



City Hall  
2529 J O Stephenson Avenue  
Kennesaw, GA 30144

Vacant – Chairman,  
Vacant – Vice-Chair,  
Dan Harrison, Don Bergwall,  
Phillip Jackson, Trey Bodenhamer  
Lacey Ragus

## KENNESAW PLANNING COMMISSION

February 02, 2022 – 6:30 P.M.

Meeting Minutes

City Hall Council Chambers

This public meeting is being conducted via the use of real-time telephonic technology allowing the public simultaneous access to the public meeting. The meeting may be accessed using Facebook Live via the following link: <https://www.Facebook.com/City of Kennesaw/>. **Any comments made on Facebook Live will not be visible by City staff.**

If you 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 will be read aloud or grouped into categories for the record. All interested parties may attend the meeting in person with limited seating available at both the City Hall Council Chambers and the Ben Robertson Community Center, if needed. Please note that the Planning Commission serves as an advisory board that makes recommendations to Mayor and Council unless otherwise noted.

### Mayor and Council Meeting: Monday, February 21, 2022

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

- Meeting called to order by Mr. Darryl Simmons at 6:40pm
- Roll Call: Lacey Ragus, Phillip Jackson, Don Bergwall and Dan Harrison
- Absent: Trey Bodenhamer
- Mr. Simmons confirms that there is a quorum according to City Policy, and states that the Planning Commission currently has two (2) vacant seats.
- Staff Present: Darryl Simmons (Zoning Administrator), Albert Trevino (Assistant Zoning Administrator & Planner), Tanyel Aviles (Community Development Specialist)
- Applicants present: None

#### II. Approval of Meeting Minutes: December 01, 2021

- Motion to approve by Commissioner Bergwall
- Second by Commissioner Harrison
- **Motion passes 3-0, Commissioner Jackson abstains**

#### III. Chair and Vice-Chair Elections

1. Postponed

#### IV. Old Business

1. None

#### V. New Business

1. **MISC2022-01** - Consideration to adopt the official “2022 Zoning Map” for the City of Kennesaw, Georgia.
  - Mr. Simmons introduces the first order of business, and turns the floor over to Mr. Albert Trevino.

The next scheduled meeting of the Kennesaw Planning Commission  
March 02, 2022 at 6:30pm





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- Mr. Trevino greets the Commission and the online audience. He states that the first item of new business on the agenda is for consideration to adopt the official 2022 Zoning Map for the City of Kennesaw. This is an annual adoption which will reflect all approved rezonings, annexation and zoning code amendments from December 2020 to December 2021. This includes the rezoning of 3076 Cherokee Street from residential to Central Business District (CBD), the rezoning of 1650 North Cobb Parkway and 1810 Old 41 Highway, also known as the Castle Lake property from commercial and official/institutional to Planned Village Commercial (PVC), the annexation of 1650 North Cobb Parkway from unincorporated Cobb County to City of Kennesaw, the rezoning and annexation of 1880 Old 41 Highway from County General Commercial to City General Commercial (GC) and finally the rezoning of 2652 South Main Street, also currently known as the TUG property, from Light Industrial (LI) to CBD. In addition to these rezonings and annexations, the Planning Commission heard and recommended approval on a text amendment case on June 02, 2021 which included four (4) new zoning districts. This ordinance update was approved by Mayor and Council on June 21, 2021 and adopted into our Unified Development Code. These new zoning districts are as follows: R-40 (single-family residential), RA-5, RA-6 and RM-16 for multi-family residential. These new zoning districts were approved to allow for more flexibility and higher density options within the City's zoning code. He points out is that the Zoning Map currently does not have these new zoning districts identified within the legend. The zoning map also does not have our Purpose Built Student Housing zoning district, which was adopted in 2020 within the legend as well. Staff was able to catch this earlier this week and are working diligently with our Geographic Information Systems department to add these five (5) zoning districts to the legend and take the final version to Mayor and Council for adoption on February 21, 2022. Even though the City now offers these five (5) new zoning districts, there are currently no properties with those zoning designations at this time. Staff has reviewed the map for compliance and has made sure that all other changes accurately reflect what has been approved over the last year. This case was advertised in the Marietta Daily Journal on January 14 and 21, 2022 and the Planning and Zoning Administrator, Mr. Simmons, recommends approval to adopt the official 2022 Zoning Map of the City of Kennesaw.
- Mr. Simmons replaces Mr. Trevino at the podium. He asks if the Commission has any questions for Staff.
- Commissioner Bergwall confirms that this (map) reflects what the actual zoning is as of the end of 2021 for the properties as designated, and that it is different from the Future Land Use Map.
- Mr. Simmons confirms and explains that the Future Land Use Map that Commissioner Bergwall is referring to is part of the Comprehensive Plan. That's a separate map and a separate list of categories that have a separate purpose. The Zoning Map reflects all of the physical and actual zonings for all the parcels in the City of Kennesaw.
- Commissioner Bergwall asks how often the map is printed in a larger format for the community or commission members.

