



Commissioners:

Kevin Whipple
Patrick Gallagher
Sharon Blandford
Andrew Bramlett
Rachel Butler
Zach Buffington

**Historic Preservation Commission
Meeting Agenda
December 20, 2024 8:00 AM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

This meeting may be accessed in-person or by using the following link: <https://www.kennesaw-ga.gov/publicmeetings/>. Comments on this video feed are not monitored.

HPC Application Acronyms:

Certificate of Appropriateness (COA), Certificate of Appropriateness Administrative (COAA), Central Business District (CBD) project and Public Arts Exhibit (PA)

- 1. Call to Order / Roll Call**
- 2. Approval of the Meeting Minutes**
 - A. Approval of Meeting Minutes: November 15, 2024**
- 3. Financial Report**
- 4. Old Business**
- 5. New Business**
 - A. Addition: 2982 North Main Street**

Consideration of approval of a Certificate of Appropriateness application submitted by Andrew Mackey for a new two-story addition to the existing house located at 2982 N. Main Street (20013900070). Case #COA2024-11
 - B. Exterior Renovation (Alteration): 3059 Cherokee Street**

Consideration of approval of a Certificate of Appropriateness application submitted by Jason Kisz for an alteration to the historic structure located at 3059 Cherokee Street (20012900940). Said alteration is to remove the rear non-historic addition to the historic structure. Case #COA2024-12
 - C. Central Business District Application: 3059 Cherokee Street**

Consideration to review a Central Business District (CBD) project application to construct a mixed-use development on the parcel located at 3059 Cherokee Street (20012900940). Case #CBD2024-03

6. COAA Approval by City Staff and HPC Chair

A. COAA2024-20 - 2886 Cherokee Street

B. COAA2024-21 - 2081 Cherokee Ridge Trail

7. Discussion

8. Public Comments

9. Staff Comment

10. Adjourn

The next scheduled meeting of the Historic Preservation Commission will be Friday, January 17, 2025 at 8:00 a.m.

NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the HPC's time. It is not designed to curtail discussion or input. If you need special accommodation to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.

**MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
November 15, 2024
8:00 AM**

1. Call to Order / Roll Call

Chairman Whipple called the meeting to order at 8:08 am.

Roll Call: Patrick Gallagher, Andrew Bramlett, Rachel Butler, and Zach Buffington

Absent: Sharon Blandford

Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)

Speakers Present: Kris Vanhemert (Applicant and Property Owner), Colby Collie (Property Owner)

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: August 16, 2024

Chairman Whipple called for a motion to approve the meeting minutes from August 16, 2024.

Motion to approve meeting minutes from August 16, 2024, by Commissioner Gallagher.

Seconded by Commissioner Bramlett.

Chairman Whipple proceeded with a roll call for approval of the meeting minutes.

Vote taken, motion unanimously approved 4-0. Motion carried.

3. Financial Report

Mr. Darryl Simmons stated that there have been no new expenditures over the past 30 days, maintaining a balance of \$23,398. The Planning and Zoning Department's budget for the HPC remains unchanged, encompassing funds for special projects and any additional training the Commissioners wish to partake in.

Chairman Whipple called for a motion to approve the financial report.

Motion to approve the financial report by Commissioner Bramlett.

Seconded by Commissioner Gallagher.

Chairman Whipple proceeded with roll call for approval.

Vote taken, motion unanimously approved 4-0. Motion carried.

4. Old Business

5. New Business

A. COA2024-09 3011 North Main Street (20012800190)

Consideration of approval of a Certificate of Appropriateness application submitted by Kris Vanhemert to enclose the existing floor plan with exterior

walls, create a 5ft recess under the roof line to be used as a sitting area, and install new windows and a double door set at 3011 N. Main Street.

Mr. Simmons introduced this agenda item. This is a Certificate Appropriateness application submitted by Kris Vanhemert for 3011 North Main Street. The applicant seeks to enclose the existing floor plan with exterior walls, create a 5ft recess under the roofline to be used as a sitting area, and install new windows and a double door. The property is in the North Main Street Historic District; however, the structure itself is not historic in nature.

Mr. Simmons stated that the applicant was present to walk through the proposal and answer any questions the commission may have.

Mr. Kris Vanhemert (applicant) approached the podium and stated his name and address for the record.

Chairman Whipple asked if there are any modifications to the existing roofline.

Mr. Vanhemert confirmed that the roofline will not change.

Chairman Whipple asked if the primary siding material will be Hardie Lap Siding.

Mr. Vanhemert confirmed and stated that the siding will have a 4 inch reveal.

Chairman Whipple asked if the existing residence is 4-sided brick.

Mr. Vanhemert stated that the residence is brick facing all the way around.

Chairman Whipple asked if the new addition will have Hardie Lap Siding down to the slab.

Mr. Vanhemert confirmed.

Commissioner Gallagher asked if the double doors matched the existing front door in style and configuration.

Mr. Vanhemert stated that the doors will be two projecting thirty-two inch doors with hinges on the sides. The existing door is a standard construction door with an aluminum storm door. He stated that the new door will be far from the old door and have a minimal impact on the original door's aesthetic.

Chairman Whipple confirmed with staff that the structure is in the historic district but is not a contributing structure.

Chairman Whipple inquired whether the applicant plans to make any additional site improvements, such as landscaping enhancements, or if the application solely involves enclosing the carport.

Mr. Vanhemert responded that the project only entails enclosing the carport.

Chairman Whipple asked for any additional questions or comments from the commissioners.

Commissioner Butler asked if the siding was the original material used. She also asked why the proposed building design does not continue a brick wainscot around the building.

Mr. Vanhemert responded that the original building, built in the 1950s, was board and batten overlaid with brick facing. He stated that brick facing is the current exterior material. Rather than

repeating the brick facing, he wanted to use Hardie Plank to match the color of the existing brick because he likes the appearance.

Chairman Whipple asked if there were any additional comments or questions from the commissioners. Hearing none, Chairman Whipple called for a motion for the Certificate of Appropriateness application.

Motion to approve by Commissioner Gallagher for the alterations of the structure as presented. Seconded by Commissioner Buffington.

Chairman Whipple proceeded with a roll call for approval.

Vote taken, motion unanimously approved 4-0. Motion carried.

B. COA2024-10 2986 North Main St (20013900080)

Consideration of approval of a Certificate of Appropriateness application submitted by David Brown for a new addition to the existing house located at 2986 N. Main Street.

Chairman Whipple and Commissioner Butler recused themselves from the hearing on this agenda item due to direct involvement with the applicant.

Mr. Simmons introduced this agenda item. This is a Certificate of Appropriateness application submitted by David Brown at 2986 North Main Street. Said request is to add a new addition to the existing house. The structure is in the North Main Street Historic District and is a contributing structure. The proposal is for a rear addition to the existing house. The applicant submitted existing photos, identified the existing facade, materials, and roofline, and showed how the new addition would tie into those features. Mr. Simmons announced that the applicant was present to answer any Commissioner questions.

Mr. Colby Collie (Property owner) stated his name and address for the record.

Vice Chair Gallagher asked if the new addition will match the existing roofline and if the front elevation would be shielded by the south-facing elevation.

Mr. Collie confirmed that the addition will match the existing roofline and that the front elevation would be shielded by the south-facing elevation.

