks
Recreation grounds other than tennis courts and golf courses
Religious assemblies
Single family dwelling units (detached)
Short Term Rentals (STR)
Temporary uses

The following uses are permitted by special exception (refer to [section 4.04.01](#)):

Cemeteries
Mausoleum
Private community centers
Private schools of general and special education

The following uses are permitted by land use permit or special land use permit:

Cottage food operator (refer to [section 4.04.05](#) Standards for Home Occupation)
Family childcare learning home (refer to [section 4.04.05](#) Standards for Home Occupation)
Home occupations (refer to [section 4.04.05](#))
Manufactured Homes
Radio, television and other communication towers and antennas (refer to [section 4.04.06](#))

C. *Requirements for certain uses.* The following uses shall have the requirements as ascribed to them in this subsection.

1. *Cottage Food Operators:*

- (a) Cottage food operators shall adhere to all rules and regulations imposed by the Georgia Department of Agriculture.
- (b) There shall be no signage or other exterior evidence of the cottage food operator.
- (c) Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely deliver mail/internet order products to residents.
- (d) No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
- (e) There shall be no employees parking on the site unless approved by the Mayor and City Council in accordance with Section 4.04.05.
- (f) A home occupation land use permit shall be required.

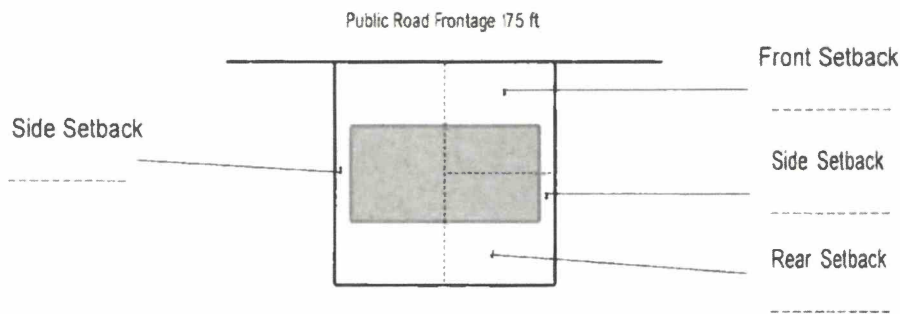
2. *Limited Home Occupations:*

- (a) There shall be no exterior evidence of the home occupation, including but not limited to any type of identifying signs.
- (b) No article, product or service used or sold in connection with such activity shall be other than those normally found on the premises.
- (c) No mechanical equipment shall be used for such occupation except such equipment as is customary for purely household and hobby purposes.

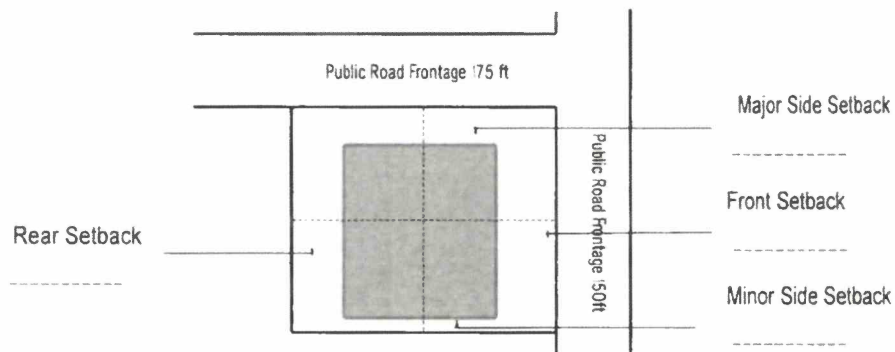
- (d) Such use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed in such occupation.
 - (e) No more than 25 percent of the dwelling unit may be used for the operation.
 - (f) No materials, equipment or business vehicles may be stored or parked on the premises, except that one business vehicle, used exclusively by the resident may be parked in a carport, garage, or rear or side yard.
 - (g) The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of the home occupation.
 - (h) There shall be no deliveries of supplies for use in the home occupation or pickups of the items produced by the occupant by commercial carriers.
 - (i) No clients or customers are allowed on the premises on a regular basis.
 - (j) The limited home occupation shall not create a nuisance.
3. *Designated Recycling Collection Locations:*
- (a) Must be maintained in a safe, clean, neat, and sanitary fashion;
 - (b) Such location shall be visually screened and maintained;
 - (c) Such location shall be within the building setbacks unless otherwise approved by the zoning administrator or his/her designee due to topography, safety, internal traffic flow, site distance, or for other site-related circumstances not created by the property owner.
4. *Group Home:*
- (a) A group home shall be shared by four or fewer persons, excluding resident staff;
 - (b) The group home must provide the City of Kennesaw with a copy of its scheduled activity plan, a copy of the group home rules, and, if applicable, evidence of active enforcement under the Georgia Association of Recovery Residence standards;
 - (c) The group home must be under the direction and guidance of a designated managing caregiver that resides at the group home;
 - (d) The designated managing caregiver or his or her designee shall be available on a 24-hour basis in the event of emergencies or complaints; and
 - (e) A group home must submit to random inspections by the City Code Enforcement;
 - (f) A group home shall comply with all applicable regulations by the Board of Behavioral Health and Developmental Disabilities and the Department of Behavioral Health and Developmental Disabilities.
5. *Family childcare learning home:*
- (a) Maximum of six children under 13 years of age at one time for pay or not for pay;
 - (b) For purpose of this section only, children who are related by direct blood kin or adoption to the childcare provider shall not be included in the calculation of the six children limitation;
 - (c) The childcare shall not create a nuisance to immediately adjacent property owners;
 - (d) Off-street parking must be provided for childcare pick-up and drop-off; and
 - (e) No employees;
 - (f) Proof of a Family child care learning home license under O.C.G.A. § 20-1A-10(v), or as amended from time to time, by the Department of Early Care and Learning or its successor agency;