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- Mr. Simmons states that, once it's adopted, Staff immediately uploads the entire map onto our city website for access and printing by the public. If the public wishes to come into City Hall or contact Staff and they want a physical copy, we would have a very minor charge and would print a full scale, full page, physical map for them to take with them. But Staff normally sends everyone to our City website to look at the digital copy online. He asks if there are any other questions.
- Commissioner Harrison wants to make sure that the legend will be updated with the accurate information before it goes to Mayor and Council for approval.
- Mr. Simmons confirms that it will be, and suggests that the Commission add that as a condition for approval if they would like.
- Mr. Simmons opens the floor to public comment.
- There is no audience. There is no public comment. Mr. Simmons closes the floor to public comment and calls for a motion.
- Motion to approve the 2022 Zoning Map by Commissioner Harrison with the condition the map legend will be updated with all approved zoning districts.
- Second by Commissioner Bergwall
- **All in favor 4-0**

#### **VI. Zoning Administrator & Staff Comments**

- Mr. Simmons discusses upcoming mandatory training. He states that Staff will be arranging for the Carl Vinson Institute through University of Georgia (UGA) to come here, and have a full day of training. They'll go through the basics and go through some of the things that will be specific to Kennesaw regarding the Planning Commission. They'll go through some role-play, and through some scenarios. This will take place so that the Commission is comfortable with some of the implications of what they do, and some of the legal implications of decisions and recommendations that they make that goes forward to Mayor and Council. The other, more important piece of this is we will have our City Clerk go through some of the parliamentary parts of Robert's Rules of Order: how to run a meeting, know what motions mean, and how to keep the sequence in during the meeting. Mr. Simmons thinks it's good to go through that review every now and again to make sure that we're running the meetings consistent with Robert's Rules of Order, and to make sure that no applicant or citizen is confused with what Planning Commission is recommending or the order in which they conduct the meeting. It will be a one (1) day training session. And it also helps to upgrade/update the Planning Commission on any legislative changes to State Law that would affect what they do. As soon as there is a full board, Mr. Simmons will let the Commission know some of the dates available. It will probably be more in April or May, probably in the council chamber and will provide lunch.
- Mr. Simmons continues. He states that Staff sent out an orientation email with links, and that the Commissioners should have the full list of all of the meeting dates for 2022 which will be held at 6:30pm. He also offers Staff assistance and guidance to the Commissioners on any

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applications they may receive to alleviate confusion, make the Commissioners comfortable with the material and prepare the Commissioners for impending meetings.

- Mr. Trevino discusses the upcoming Comprehensive Plan Update for 2022. He states that they began this process back in August 2021. They are slated for a June 30, 2022 adoption date. They've already had their first and second Steering Committee meetings. They've gathered a group of twenty-five (25) local and regional leaders from Cobb County, Town Center CID, etc. to come together and discuss issues in the City, hot topics and the future of the City. They are holding their first public engagement meeting next week, February 9, 2022. He invites the Commissioners to attend. It'll be at the Ben Robertson Community Center. It starts at 6:30pm and it'll last until 8:30. There will be a brief presentation on Kennesaw demographics of today. So, you'll see how Kennesaw has changed over the last ten (10) years demographic wise, age wise, housing demands, housing stock, economic trends, transportation trends, etc. Also, there will be some interactive tables where there are exercises which will provide Staff with some really great feedback for what the community wants the City to look like in the future. There will be another public engagement meeting after that on February 24, 2022 at 6:30 at the Ben Robertson Community Center also. Same thing. Just another day for more people to come out in case they miss the first meeting. The third Steering Committee meeting and City Council meeting will be held in March. April and May will be set aside to review the document and finalize the plan. And then June 30, 2022, they will adopt it. This will be the document that helps the Planning Commission make decisions on rezoning applications and land use applications. There is an online survey on our website where the public and the Commission can go online and answer a few questions. Staff would appreciate the feedback. Staff is happy that this process is underway as it gets adopted every five years, and is available for questions.
- Mr. Simmons expounds on Mr. Trevino's discussion. He states that The Atlanta Regional Commission (ARC) is their partner in putting this together. Staff does not write it. It's a combination of facts, data and the will of the citizens and the business owners. What they want for the City. Staff wants to carry those thoughts forward and reflect them in the document. Hopefully, it'll be in line with what everybody wants. And the Commission's input and feedback is very important since this body will be sizing up future rezoning applications to that adopted document. So, it's important that the Commission knows what it says, what the implications are and what the future land use map reflects for the future of the City.
- Commissioner Bergwall requests that Mr. Simmons give the Commission a status update on some of the build-outs and previous plans they've looked at.
- Mr. Simmons gives a brief explanation of the status of several developments around the City.
- Commissioner Bergwall asks if Kennesaw has a limit on the number of liquor permits or establishments that can serve by the drink.
- Mr. Simmons states no, there's no limit on that.

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- Commissioner Harrison asks for an update on a development near Old 41, and whether or not Staff anticipates the developer will return to request further variances.
- Mr. Simmons states that they are moving forward with the development, and does not anticipate any further variances at this time.

#### **VII. Adjourn**

- Motion to adjourn by Commissioner Bergwall.
- Second by Commissioner Harrison.
- All in Favor 4-0.
- Mr. Simmons adjourns the meeting at 7:15pm.

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