Vice Chair Gallagher asked about the plans for the siding material for the new addition and if it was Hardie Plank.

Mr. Collie responded that the siding material would be Hardie Plank to match the existing reveal at the front of the house.

Vice Chair Gallagher asked if the applicant would try to match the existing color and carry it through to the back.

Mr. Collie confirmed.

Vice Chair Gallagher asked if the windows are the same double hung with two-over-one.

Mr. Collie stated that they would attempt to match the same look. The front five windows are original. The remaining windows are different, but they will try their best to match the windows on the front.

Vice Chair Gallagher asked if the roof shingles would match the existing roof.

Mr. Collie responded that the roof shingles will also match and will be charcoal singles.

Vice Chair Gallagher asked if there were any other questions from Commissioners.

Commissioner Bramlett asked how visible the new addition would be from the road.

Mr. Collie stated that the new addition should not be visible from the road. He stated that someone would need to stand in the driveway to see the addition. He shares that he currently cannot see his back patio unless he is halfway down the driveway.

Vice Chair Gallagher asked if there would be any additional landscaping or hardscaping done.

Mr. Collie stated that any landscaping or hardscaping would only be done out of necessity for erosion control, but that there was currently no other landscaping planned.

Vice Chair Gallagher asked if there were any additional Commissioner questions. Hearing none, Vice Chair Gallagher called for a motion for the Certificate of Appropriateness application. Motion to approve by Commissioner Buffington for the addition to the structure located at 2986 N. Main Street as presented.

Seconded by Commissioner Bramlett.

Vice Chair Gallagher proceeded with a roll call for approval.

Vote taken. Commissioner Buffington, Commissioner Bramlett, and Vice Chair Gallagher voted to approve. Motion approved 3-0. Motion carried.

6. COAA Approval by City Staff and HPC Chair

A. COAA2024-15 - 1924 Galt Commons

This Certificate of Appropriateness application was submitted by Galt Commons for the installation of a new sign along Cherokee Street. The sign met the required design standards and was administratively approved on September 3, 2024.

B. COAA2024-16 - 2078 Cherokee Ridge Trail

This is a Certificate of Appropriateness application submitted by Geoffrey Drake for a re-roofing at 2078 Cherokee Ridge Trail. Cherokee Ridge Trail is located along the Cherokee Street historic district, but the subdivision is modern and is not subject to HPC standards. It was administratively approved on October 3, 2024.

C. COAA2024-17 - 2975 N. Main Street

This is a Certificate of Appropriateness application submitted by Kimberly Watkins for the installation of a walkway for 2975 North Main Street. This property is in the North Main Street historic district and is a contributing historic structure. This application was not brought before the Historic Preservation Commission for a hearing because there were not structural changes to the home. The application was administratively approved on October 17, 2024.

D. COAA2024-18 - 2065 Cherokee Ridge Trail

This is a Certificate of Appropriateness application submitted by Chad Everett for the replacement of the front and rear deck at 2065 Cherokee Ridge Trail. The application

was administratively approved on October 17, 2024.

E. COAA2024-19 - 2990 N. Main Street

This is a Certificate of Appropriateness application submitted by Brittany Haugen for the removal of an 80 foot water oak tree at 2990 N. Main Street. The water oak tree on the property was extremely damaged and caused an immediate threat to the property and the public. This application was administratively approved on October 24, 2024.

7. Discussion

Ms. Channele Campbell provided an update on the HPC Guidelines and Survey. On Tuesday, staff met with Kennesaw State University (KSU) and Department of Community Affairs (DCA) to detail the kick-start for the survey that will be completed by KSU with guidance from DCA, which is set to start in January. They will have a training with KSU to ensure an adequate and efficient survey can be completed.

Once the survey is completed, staff will move forward with updating the ordinance. There were discussions pertaining to the ordinance, boundaries, and areas affected to see whether changes could be made on those items. There will be more updates as the survey begins. KSU will potentially be present to meet the Commissioners, so they can meet the individuals who will be conducting the survey.

Chairman Whipple asked if New South had started the project.

Ms. Campbell confirmed. She stated that KSU will be using the data that New South started as foundation and build on that to complete the survey according to the guidelines and requirements of DCA.

Commissioner Bramlett asked if Dr. Dickey's class was completing the survey.

Ms. Campbell confirmed that Dr. Dickey would be leading the project. She asked Commissioner Bramlett if he was in the class.

Commissioner Bramlett stated that he was not in the class.

Chairman Whipple asked if Dr. Dickey would be with the project throughout.

Ms. Campbell responded that Dr. Dickey will be with the class. The goal is to complete the survey by the summer, but staff is aware of factors that may impact that timeline. Ms. Campbell stated that there was a discussion about a contingency if the timeline extended past the summer and a back-up plan was formed as a precaution. The survey would still be completed by KSU.

Mr. Simmons provided an update to Commissioners on a text amendment being brought before Mayor and Council. The text amendment is to restructure the Art and Culture Commission. If passed, the approval process will occur at the staff level rather than going before Mayor and Council. The text amendment would also dissolve the Art and Culture Commission created in 2013. Murals and art installed on historic structures,

facades, or properties will still go before the Historic Preservation Commission for review. Mr. Simmons will no longer be managing the application process. It will be given to a designee by the City Manager. The position will be called Arts Program Coordinator. Ms. Vanita Keswani, who currently works at Smith Gilbert Gardens, will be selected for the position. Ms. Keswani has an extensive art programming background. Mr. Simmons enjoyed managing the process but looks forward to handing over responsibilities to someone with the proper background.

Mr. Simmons also announced that a couple of CBD projects would likely come before the Historic Preservation Commission in 2025. Some of the projects will be additional phases to items already approved by the Historic Preservation Commission.

Mr. Simmons shared that there are currently no applications on the agenda for December. The December meeting will likely be canceled.

Commissioner Butler asked if the art restructuring means the applications will go through Mayor and Council.

Mr. Simmons explained that public art applications will not be reviewed by the Mayor and Council. Instead, applications for public art exhibits on private property will be handled by the Arts Programming Coordinator. The Coordinator will ensure that all required materials are submitted and that the City of Kennesaw's criteria are met. Before final approval, the application will be forwarded to the City Manager's office. The process includes informing the Mayor and Council about applications in advance, providing them with sufficient time to express any concerns to staff. Mr. Simmons also mentioned that, in addition to the Arts Coordinator, a new Art Advisory Committee will be established. Members of this committee will be appointed by the City Manager's office and will need to have a background in arts and programming to serve as a resource for the Arts Coordinator.

Chairman Whipple asked what the Historic Preservation Commission's mandate is in terms of approving free standing art pieces that are not attached to a historic structure. He wanted to ensure that the Historic Preservation Commission will not be tasked with becoming art critics.

Mr. Simmons stated that in the case of a permanent sculpture in the courtyard or front yard, the Historic Preservation Commission would be tasked with ensuring a piece does not disturb the structure or the character of a historic property.

Commissioner Butler commented that in the past the Historic Preservation Commission has been tasked with selecting their favorite pieces for a particular project.

Mr. Simmons stated that staff wanted the Commission's feedback in that situation because it was on the city's property. That kind of feedback would no longer be requested because the Art Advisory Committee would be in place. If however, an

application would change the character of the building, the Historic Preservation Commission would be asked to review it.

Commissioner Butler asked if an old application for a vinyl art piece in a building would come before the Historic Preservation Commission again.