- (g) A home occupation land use permit shall be required.
- 6. *Temporary Uses:*
 - (a) An approved temporary use shall not exceed 30 days and may be renewed for not more than one additional 30-day period.
 - (b) Adequate off-street parking shall be provided.
 - (c) Application for a temporary use shall be made with the City Business License division.
- D. *Dimensional standards for Development.* Setback shall be measured from the property line of the parcel. The property with the shortest amount of road frontage shall be the front setback for determining other setbacks (major side, side, rear).
 - 1. Minimum lot size: 12,000 square feet. The Zoning Administrator shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
 - 2. Minimum floor area: 1,200 square feet.
 - 3. Minimum lot width at front setback line: 75 feet; cul-de-sac, 60 feet.
 - 4. Minimum public road frontage: 75 feet; cul-de-sac, 50 feet.
 - 5. Maximum cover: 30%
 - 6. Maximum building height: 35 feet.
 - 7. A basement shall be counted as a story if the ceiling is six feet or more above the grade and is either subdivided or used for dwelling or business purposes. A basement is a portion of the building partly underground which has more than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground.
 - 8. *Minimum building setbacks:*
 - (a) Front yard as measured from arterial: 40 feet.
 - (b) Front yard as measured from collector: 40 feet.
 - (c) Front yard as measured from local: 35 feet.
 - (d) Side yard (aka minor side yard): 10 feet.
 - (e) Rear yard: 20 feet.
 - (f) Major side: 25 feet.
 - 9. *Measuring building setbacks:* The number and type of setbacks is determined based on the number and type of public road frontages for the lot as follows and as shown on the following diagram:
 - (a) One public road frontage: The front yard setback is measured from the one public road frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the other two yards are side yards.
 - (b) Two public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The major side yard setback is measured from the road with the longer frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the yard opposite the major side yard is the minor side yard.
 - (c) Three public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The two major side yard setbacks are measured from the other two road frontages (arterial, collector, or local). The remaining yard is a minor side yard.
 - (d) Building setbacks apply to both principal and accessory buildings and structure except where it explicitly states otherwise.

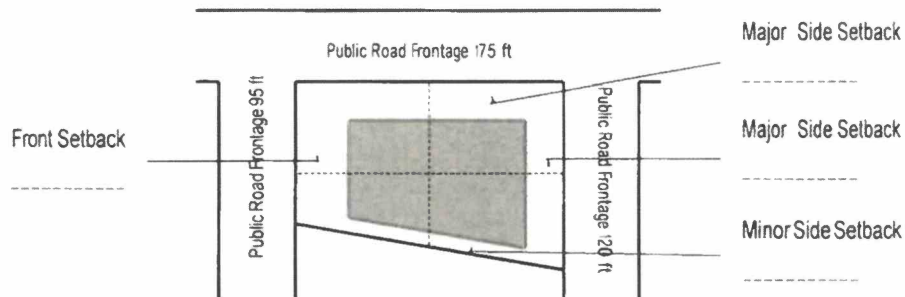
- (e) Irregular shaped lots: The Planning and Zoning Administrator will determine setbacks for irregular shaped lots adhering to the spirit and intent of this section.



Example for Property with one (1) Public Road Frontage



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages

10. *Nonconforming Uses.* Any lot with an existing structure that was developed and established in accordance with applicable ordinances prior to March 18, 1996 shall be considered a lawful, conforming use under the Unified Development Code (UDC). In the event of reconstruction, such properties may be rebuilt using the previously established building footprint. The Zoning Administrator or their designee shall have the authority to approve administrative variances to reduce dimensional standards such as setbacks, lot width, coverage for lots identified as nonconforming on the official map referenced in Appendix A, where such standards do not align with current zoning regulations.

Administrative variances may be granted only if:

1. The proposed reconstruction does not adversely impact adjacent properties, and

2. The request remains consistent with the intent and purpose of the Unified Development Code.

2.01.03.06 The regulations for the R-10 Single-Family residential district (10,000-square-foot lot size) are as follows:

- A. Purpose and intent.* The R-10 single-family residential district is intended to provide suitable areas for single-family, detached dwellings at medium densities as defined by the City of Kennesaw Comprehensive Land Use Plan, and as may be amended from time to time, with access to both public water and sewerage. ~~The 289 parcels developed as a 10,000 square foot lot within the Woodland Acres subdivision which met the conditions of the ordinance prior to 1994, shall be deemed to a lawful conforming use and the Official Zoning Map of the City of Kennesaw, shall be amended to reflect that these lots and homes thereon shall be rezoned as lawful and conforming and subject to the regulations contained herein.~~
- B. Uses.* Any use not permitted as of right, or not permitted by Special Exception, or not permitted by land use permit is prohibited. To the extent there is a conflict between the permitted use table and this subsection, this section shall control for purposes of determining whether the use is allowed. See Section 4.04.01 for standards associated with Special Exception uses. Any conflict between the standards set forth in this district and those set forth in Section 4.04.01, the standards in Section 4.04.01 shall control for purposes of developing a Special Exception use.

