



*Community Development Department
2529 J. O. Stephenson Avenue
Kennesaw, GA 30144*

Darryl Simmons
Planning & Zoning Administrator

MODEL HOME CONSTRUCTION APPLICATION

Authorization from the Mayor and Council after review and recommendation from the Construction and Development Division, Zoning Division, and Public Works Division to construct a model home prior to approval of a final plat. In order for developer/builder to construct, a model home prior to approval of a final plat, the following standards shall be met:

- ◆ Developer of record shall file a written request to the Construction and Development Division or designee for permitting up to two model homes at any given time per entire development to be located on the corner lots.
- ◆ The Public Works Division/Cobb County Water System, as applicable, shall certify to the Construction and Development Division that there is adequate water pressure and fire flow available to the requested model home sites.
- ◆ The Developer in Request for Model Home shall acknowledge the following:
 - ◆ That the model home shall not be connected to the water and sanitary sewer mains until the Final Plat is recorded.
 - ◆ That a model home shall not be sold for homeowner or lease of occupancy until the Final Plat and a Certificate of Occupancy is granted.
 - ◆ The Developer of Record shall provide a hold harmless and indemnity in favor of Kennesaw in a form to be approved by the City Attorney.
 - ◆ That the Developer shall demonstrate and certify that the curb and storm gutters, water, street access and electricity are operational prior to usage as a sales office or model.
 - ◆ That the model home shall be located not more than 500 feet from the nearest fire hydrant and public paved right-of-way.
- ◆ A Performance Security Bond/Letter of Credit shall be provided to ensure that the conditions necessary for the Final Plan approval and completion of construction are accomplished.

PRIOR TO ANY BUILDING OR CONSTRUCTION, **ALL PLANS** ARE SUBJECT TO REVIEW BY THE SITE PLAN REVIEW COMMITTEE. PLEASE SUPPLY ONE (1) SET OF ALL SUPPORTING DOCUMENTS AND SAME TO BE SUBMITTED DIGITALLY.

Staff will accept original paper applications, completely filled out with related attachments. Staff will be encouraged to ask for this format before submittal of applications for the above-mentioned applications. If you have any questions, please contact City staff in the Planning & Zoning Department.

Building Services
(770)429-4554

Economic Dev.
(770)794-7075

Planning
(770)590-8268

Fax
(770)429-4548





MODEL HOME CONSTRUCTION APPLICATION

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

****Note:** If property is identified as being located within the Kennesaw Historic District and there are to be any exterior improvements or changes to be made such as, façade, parking, landscaping, signage, etc. applicant must follow application procedures to the Historic Preservation Commission. Please consult with Planning and Zoning Staff.

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

Model Home Location /Address _____

Land Lot _____ Tax Parcel _____ Lot Size _____ Present Zoning _____

Resident Population _____ Housing Units _____ Other Buildings _____

APPLICANT _____ **APPLICANT EMAIL** _____

Applicant address _____

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

Applicant Signature _____

Signed, sealed and delivered in presence of: _____

Notary

REPRESENTATIVE _____

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

Representative Signature _____

Signed, sealed and delivered in presence of: _____

Notary

TITLEHOLDER: _____ **Telephone:** _____

Signature: _____ **Address:** _____ Signed, sealed and delivered in presence of: _____

Notary



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

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?

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 _____ day of _____, 20_____

Applicants 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.