Mr. Simmons stated that the main street application that Commissioner Butler was referencing had expired. Staff contacted the property owner and the property owner did not want to pursue an extension. The property owner presented a master concept to Mayor and Council at the past work session that included the whistle stop and other structures.

8. Public Comments

Chairman Whipple opened the floor for public comment. Hearing none, Chairman Whipple closed the floor to public comment.

9. Staff Comment

10. Adjourn

Chairman Whipple adjourned the meeting at 8:37 am.



CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. -G St.
Washington, DC 20530

1. NAME OF APPLICANT:

☒ Owner☐ Other☐ Other, please specify _____Andrew Mackey

APPLICANT MAILING ADDRESS:

2982 N. Main St

(Home#) _____

(Cell#) _____

(Email) _____

PROPERTY ADDRESS:

2982 N. Main StLand Lot 139Tax Parcel 07Lot Size 1.7 Ac

Current zoning on property:

Residential

2. NAME OF ATTORNEY OR REPRESENTATIVE:

(Home#) _____

(Cell#) _____

(Email) _____

NAME OF OWNER:

Andrew Mackey

(Home#) _____

(Cell#) _____

(Email) _____

3. ACTIVITY

☐ New Construction☐ Demolition☐ Awnings☐ Fence☒ Repairs or Alterations☐ Landscaping☐ Exterior Architectural Features☐ Exterior Environmental Feature Change☐ Moving a Building☐ Sign Erection☐ Sign Placement *

* (NOTE – Business License required before signage installation)

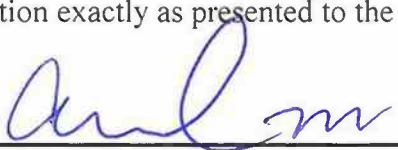
Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Build 12' two story addition onto existing home
Same exterior materials to be used as
existing materials on home. Matching
windows, doors, gutters, etc.

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.


Signature of Applicant

11/24/2024
Date

Signature of Owner

Date

(If different from applicant, consenting to work to be performed on said property.)



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: _____

(Application Administratively Approved)
HPC Chair

Date: _____

- ☐ GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

 Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

- ☐ GRANTED
☐ DENIED

APPROVED WITH CONDITIONS:

 DENIED: Reason for denial

 (May re-submit within 60 days)

POSTPONED/TABLED _____

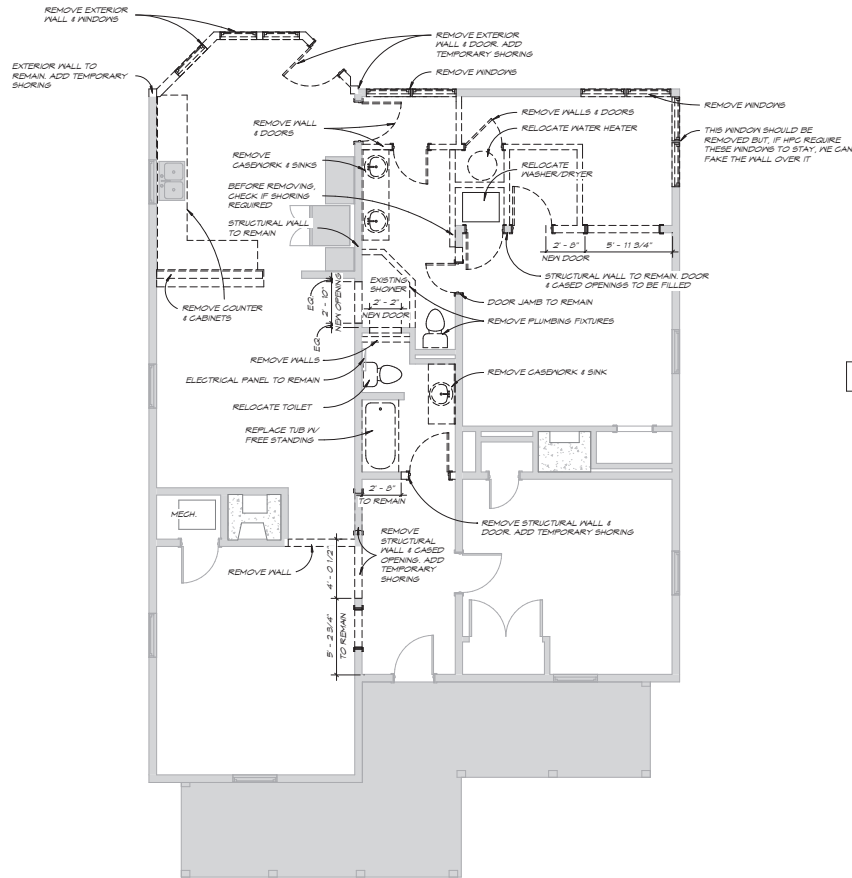
 Signature, Historic Preservation Commission

 Date

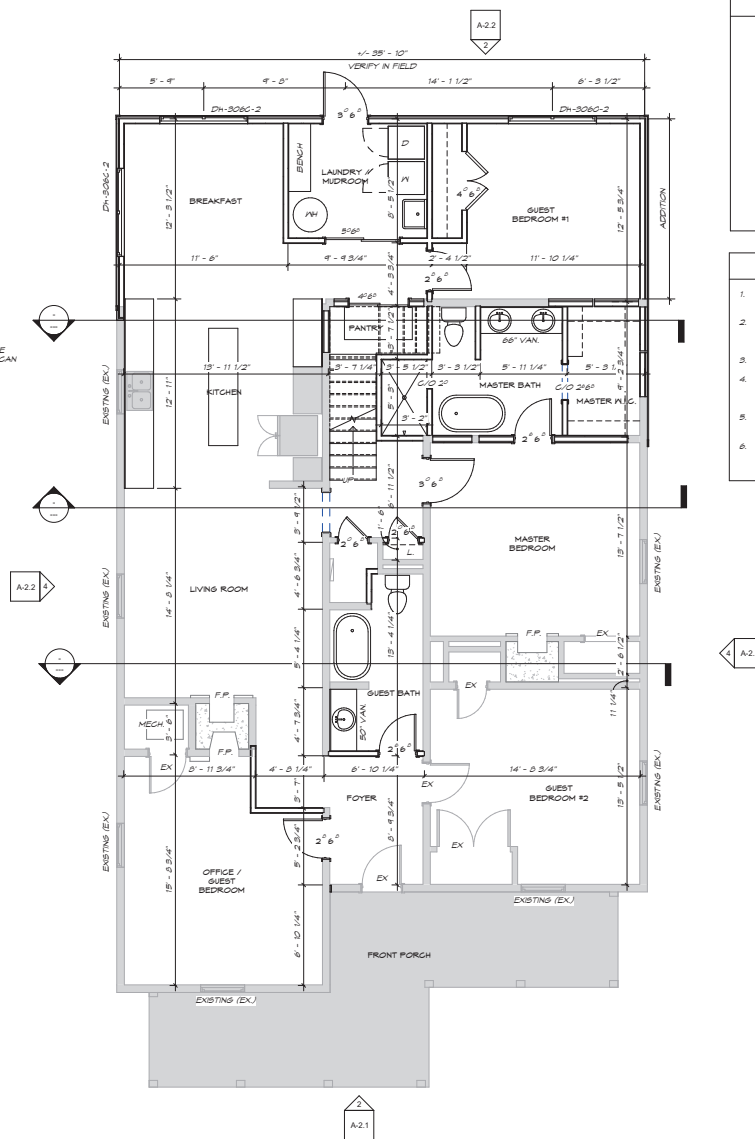
Upon Administrative Approval scan and send document to Commission for review