The following uses are permitted:

- Clubs or lodges
- Community Fairs
- Designated Recycling Collection locations
- Executive golf courses
- Golf courses (Par 3)
- Golf courses (18-hole regulation; private and public)
- Group homes
- Limited home occupations
- Nonprofit riding stables
- Nonprofit (seasonal use) fishing lakes
- Private parks
- Recreation grounds other than tennis courts and golf courses
- Religious assemblies
- Single family dwelling units (detached)
- Short Term Rentals (STR)
- Temporary uses

The following uses are permitted by special exception (refer to [section 4.04.01](#)):

- Cemeteries
- Mausoleum
- Private community centers
- Private schools of general and special education

The following uses are permitted by land use permit or special land use permit:

- Cottage food operator (refer to [section 4.04.05](#) Standards for Home Occupation)

Family childcare learning home (refer to [section 4.04.05](#) Standards for Home Occupation)

Home occupations (refer to [section 4.04.05](#))

Manufactured Homes

Radio, television and other communication towers and antennas (refer to [section 4.04.06](#))

C. *Requirements for certain uses.* The following uses shall have the requirements as ascribed to them in this subsection.

1. *Cottage Food Operators:*

- (a) Cottage food operators shall adhere to all rules and regulations imposed by the Georgia Department of Agriculture.
- (b) There shall be no signage or other exterior evidence of the cottage food operator.
- (c) Deliveries of specialty ingredients such as herbs and spices, etc., limited to those made by the United States Postal Service or other carrier (FedEx, United Parcel Service, etc.) that routinely deliver mail/internet order products to residents.
- (d) No cottage food products prepared by the cottage food operator may be picked up by a commercial carrier.
- (e) There shall be no employees parking on the site unless approved by the Mayor and City Council in accordance with Section 4.04.05.
- (f) A home occupation land use permit shall be required.

2. *Limited Home Occupations:*

- (a) There shall be no exterior evidence of the home occupation, including but not limited to any type of identifying signs.
- (b) No article, product or service used or sold in connection with such activity shall be other than those normally found on the premises.
- (c) No mechanical equipment shall be used for such occupation except such equipment as is customary for purely household and hobby purposes.
- (d) Such use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed in such occupation.
- (e) No more than 25 percent of the dwelling unit may be used for the operation.
- (f) No materials, equipment or business vehicles may be stored or parked on the premises, except that one business vehicle, used exclusively by the resident may be parked in a carport, garage, or rear or side yard.
- (g) The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of the home occupation.
- (h) There shall be no deliveries of supplies for use in the home occupation or pickups of the items produced by the occupant by commercial carriers.
- (i) No clients or customers are allowed on the premises on a regular basis.
- (j) The limited home occupation shall not create a nuisance.

3. *Designated Recycling Collection Locations:*

- (a) Must be maintained in a safe, clean, neat, and sanitary fashion;
- (b) Such location shall be visually screened and maintained;
- (c) Such location shall be within the building setbacks unless otherwise approved by the zoning administrator or his/her designee due to topography, safety, internal traffic

flow, site distance, or for other site-related circumstances not created by the property owner.

4. *Group Home:*

- (a) A group home shall be shared by four or fewer persons, excluding resident staff;
- (b) The group home must provide the City of Kennesaw with a copy of its scheduled activity plan, a copy of the group home rules, and, if applicable, evidence of active enforcement under the Georgia Association of Recovery Residence standards;
- (c) The group home must be under the direction and guidance of a designated managing caregiver that resides at the group home;
- (d) The designated managing caregiver or his or her designee shall be available on a 24-hour basis in the event of emergencies or complaints; and
- (e) A group home must submit to random inspections by the City Code Enforcement;
- (f) A group home shall comply with all applicable regulations by the Board of Behavioral Health and Developmental Disabilities and the Department of Behavioral Health and Developmental Disabilities.

5. *Family childcare learning home:*

- (a) Maximum of six children under 13 years of age at one time for pay or not for pay;
- (b) For purpose of this section only, children who are related by direct blood kin or adoption to the childcare provider shall not be included in the calculation of the six children limitation;
- (c) The childcare shall not create a nuisance to immediately adjacent property owners;
- (d) Off-street parking must be provided for childcare pick-up and drop-off; and
- (e) No employees;
- (f) Proof of a Family child care learning home license under O.C.G.A. § 20-1A-10(v), or as amended from time to time, by the Department of Early Care and Learning or its successor agency;
- (g) A home occupation land use permit shall be required.

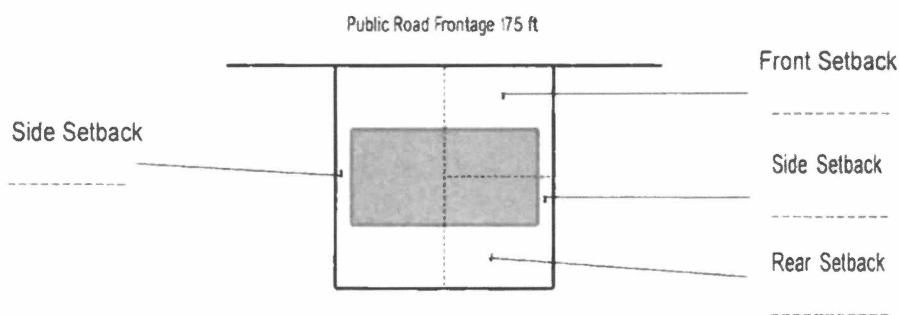
6. *Temporary Uses:*

- (a) An approved temporary use shall not exceed 30 days and may be renewed for not more than one additional 30-day period.
- (b) Adequate off-street parking shall be provided.
- (c) Application for a temporary use shall be made with the City Business License division.

