



Doug Rhodes - Chairman  
Cindi Michael - Vice-Chair  
Dan Harrison, Don Bergwall,  
Phillip Jackson, SaVaughn Irons  
Lacey Ragus

## KENNESAW PLANNING COMMISSION

March 3, 2021 – 7:00 P.M.

Action Meeting Minutes

City Hall Council Chambers

Upcoming Mayor and Council Meeting: March 15, 2021 – 6:30 P.M.

Pursuant to Governor Kemp's Executive Order Number 03.14.20.01 declaring a Public Health State of Emergency and in accordance with O.C.G.A. §50-14-1 et seq., as may be amended or extended, this public meeting is being conducted via the use of real-time telephonic technology allowing the public simultaneous access to the public meeting.

You may attend the meeting in person with limited seating available at both City Council Chambers and the Ben Robertson Community Center. If you are unable to attend in-person and will like to provide public comment on a specific agenda item, you can email [kennesawcouncil@kennesaw-ga.gov](mailto:kennesawcouncil@kennesaw-ga.gov) no later than 6:00 P.M. the night of the regular meeting. Your comment on a specific agenda item will be read aloud or grouped into categories for the record. Please note that the Planning Commission serves as an advisory board that makes recommendations to Mayor and Council unless otherwise noted.

The meeting may be accessed using Facebook Live via the following link:

<https://www.Facebook.com/City of Kennesaw/>

### I. Call Meeting to Order/Roll Call

- Meeting called to order at 7:00 p.m. by Doug Rhodes
- Roll Call: Doug Rhodes, Cindi Michael, Dan Harrison, Don Bergwall, Phillip Jackson, and Lacey Ragus
- Absent: SaVaughn Irons
- Staff Present: Darryl Simmons (Zoning Administrator), Albert Trevino (Assistant Zoning Administrator & Planner) and Tanyel Aviles (Zoning Clerk)
- Applicants present: Bhavin Shah and Mike Patel (SLUP2021-01)

### II. Approval of Meeting Minutes: February 3, 2021

- Motion by Vice Chairman Michael to approve the February 3, 2021 Meeting Minutes
- Seconded the motion by Commissioner Bergwall
- Affirmed by Vice Chairman Michael, Commissioner Harrison, Commissioner Bergwall, Commissioner Jackson and Commissioner Ragus
- **Motion carried by vote 5 - 0**

The next scheduled meeting of the Kennesaw Planning Commission  
March 3, 2021 at 7:00pm





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### III. Public Hearing:

1. **SLUP2021-01** – Consideration to approve a special land use permit request submitted by Bhavin Shah. Said request is to allow for the use of a smoke shop at 1600 Kennesaw Due West Road, Suite 405. The property is zoned Neighborhood Retail Commercial (NRC) and consists of 7.38 +/- acres and lies in Land Lot 216, Tax Parcel 19.
  - Motion by Commissioner Bergwall for approval of the special land use permit request with the following conditions:
    1. The Special Land Use Permit is limited to, exclusive for and only valid for the current applicant and the life of this particular business, and is not transferrable. Any changes would require additional review and approval.
    2. The product offering be limited to the items as listed on the application, and any changes would require additional review and approval.
  - Seconded the motion by Vice Chairman Michael
  - Affirmed by Vice Chairman Michael, Commissioner Bergwall, Commissioner Jackson and Commissioner Ragus
  - Denied by Commissioner Harrison
  - **Motion carried by vote 4 – 1**
2. **RZ2021-01** – Consideration to approve a rezoning amendment request submitted by Beazer Homes, LLC. Said request is to amend a rezoning condition from Ordinance 2018-01, 2018, condition #4, in order to vary from the style and elevations of the nine approved single-family home product types. Said properties are addressed as 666, 4003 & 4005 Pine Mountain Road and 0 Wellcrest Drive and lie in Land Lot 165, Tax Parcels 4, 5, 66 and 75.
  - Motion by Commissioner Harrison to table item to 04/07/2021 meeting.
  - Motion seconded by Commissioner Jackson.
  - Affirmed by Vice Chairman Michael, Commissioner Bergwall, Commissioner Jackson, Commissioner Harrison and Commissioner Ragus
  - **Motion carried by vote 5 – 0**

### IV. Staff Comments

- No staff comments at this time.

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**V. Adjourn**

- Adjournment of meeting by Chairman Rhodes at 7:37 p.m.

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