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS WITH EXISTING CONDITIONS
2. COORDINATE PHASING OF DEMOLITION WITH OWNER
3. COORDINATE EXTENT OF DEMO WITH NEW WORK
4. PROTECT ALL EXISTING WORK TO REMAIN AND SHORE TEMPORARY STRUCTURES DURING CONSTRUCTION
5. PROTECT EXISTING FINISHES TO REMAIN WITHIN CONSTRUCTION AREA. PATCH AND REPAIR FINISHES AS REQUIRED.
6. CAP AND LABEL ALL WIRING OF ELECTRICAL OUTLETS AFFECTED BY REMOVAL OF EXISTING WALLS. SEE ELECTRICAL DRAWINGS
7. PROVIDE CLEAR MEANS OF EGRESS THROUGHOUT ALL PHASES OF CONSTRUCTION
8. ALL MATERIALS, FIXTURES, CASEWORK, DOORS, ETC. TO BE DISPOSED OF PER OWNERS REQUIREMENTS.
9. DO NOT REMOVE ANY STRUCTURAL COLUMNS, WALLS OR SUPPORTS. REMOVE ONLY INTERIOR PARTITIONS, PLUMBING FIXTURES, CASEWORK, MELLOWORK, AND CEILING. IF THERE IS ANY CONCERN WHETHER AN ELEMENT IS STRUCTURAL, CONTACT ARCHITECT IMMEDIATELY FOR VERIFICATION.
10. COORDINATE REMOVAL OF OLD, NOT USED EQUIPMENT, GASLINES, LOW-VOLTAGE WIRING, FIXTURES AND MISCELLANEOUS ITEMS WITH OWNERS REP.



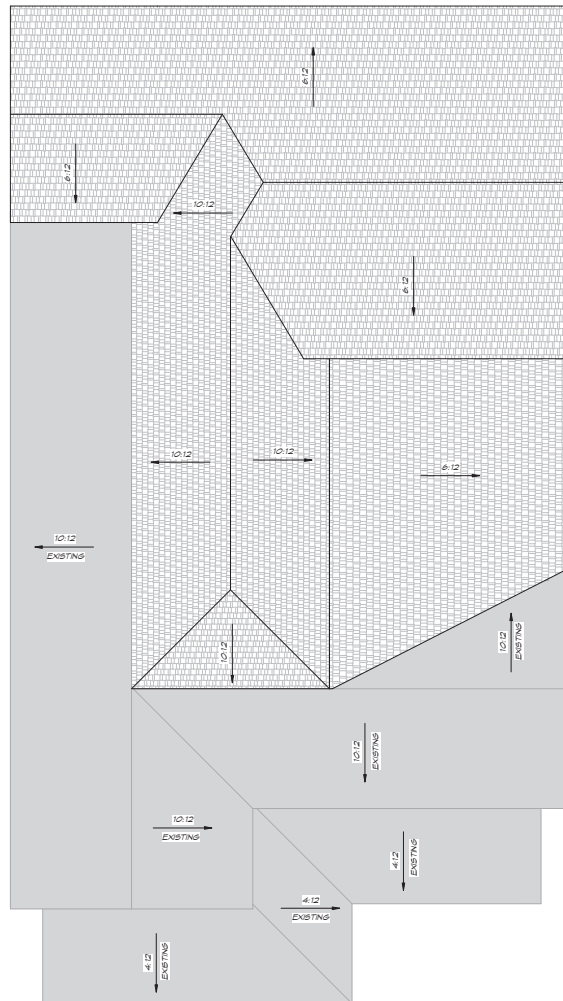
1
A-1.1
EXISTING / DEMO MAIN FLOOR PLAN
1/4" = 1'-0"



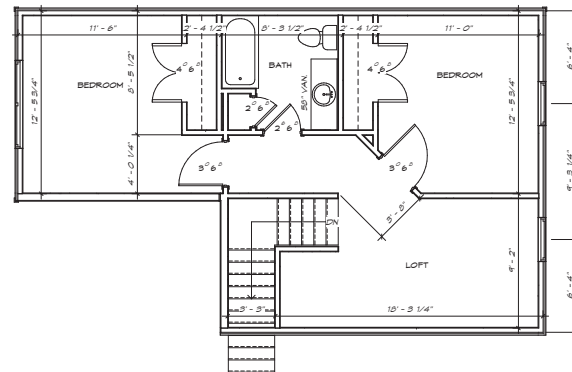
2
A-1.1
MAIN FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND	
	NEW WALL
	EXISTING WALL
	DEMO WALL
	NEW DOOR
	EXISTING DOOR
	DEMO DOOR

- GENERAL NOTES
1. CONTRACTOR TO CONFIRM ALL DIMENSIONS WITH EXISTING CONDITIONS
 2. ALL FRAMING WALLS TO BE CONSTRUCTED IN 2X4 AND STUDS #2 OR BETTER AT 16" O.C. UNLESS NOTED OTHERWISE
 3. STAIRS ARE DESIGNED @ 10" TREAD DEPTH
 4. ALL INTERIOR DOORS TO BE CENTERED OR 6" OFF THE WALL UNLESS OTHERWISE NOTED
 5. ALL MAIN LEVEL CEILINGS TO BE 10' UNLESS NOTED OTHERWISE
 6. ALL NEW MAIN LEVEL WINDOW HEADERS @ 3'-0" ABOVE FINISH FLOOR U.L.C.



2 ROOF PLAN
A-1.2
1/4" = 1'-0"



1 SECOND FLOOR PLAN
A-1.2
1/4" = 1'-0"

FLOOR PLAN LEGEND	
	NEW WALL
	EXISTING WALL
	DEMOLITION WALL
	NEW DOOR
	EXISTING DOOR
	DEMOLITION DOOR

GENERAL NOTES FOR SECOND FLOOR

- CONTRACTOR TO CONFIRM ALL DIMENSIONS WITH EXISTING CONDITIONS
- ALL FRAMING WALLS TO BE CONSTRUCTED IN 2X4 AND STUDS #2 OR BETTER AT 16" O.C. UNLESS NOTED OTHERWISE
- STAIRS ARE DESIGNED @ 10" TREAD DEPTH
- ALL INTERIOR DOORS TO BE CENTERED OR 8" OFF THE WALL UNLESS OTHERWISE NOTED
- ALL SECOND FLOOR CEILINGS TO BE 7'-0" VAULTED UNLESS NOTED OTHERWISE
- ALL NEW SECOND FLOOR WINDOW HEADERS @ 7'-0" ABOVE FINISH FLOOR U.N.O.