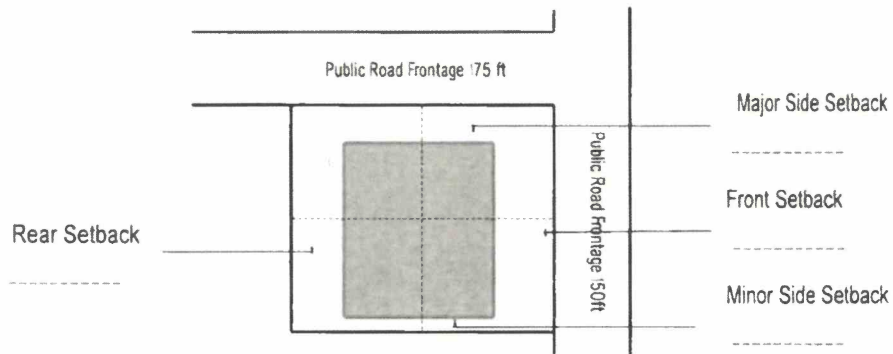
D. *Dimensional standards for Development.* Setback shall be measured from the property line of the parcel. The property with the shortest amount of road frontage shall be the front setback for determining other setbacks (major side, side, rear).

- 1. Minimum lot size: 10,000 square feet. The Zoning Administrator shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
- 2. Minimum floor area: 1,050 square feet.
- 3. Minimum lot width at front setback line: 75 feet; cul-de-sac, 60 feet.
- 4. Minimum public road frontage: 75 feet; cul-de-sac, 50 feet.
- 5. Maximum cover: 30%
- 6. Maximum building height: 35 feet.

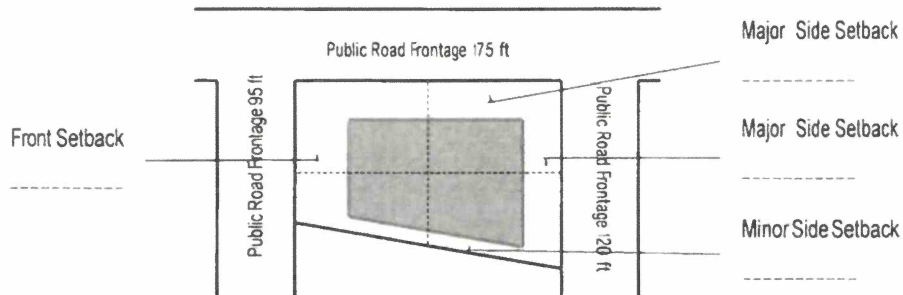
7. A basement shall be counted as a story if the ceiling is six feet or more above the grade and is either subdivided or used for dwelling or business purposes. A basement is a portion of the building partly underground which has more than one-half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground.
8. *Minimum building setbacks:*
 - (a) Front yard as measured from arterial: 40 feet.
 - (b) Front yard as measured from collector: 40 feet.
 - (c) Front yard as measured from local: 35 feet.
 - (d) Side yard (aka minor side yard): 10 feet.
 - (e) Rear yard: 20 feet.
 - (f) Major side: 25 feet.
9. *Measuring building setbacks:* The number and type of setbacks is determined based on the number and type of public road frontages for the lot as follows and as shown on the following diagram:
 - (a) One public road frontage: The front yard setback is measured from the one public road frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the other two yards are side yards.
 - (b) Two public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The major side yard setback is measured from the road with the longer frontage (arterial, collector, or local). The yard opposite the front yard is the rear yard and the yard opposite the major side yard is the minor side yard.
 - (c) Three public road frontages: The front yard setback is measured from the road with the shortest frontage (arterial, collector, or local). The two major side yard setbacks are measured from the other two road frontages (arterial, collector, or local). The remaining yard is a minor side yard.
 - (d) Building setbacks apply to both principal and accessory buildings and structure except where it explicitly states otherwise.
 - (e) Irregular shaped lots: The Planning and Zoning Administrator will determine setbacks for irregular shaped lots adhering to the spirit and intent of this section.



Example for Property with one (1) Public Road Frontage



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages

10. *Nonconforming Uses.* Any lot with an existing structure that was developed and established in accordance with applicable ordinances prior to March 18, 1996 shall be considered a lawful, conforming use under the Unified Development Code (UDC). In the event of reconstruction, such properties may be rebuilt using the previously established building footprint. The Zoning Administrator or their designee shall have the authority to approve administrative variances to reduce dimensional standards such as setbacks, lot width, coverage for lots identified as nonconforming on the official map referenced in Appendix A, where such standards do not align with current zoning regulations.

Administrative variances may be granted only if:

1. The proposed reconstruction does not adversely impact adjacent properties, and
2. The request remains consistent with the intent and purpose of the Unified Development Code.

SECTION 2

THAT SECTION 9.01.00 of the Unified Development Code of the Code of Ordinances for the City of Kennesaw, Georgia, is hereby amended to read as follows:

9.01.00 Nonconforming Uses

- A. The lawful use of any building, structure or land existing at the time of the enactment of this UDC may be continued even though such use does not conform with the provisions of this UDC except that the use of a principal nonconforming building, structure or land shall not be:

Changed to another nonconforming use;

Re-established after discontinuance or abandonment for one (1) year. Discontinuance or abandonment means the failure to devote the property to the permitted nonconforming use evidenced by an overt act or failure to

act (or combination of the two) sufficient to support the implication of an intent to relinquish the right to continue the nonconforming use.

Expanded, enlarged or extended, either on the same or adjoining parcel, except in conformity with this ordinance;

Rebuilt, altered, replaced, or repaired after damage exceeding fifty percent (50%) of its replacement cost at the time of destruction as determined by the building official except in conformity with this ordinance. For those situations where the damage does not exceed fifty percent (50%) of its replacement value, any such rebuilding, alteration, replacement or repair shall be completed within twelve (12) months of such damage;

Altered, except if less than thirty percent (30%) of the floor space of a building or structure is found by the building inspector to be structurally unsafe then a permit may be issued to correct the unsafe condition.