JOB	20-080
DRN	R
CHK	K

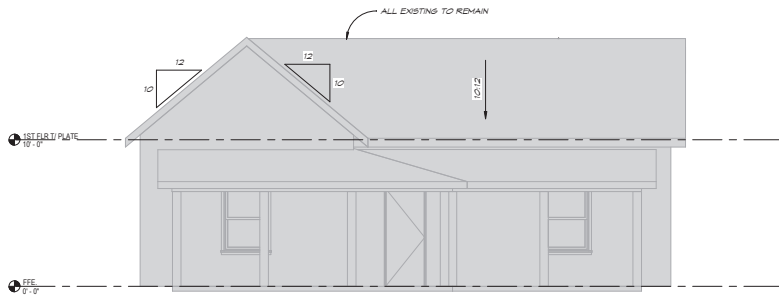
MACKAY RESIDENCE
2982 NORTH MAIN STREET
KENNESAW, GA 30144

SECOND FLOOR & ROOF PLAN

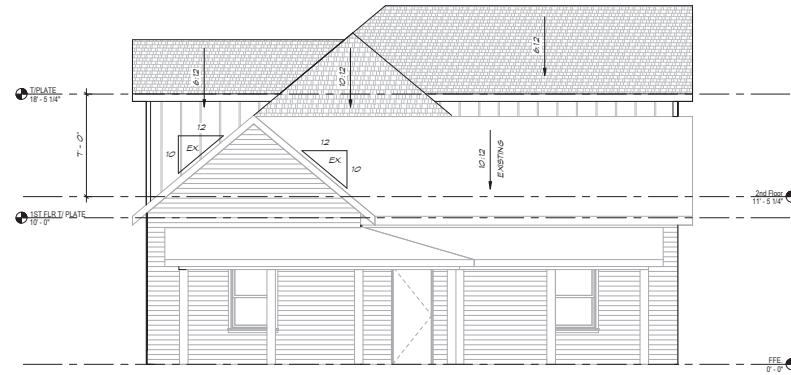
A-1.2

DATE 04/21/2021

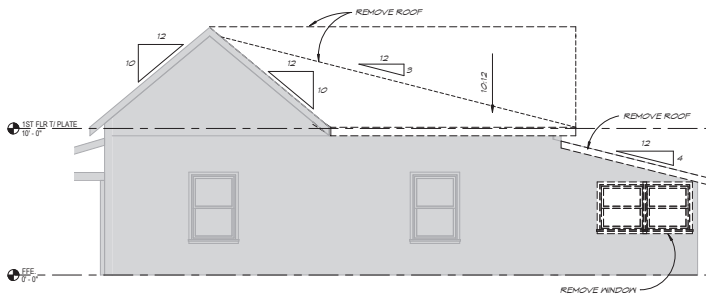
Copyright © CSC DESIGN



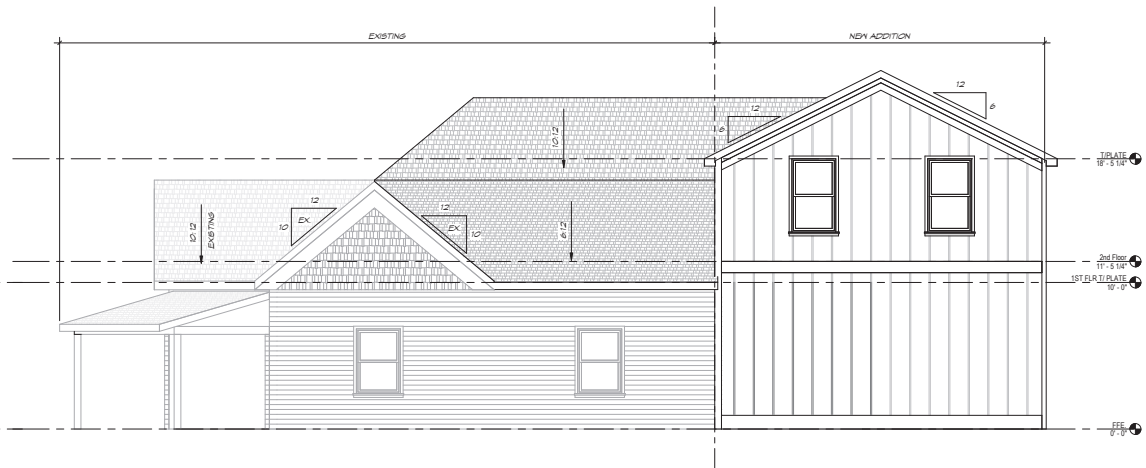
1 SOUTH ELEVATION (FRONT) - EXISTING / DEMO
1/4" = 1'-0"



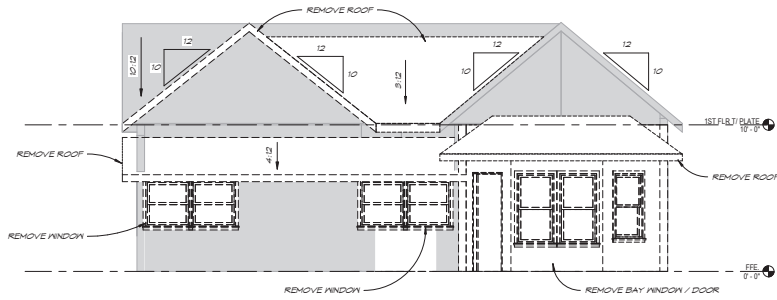
2 SOUTH ELEVATION (FRONT)
1/4" = 1'-0"



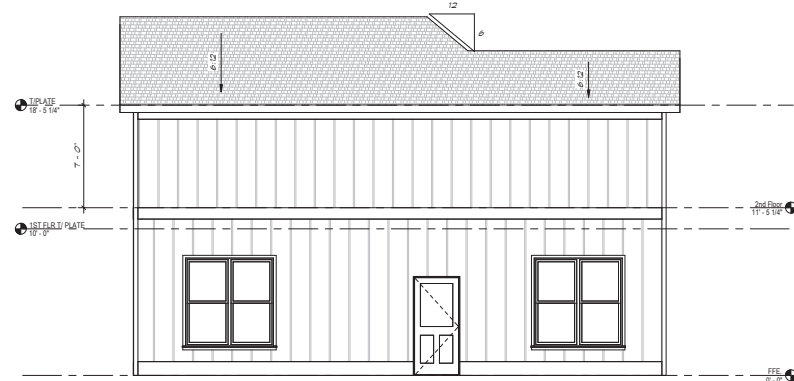
3 WEST ELEVATION (RIGHT) - EXISTING / DEMO
1/4" = 1'-0"



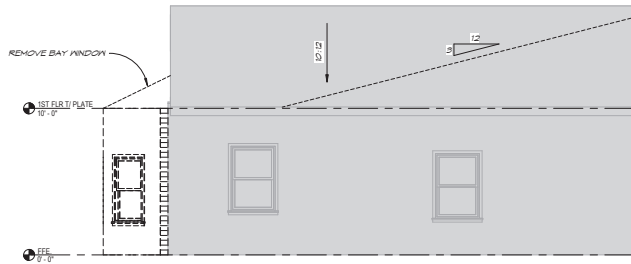
4 WEST ELEVATION (RIGHT)
1/4" = 1'-0"



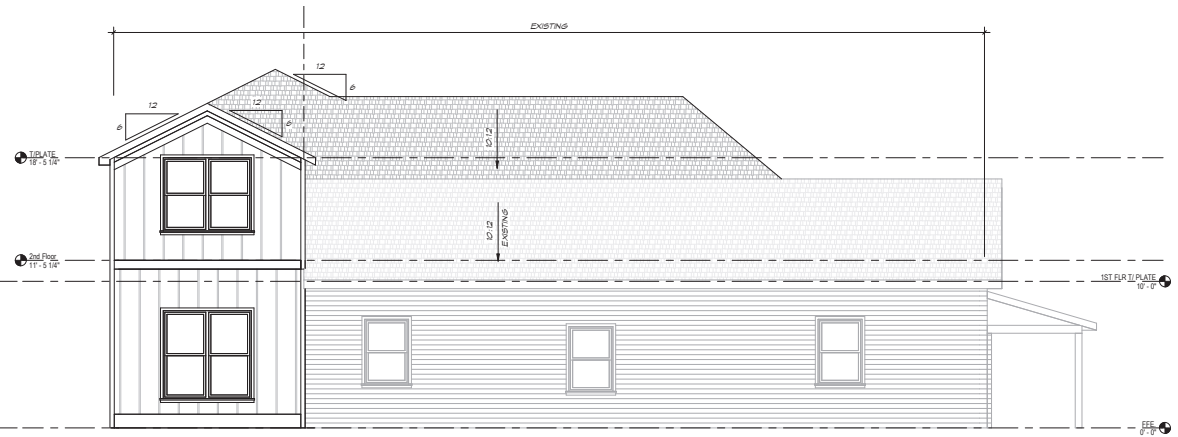
1 NORTH ELEVATION (BACK) - EXISTING / DEMO
A-2.2 1/4" = 1'-0"



2 NORTH ELEVATION (BACK)
A-2.2 1/4" = 1'-0"



3 EAST ELEVATION (LEFT) - EXISTING / DEMO
A-2.2 1/4" = 1'-0"



4 EAST ELEVATION (LEFT)
A-2.2 1/4" = 1'-0"











Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: December 20, 2024

TITLE: **Exterior Renovation (Alteration): 3059 Cherokee Street**
Consideration of approval of a Certificate of Appropriateness application submitted by Jason Kisz for an alteration to the historic structure located at 3059 Cherokee Street (20012900940). Said alteration is to remove the rear non-historic addition to the historic structure. Case #COA2024-12

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. COA2024-12_3059 Cherokee St_Packet



CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Application Fee: \$50.00 ☐ Demolition Fee: \$150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

- a. The surrounding development
- b. The best interest of the community
- c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

- ☐ Material Specifications
- ☐ Drawing of Sign with Dimensions and Colors to be used
- ☐ Façade detail of fonts

Application for landscaping to include

- ☐ Variety of trees and shrubs
- ☐ Indicate size and location of plantings

Application for exterior renovations and additions to include

- ☐ Existing conditions site plan depicting location of addition in relation to the existing property
- ☐ Existing floor plan of building
- ☐ Proposed floor plan of building including portions not to be altered
- ☐ Elevations of all exterior façade of addition including relationship to existing building
- ☐ Detail of trim to be utilized on façade
- ☐ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
- ☐ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered



CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530**

1. NAME OF APPLICANT: SASON KISZ
- ☐ Owner
- ☐ Other
- ☐ Other, please specify _____

APPLICANT MAILING ADDRESS: _____

Woodstock GA 30189

(Home#) _____

(Cell#) _____

(Email) _____

PROPERTY ADDRESS: 3059 Cherokee St NW Kennesaw GA 30144

Land Lot 129 Tax Parcel 20012900940 Lot Size 1.376 Ac

Current zoning on property: CBD

2. NAME OF ATTORNEY OR REPRESENTATIVE:

(Home#) _____ (Cell#) _____ (Email) _____

NAME OF OWNER:

French 3 Investments

(Home#) _____

(Cell#) _____

(Email) _____

3. ACTIVITY

☐ New Construction

☐ Demolition

☐ Awnings

☐ Fence

☒ Repairs or Alterations

☐ Landscaping

☐ Exterior Architectural Features

☐ Exterior Environmental Feature Change

☐ Moving a Building

☐ Sign Erection

☐ Sign Placement *

* (NOTE – Business License required before signage installation)

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Remove rear addition (non-historic) of the historic house at 3059 Cherokee St, Kennesaw, GA

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.

Signature of Applicant

Date

Signature of Owner

Date

(If different from applicant, consenting to work to be performed on said property.)

Notary
12/10/2024





CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: _____

(Application Administratively Approved)
HPC Chair

Date: _____

☐ GRANTED

☐ DENIED Reason for denial _____

☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review

RETURN TO:

BRIAN M. DOUGLAS & ASSOCIATES, LLC
900 CIRCLE 75 PARKWAY, SUITE 800
ATLANTA, GA 30339
24-172

STATE OF GEORGIA
COUNTY OF COBB
TAX PARCEL ID #: 20012900940

LIMITED WARRANTY DEED

THIS INDENTURE, Made this **30th day of October**, in the Year of Two Thousand Twenty Four (**2024**), by and between **ALLATOONA PROPERTY INVESTMENTS, LLC** as party or parties of the first part, hereinafter called Grantor, and **FRENCH 3 INVESTMENTS, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

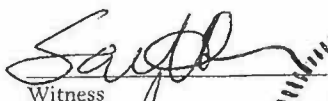
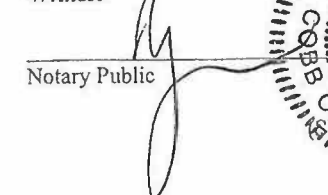
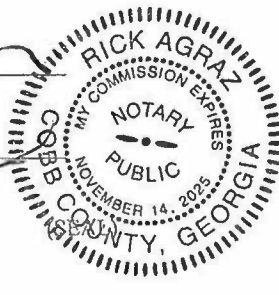
SEE EXHIBIT "A"

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons holding by, through or under the above named Grantor.

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

Signed, sealed and delivered In presence of:


Witness

Notary Public


ALLATOONA PROPERTY INVESTMENTS,
LLC

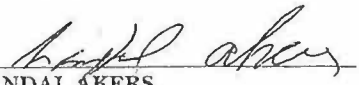
BY: 
RANDAL AKERS
MANAGING MEMBER

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 129, City of Kennesaw, Cobb County, Georgia, being in the 20th District, 2nd Section, and being more particularly described as follows:

BEGINNING at an iron pin located on the Westerly right of way of Cherokee street (formerly known and sometimes referred to as Shiloh Road) a distance of 297.0 feet Southerly as measured along the curvature of the Westerly Right of Way of Cherokee Street from its intersection with the Southerly Right of Way of Shirley Drive to the POINT OF BEGINNING of the conveyed property; thence South along the Westerly Right of Way of Cherokee Street a distance of 149.65 feet to an iron pin; thence North 82 degrees 45 minutes 12 seconds West a distance of 396.65 feet to an iron pin; thence North 2 degrees 48 minutes 33 seconds West a distance of 30.81 feet to a point; thence North 8 degrees 46 minutes 43 seconds East a distance of 120.60 feet to an iron pin; thence South 82 degrees 33 minutes 52 seconds East a distance of 396.21 feet to an iron pin located on the Westerly Right of Way of Cherokee Street and the POINT OF BEGINNING. Said Tract of land contains 1.375 acres, more or less, according to the survey and plat prepared in January 1980, by Mack R. Price, Registered Surveyor.

SUBJECT TO ALL COVENANTS, CONDITIONS, ZONING ORDINANCES, RESTRICTIONS, AND EASEMENTS OF RECORD.