Exception for Established Communities: Residential properties located within established neighborhoods developed and recorded prior to March 18, 1996 shall be considered conforming for the purposes of rebuilding. In the event of damage, such properties may be reconstructed using the previously established building footprint, provided the use remains consistent with the original residential designation and all applicable building codes are met.

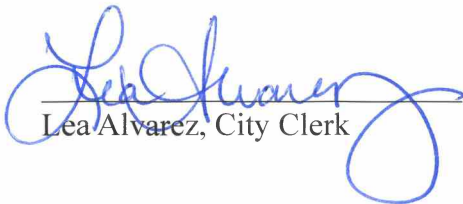
- B. At the time of the enactment of this UDC, every owner of a nonconforming building or structure shall have sixty (60) days to indicate in writing to the Zoning Administrator which building or structure or group of buildings or structures will be considered the "principal" nonconforming building or structure defined in Section A above. In the event that more than one (1) building or structure is classified as "principal" under this section, said classification must be justified by the owner and accepted in writing by the Zoning Administrator. In the event that multiple buildings or structures are accepted by the Zoning Administrator as being the "principal" nonconforming building or structure as defined in Section A above, then all percentage figures stated in this section will pertain to the total area of the multiple buildings or structures so accepted.
- C. All nonconforming buildings, structures and uses (shall be discontinued and made to conform within the time periods set forth below:
1. All nonconforming uses of land where no buildings are involved—Six (6) months from date of adoption of this UDC.
 2. All nonconforming uses of land on which are located demountable or portable buildings or structures—twelve (12) months from date of adoption of this ordinance unless approved by the Georgia Department of Community Affairs (DCA).

SECTION 3

BE IT FURTHER ORDAINED THAT this ordinance shall be effective on and after its adoption and execution by the mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

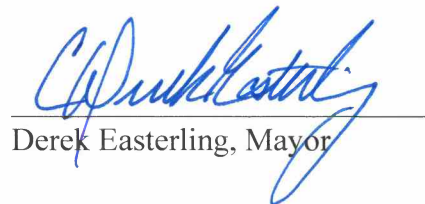
PASSED AND ADOPTED by the Kennesaw City Council on this 16th day of February 2026.

ATTEST:


Lea Alvarez, City Clerk

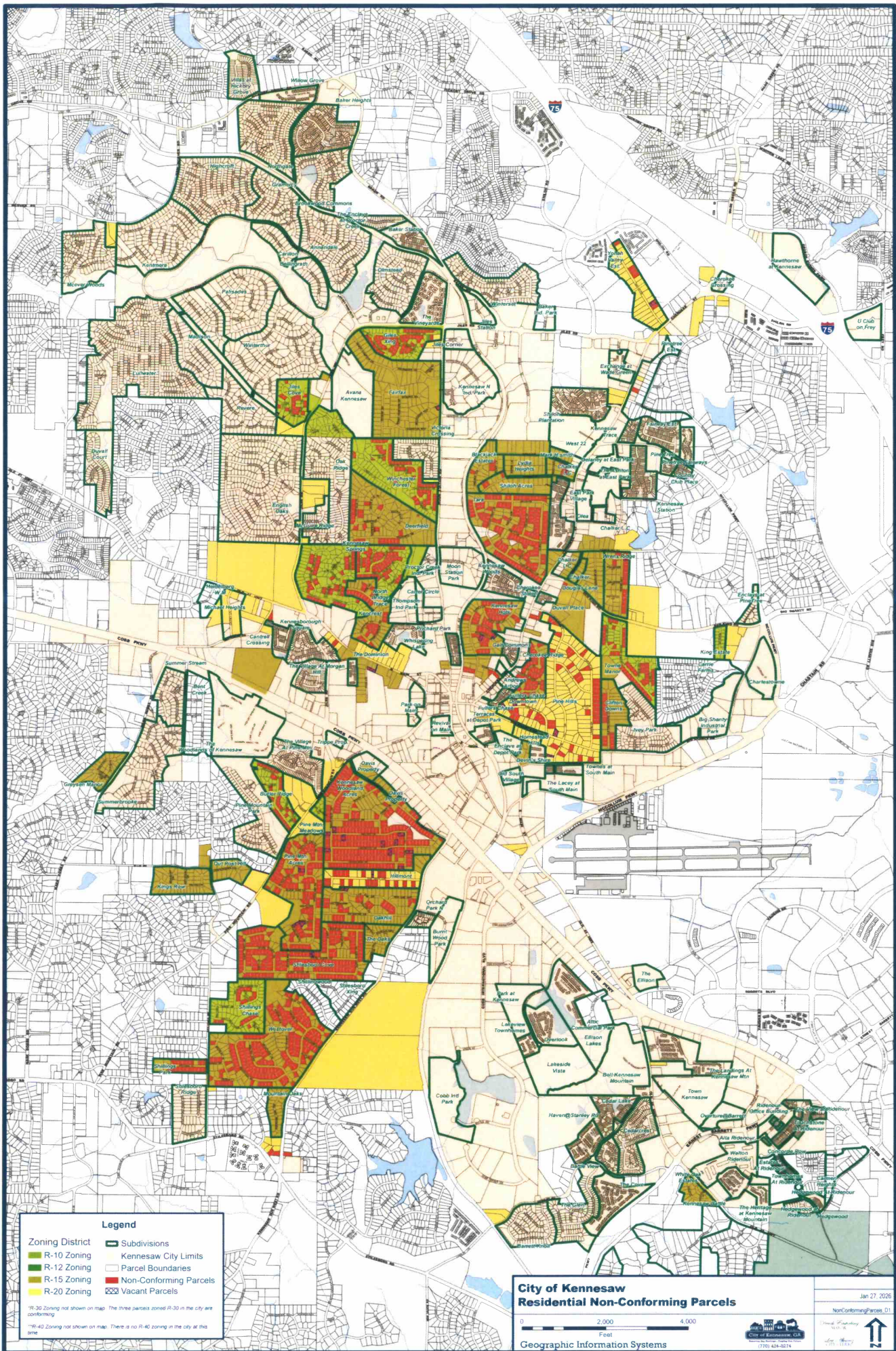


CITY OF KENNESAW:


Derek Easterling, Mayor

APPENDIX A

MAP OF RESIDENTIAL NON-CONFORMING PARCEL



**CITY OF KENNESAW
GEORGIA**

ORDINANCE NO. 2026-05

**AN ORDINANCE TO ADOPT THE OFFICIAL ZONING MAP OF THE
CITY OF KENNESAW**

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

WHEREAS, an Ordinance is necessary to adopt the Official Zoning Map of the City of Kennesaw, Georgia; and

WHEREAS, notice as advertised in the Marietta Daily Journal on January 16, 2026; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal on February 4, 2026, recommending approval; and

WHEREAS, the Mayor and Council held a public hearing on this proposal on February 16, 2026; and

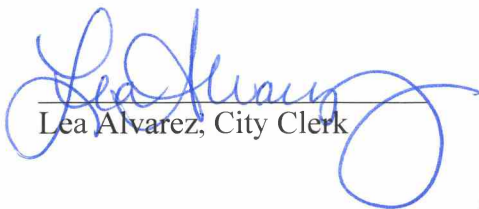
WHEREAS, the Mayor and Council have determined that the proposed Official Zoning Map is in the best public interest and meets the standards established.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Kennesaw, Cobb County, Georgia, that the Official Zoning Map of the City of Kennesaw, Georgia is hereby adopted to reflect all zoning approvals regarding annexations and rezonings between January 1, 2025, and December 31, 2025.

BE IT FURTHER ORDAINED THAT this Ordinance and the attached map shall become effective from and after its adoption and execution by the Mayor.

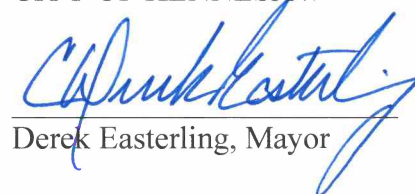
PASSED AND ADOPTED by the Kennesaw City Council on this 16th day of February 2026.