BEING SAME PROPERTY CONVEYED IN THAT CERTAIN EXECUTOR'S DEED DATED JANUARY 31, 1980, RECORDED IN DEED BOOK 2140, PAGE 494, COBB COUNTY, GEORGIA RECORDS.



3059 Cherokee St
Letter of assessment
November 8, 2024

November 7 2024

Jason Kisz
CGerlach30146@yahoo.com
3059 Cherokee St
Kennesaw, GA 30144

Subject: Historic Conditions Assessment for 3059 Cherokee St, Kennesaw, GA 30144

Dear Jason

This is an architectural and historic assessment for 3059 Cherokee St, Kennesaw, GA. The intention of this assessment is to determine the historic integrity and condition of the home. I conducted a site visit November 11, 2024 to review the property. I accessed the exterior, interior, crawlspace and attic.

I will begin this assessment by identifying the distinguishing features of the house and their relative conditions and viability for reuse. This should provide a fair evaluation of the condition of the home's historically significant features. I have separated the report into exterior and interior. The exterior review is what will be important for the integrity of the National Register district, and for review by the historic preservation commission. However, the overall integrity of the building cannot be understood without reviewing the interior, so I have provided that as well.

I have reviewed the project relative to the Secretary of the Interior's Standards for Historic Preservation, and for the National Park Service's standards for National Register integrity. These standards take into account seven aspects of integrity: location, setting, workmanship, materials, design, feeling and association. To retain historic integrity a property will always possess several, and usually most, of the aspects, per NPS guidance.

OVERVIEW

3059 Cherokee St, identified as the Akers House in the Georgia Historic Resources Survey, is marked as a contributing property to the Cherokee St National Register District.

3059 Cherokee St is in an increasingly urbanized location, though its original lot is still intact. There is significant new development on nearby lots. The lot up, then gradually down away from the road. There are several mature trees on the property. A driveway is to the right side of the house. The rear of the lot is wooded.

The house is a one-story historic home, built circa 1900. It is identified as a New South Cottage type home in the Kennesaw design guidelines. It has a projecting front and rear gable, central door, and a front and rear porch. The interior floor plan does not have the central hall found in a New South cottage, so it is possible that the floor plan was altered, or that it was built as an atypical Queen Anne Cottage. The roof

is steeply pitched, with a central chimney projecting through the roof on the right, and an exterior chimney to the left side. The side chimney is a modern replacement. The siding is wood lap with simple trim. The eaves are simple 1x boards with a crown mould. Though simple, the trim appears to be original.

The front porch is largely intact, including original turned folk Victorian columns, beveled rafters and bead board detailing. The front porch decking is new. The rear porch appears to have original rafters, but the rest has been replaced, and a new covered kitchen added to the rear. A portion has been filled in with a bathroom.

The front door is an historic elaborately carved Eastlake style door. The rear porch door is a craftsman style 6 light door. Windows are original two over two wood windows. These are covered by storm windows. Door and window trim is simple 1x material with a modest cap.

The building's interiors have 3" width wood floors in most rooms. The living room has a more recent – circa 1920s/30s – narrow wood overlay. It is possible that it was at this time that the central hall of the New South cottage was opened up. The kitchen has linoleum flooring. The ceilings have been lowered approximately 2' and are sheetrock. Original board ceilings remain visible from the attic. Original plaster remains behind sheetrock in locations. Trim is an unusual 3" trim. Door trim has a dentilated corner board. This is possibly a recent alteration. Three remaining fireplaces appear to be historic. Tenant reports there was a chimney in the kitchen, since removed. The kitchen appears to have been remodeled circa 1960s/70s. Doors through the house vary in size and style, including 5 panel Victorian, 4 panel Victorian, and 2 panel Craftsman. This indicates that the house was changed multiple times throughout its history, or that the doors have been salvaged and installed over time.

The building's original foundation is a brick pier foundation with concrete block infill. Brick is spalling in areas, and in some places missing entirely. Brick in the historic chimney is also deteriorated in places. The crawlspace did not have an access door, so was inaccessible except via photography.

The roof is a steeply pitched roof built of 2x dimensional lumber, with board sheathing. The roofing material is asphalt shingles. Ceiling joists are 2x lumber with board ceilings visible below. There is a braced platform at the rear of the building, possibly for storage. The roof has been repaired on the left side due to a tree falling.

The electrical panel is a fuse box. The house has a modern condenser outside. Plumbing was in an inaccessible crawlspace.

My professional assessment of the seven aspects of building integrity is as follows:

Location – Intact

- The house is in its original location

Setting – Intact

- The original lot is intact, though surrounding properties are altered.

Workmanship – Intact

- The exterior of the home displays historic workmanship and construction techniques. The interior, though altered, still has original floors, fireplaces, board ceilings, and possibly plaster. Additionally, some of the alterations are historic themselves.

Materials – Intact

- The exterior of the home has original windows, columns, rafters, brick, siding and trim.

Design – Intact

- The original house form and layout is still intact from the exterior. The house is recognizable as a New South cottage. The interior layout has been altered to become a Queen Anne cottage layout.

Feeling – Intact

- The home retains the look, feel, materiality and character of a circa 1900 farm house.

Association – Intact

- Due to the intactness of the exterior materials and form, the home retains its association to this period in Kennesaw's history.

EXTERIOR

This section addresses details that contribute to the building's historic significance and would enable it to contribute to the historic district. I have grouped them by condition.

Good condition – requires little to no repair.

- Porch columns and rafters

- Exterior siding and trim – minor repairs and painting will be required

- Exterior doors

- Windows – these were largely inaccessible due to the presence of storm windows. What is visible appears to be in good shape. It is likely that the storm windows have protected the original windows. Assume some repairs.

Fair condition – requires some repair.

- Chimneys – Non-original exterior chimney is sound. Historic central chimney has areas of deteriorated mortar and brick

- Front porch ceiling – there is isolated water damage

Poor condition – requires extensive repair and/or replacement

- Foundation – There are significant areas of damage to the piers, including original brick piers and non-original cmu piers. The crawlspace did not have an access door, so was inaccessible.

- Removing the vent covers provided a limited review. No major deterioration was readily apparent. Some structural bracing was visible at the rear.

- Rear porch – There is extensive deterioration of wood and foundation piers

- Roofing – asphalt shingle roofing is significantly aged and will require replacement. Tenant reports leaks. There is an isolated area at the rear of the house that was poorly repaired after tree damage. This area requires replacement trim. Assume structural framing damage in the walls that will require repair.

Non-original

- Porch flooring

- Rear covered kitchen

- Front porch steps – concrete in poor condition

Assessment: The asphalt shingle roof requires replacement. The brick chimney and foundation require repairs. The exterior will need painting and spot repairs. Front steps should be repaired or replaced.



Figure 1 Overview of house from street



Figure 2 Rear yard showing site setting.



Figure 3 Side of house showing historic trim and chimney, siding, windows and porch



Figure 4 Rear of house showing filled in rear porch. Note deteriorated piers.



Figure 5 Side of house showing rear porch, which is heavily altered



Figure 6 View of house from rear corner. Note reconstructed chimney and damaged rear eave, as well as non-historic exterior kitchen.



Figure 7 Front porch showing original turned columns, rafters and board ceiling and end boards. Decking is new.