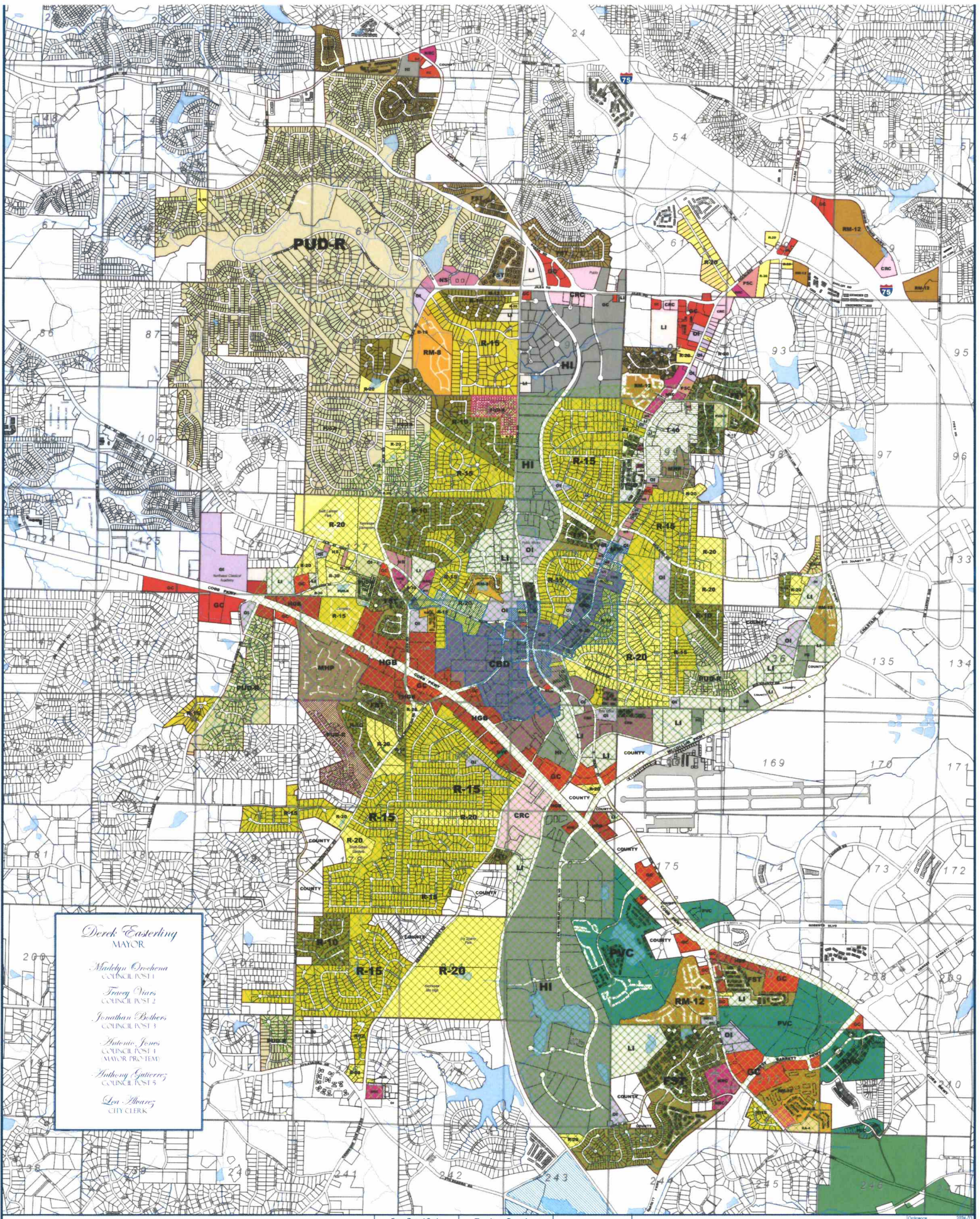
ATTEST


Lea Alvarez, City Clerk



CITY OF KENNESAW


Derek Easterling, Mayor



Derek Easterling
MAYOR

Madehya Orochena
COUNCIL POST 1

Tacey Vines
COUNCIL POST 2

Jonathan Bolters
COUNCIL POST 3

Antonic Jones
COUNCIL POST 4
MAYOR PRO TEM

Bethany Gutierrez
COUNCIL POST 5

Len Moorey
CITY CLERK

Zoning Districts

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

Form Based Code

Open Space
1-3
1-4L
1-4D
1-5

Zoning Overlays

Airport Hazard District
Conservation Subdivision
Historic Districts
Historic Preservation Village
Senior Living

City Limits

Acworth City Limits
Kennesaw City Limits
Kennesaw Min. Nat'l Battlefield
Land Lots
Marietta City Limits

ADOPTED OFFICIAL ZONING MAP
MAYOR DEREK EASTERLING --- DRAFT ---

CITY OF KENNESAW
PLANNING & ZONING DEPT.
"BEYOND THE HORIZON"

Derek Easterling
MAYOR

Len Moorey
CITY CLERK

Legend

Open Space	1-3	1-4L	1-4D	1-5
Airport Hazard District	Conservation Subdivision	Historic Districts	Historic Preservation Village	Senior Living
Acworth City Limits	Kennesaw City Limits	Kennesaw Min. Nat'l Battlefield	Land Lots	Marietta City Limits

Ordinance 1924-10
Adopted Feb 19, 2024
Revised Jan 28, 2026
File ZoningMap_1924-10

2026013443 Plat Book 284 pg 49
Filed and Recorded: 2/18/2026 4:15:00 PM
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- PP - Power Pole
- LP - Light Pole
- PED - Utility Pedestal
- FH - Fire Hydrant
- WM - Water Meter
- WV - Water Valve
- GM - Gas Meter
- SMH - Sewer Manhole
- CB - Catch Basin
- DI - Drop Inlet
- C/O - Cleanout
- PBX - Power Box
- Deciduous Tree
- Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- R/W - Right of Way
- N~F - Now or Formerly
- DB, PG - Deed Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning
- P = PLAT
- D = DEED
- M = MEASURED

SURVEYOR'S CERTIFICATION

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future," and their location, size, type and material are correctly shown; and that all engineering requirements of the Kennesaw Subdivision Regulations have been fully complied with.

SURVEYOR'S CERTIFICATION

As required by Subsection (C) of OCGA Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat or plan has been approved for filing in writing by any and all applicable municipal, county or municipal-county planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required.

The following governmental bodies have approved this map, plat or plan for recording:

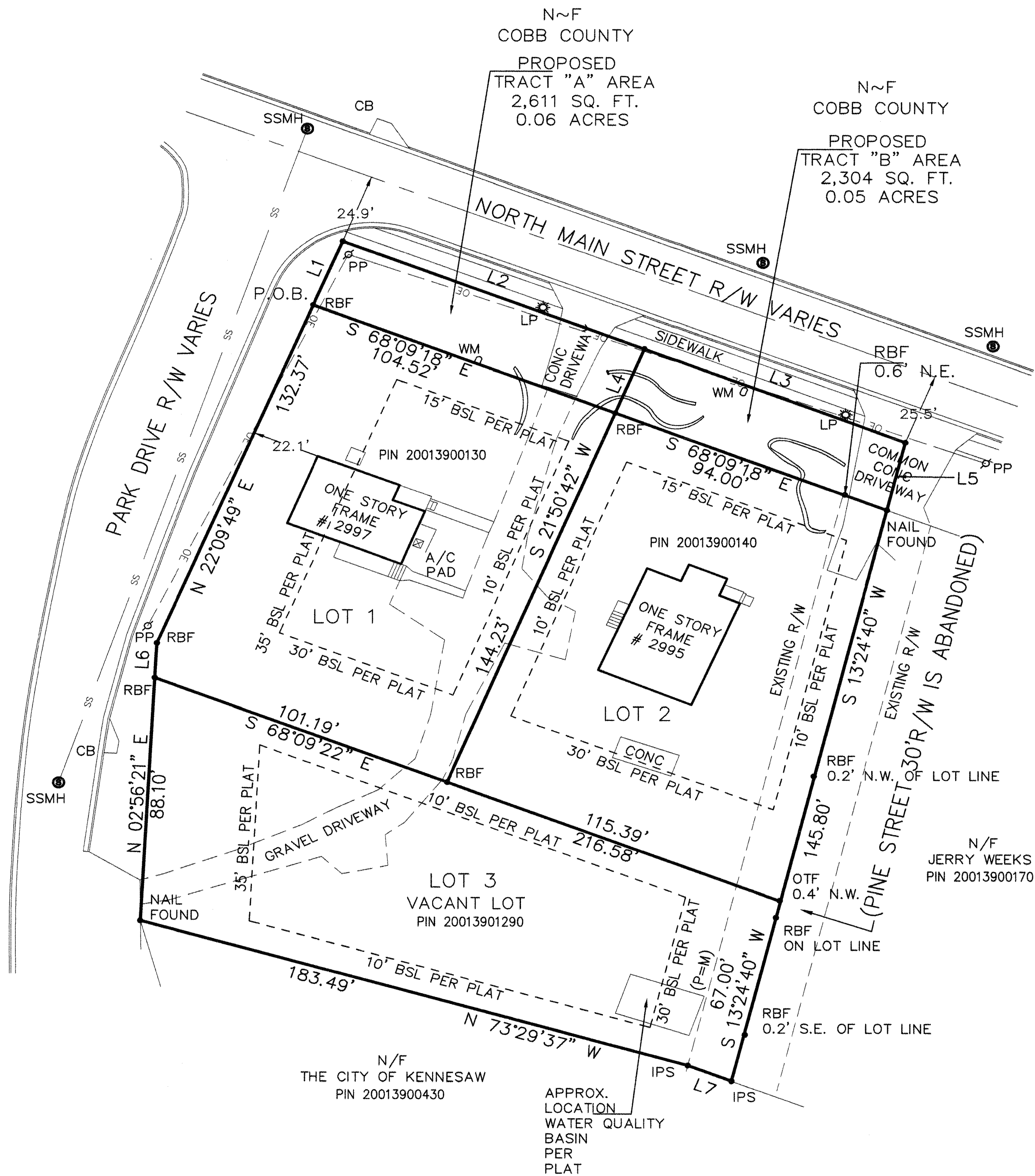
Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to the intended use of any parcel. The Registered Land Surveyor further certifies that this map, plat or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerks' Cooperative Authority. The Approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.

John C. Groves, Jr. GA RLS 3237

date



THE PURPOSE OF THIS PLAT IS TO TRANSFER OWNERSHIP
OF PROPOSED TRACTS "A" AND "B" FROM COUNTY
MAINTAINED RIGHT OF WAY TO THE OWNERS OF LOTS 1
AND 2 RESPECTIVELY



SURVEY BASED LEGAL DESCRIPTIONS

2995 NORTH MAIN ST

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 139 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #4 REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF PARK DRIVE WITH THE PROPOSED SOUTHERN RIGHT OF WAY OF NORTH MAIN STREET; THENCE RUNNING ALONG THE PROPOSED SOUTHERN RIGHT OF WAY OF NORTH MAIN STREET SOUTH 68 DEGREES 09 MINUTES 18 SECONDS EAST 104.52' TO A #4 REBAR FOUND AT THE POINT OF BEGINNING; THENCE RUNNING NORTH 21 DEGREES 50 MINUTES 42 SECONDS EAST 25.06' TO A POINT; THENCE RUNNING SOUTH 68 DEGREES 09 MINUTES 18 SECONDS EAST 90.29' TO A POINT; THENCE RUNNING SOUTH 13 DEGREES 24 MINUTES 40 SECONDS WEST 25.27' TO A NAIL FOUND ON THE PROPOSED SOUTHERN RIGHT OF WAY OF NORTH MAIN STREET; THENCE RUNNING ALONG SAID PROPOSED RIGHT OF WAY NORTH 68 DEGREES 09 MINUTES 18 SECONDS WEST 94.00' TO THE #4 REBAR FOUND AT THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINS 0.05 ACRES.

2997 NORTH MAIN STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 139 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF PARK DRIVE WITH THE PROPOSED SOUTHERN RIGHT OF WAY OF NORTH MAIN STREET; THENCE RUNNING NORTH 22 DEGREES 09 MINUTES 49 SECONDS EAST 25.00' TO A POINT; THENCE RUNNING SOUTH 68 DEGREES 09 MINUTES 18 SECONDS EAST 104.38' TO A POINT; THENCE RUNNING SOUTH 21 DEGREES 50 MINUTES 42 SECONDS WEST 25.27' TO A #4 REBAR FOUND ON THE PROPOSED SOUTHERN RIGHT OF WAY OF NORTH MAIN STREET; THENCE RUNNING ALONG SAID PROPOSED RIGHT OF WAY NORTH 09 MINUTES 18 SECONDS WEST 104.52' TO THE #4 REBAR FOUND AT THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINS 0.06 ACRES.

NOTE: NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

SURVEYOR'S NOTES:

- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1: 300,000+.
- Field angles and measurements acquired for the production of this plat were obtained on 10/15/25 using a Leica TCRP 1203 Total Station.
- This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief; and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.
- Nothing herein shall be construed to mean that the City of Kennesaw has accepted the dedication of any rights-of-way, easements or other area as being dedicated to public use.

LOT 1 AREA
15,108 SQ. FT.
0.35 ACRES

LOT 2 AREA
15,100 SQ. FT.
0.35 ACRES

LOT 3 AREA
15,554 SQ. FT.
0.36 ACRES

LINE	BEARING	DISTANCE
L1	N 22°09'49" E	25.00'
L2	S 68°09'18" E	104.38'
L3	S 68°09'18" E	90.29'
L4	S 21°50'42" W	25.06'
L5	S 13°24'40" W	25.27'
L6	N 02°56'21" E	12.54'
L7	N 68°10'09" W	15.17'



BOUNDARY SURVEY PREPARED FOR
DEAN KLEIN
MARY KLEIN

ROCHWALSKYS CORNER
LOCATED IN LAND LOT 139
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DATE: 10/20/25

SCALE: 1"=40'

DRAWING: 25-305

COORD:

REVISIONS:

SHEET #: 1 of 1





First Quarter Report 2026

Planning & Zoning Cases

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