Figure 8 Original columns, ceiling, rafters, and bead board



Figure 9 Foundation showing brick damage and concrete block infill



Figure 10 Eastlake style front door



Figure 11 Original window and trim. Window covered by storm window.



Figure 12 Craftsman style rear door



Figure 13 Foundation showing original joists. Very narrow crawlspace with limited visibility.



Figure 14 View of crawlspace showing original joists supplemented by an intermediate beam and posts

INTERIOR

This section addresses details that contribute to the home's historic character and alterations that would be required to make it habitable. I have grouped them by condition.

Good condition – requires little to no repair

- Fireplace mantels
- Wood Floors
- Doors
- Trim

Fair condition – requires some repair.

- Tongue & groove board ceilings – Visible from above, these are likely intact, but obscured
- HVAC – The house has ducted HVAC, with ducts running below the historic ceiling level and above the dropped ceiling. The condenser is outside the house and is modern, though aging. There is a supplemental window unit at the rear of the house.

Poor condition – requires extensive repair and/or replacement

- Bathrooms – Bathroom fixtures are dated.
- Electrical – The house has a fuse box. This is no longer code compliant. Assume wiring will require updating as well.
- Kitchen – The kitchen has circa 1970 cabinetry. It is in good condition, though not likely to meet modern standards. Appliances appear relatively recent. The floor was demonstrated to be in poor repair by tenant, who showed photographs of repairs he had made.
- Insulation – The insulation in the attic is negligible (1-2" max). There is no insulation in the crawlspace.
- Plumbing – Plumbing was installed in an inaccessible crawlspace. There is a modern PVC cleanout.
- Based on tenant conversation regarding deferred maintenance, I would anticipate significant repairs and/or replacement. Improved access is needed.

Non-historic

- Bathrooms
- Kitchen

Assessment: The house plan appears to have been altered early on in its history to create a Queen Anne type floor plan instead of a New South Cottage floor plan. This is indicated by Craftsman doors in the kitchen and bathroom, and the new wood floor in the living room. Ceilings are lowered throughout, likely circa 1970s. Original fireplaces, floors and doors remain.



Figure 15 Living room showing original mantel and windows and dropped ceiling.



Figure 16 Door and window trim in living room

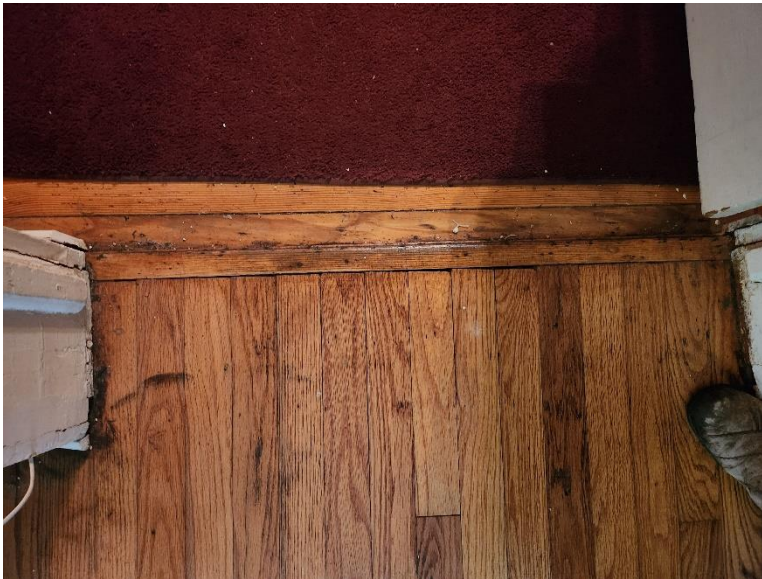


Figure 17 Transition from original wood flooring (top of photo) to ca 1920s tongue & groove flooring overlay (bottom of photo)



Figure 18 Bedroom fireplace mantel. Note 4 panel door.



Figure 19 Bedroom - note 5 panel door



Figure 20 Kitchen



Figure 21 Kitchen showing circa 1970 cabinets and modern appliances



Figure 22 Fuse box is not code compliant



Figure 23 Bathroom. Note Craftsman door, indicating the bathroom was added circa 1930.



Figure 24 Rear room. Fireplace mantel obscured by furniture



Figure 25 Side room. Rear room



Figure 26 Attic access. Note plaster walls and spalling brick at chimney



Figure 27 Attic framing at front gable



Figure 28 Attic framing showing minimal insulation, board ceiling, and lowered gypsum board ceiling below.



Figure 29 Attic framing showing cross-bracing and patch at corner.



3059 Cherokee St
Letter of assessment
November 8, 2024

CONCLUSION

3059 Cherokee St is listed as a contributing structure to the Cherokee St historic district. The exterior historic integrity, while simple in design, is intact. The most significant areas for repair are the rear roof and the deteriorated brick at the chimney and foundations. It is assumed that all new utilities will be required.

Thank you very much. Please feel free to contact me with any questions or clarifications and I would be happy to discuss it.

Sincerely

A handwritten signature in blue ink that reads "Brandy Morrison". The signature is fluid and cursive, with the first name "Brandy" and last name "Morrison" clearly distinguishable.

Brandy Morrison



3059 Cherokee St
Letter of assessment
November 8, 2024

485 Oakland Ave SE
Atlanta, GA 30312

Brandy@BrandiedHistory.com
404.723.7240

1601 Mansfield St
Brunswick, GA 31520



BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT,PER ZONING DEPARTMENT.

BUILDING SETBACK:
FRONT: BUILD-TO-LINE;
SIDE: 10.0';
REAR: 25.0';
MAX. BUILDING HEIGHT: SUBJECT TO THE
HISTORIC DISTRICT DESIGN GUIDELINES
MAX LOT COVERAGE 87%

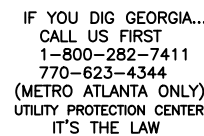
SETBACKS ARE SHOWN AS PER KENNESAW, GEORGIA -
CODE OF ORDINANCES / APPENDIX A - UNIFIED
DEVELOPMENT CODE / CHAPTER 4 - SITE DESIGN
STANDARDS / 4.02.00 - SITE DESIGN STANDARDS FOR
OVERLAY DISTRICTS / 4.02.03 - SITE DESIGN
STANDARDS FOR THE CENTRAL BUSINESS DISTRICT, ITEM
B. "LOT SIZE, SETBACK AND BUILDING HEIGHT
REQUIREMENTS."

OWNER PRIOR TO DEVELOPMENT OR RENOVATION
PROJECT MUST CHECK WITH HISTORICAL COMMITTEE
FOR SETBACKS AND OTHER REQUIREMENTS

SSMH2
TOP=1037.50
INV IN=1029.60
INV OUT=1029.50

SSMH3
TOP=1029.03
INV IN=1023.93
INV OUT=1023.83

ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH
AMERICAN VERTICAL DATUM OF 1988



1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS AND CABLE SHOULD BE CONTACTED TO DETERMINE THE LOCATION OF THE IMPROVED LINES AND IS NOT RECORDABLE.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS NOT INITIATED A CURRENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORIGINALLY OBTAINING THIS SURVEY SHOULD CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE INFORMATION AND ZONING MAPS OF THE CITY OF GAITHERSBURG, CITY AND COUNTY OF GAITHERSBURG. IT IS RECOMMENDED THAT THE PROVIDER OF USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
7. PRESENCE OF STATE WATERS AND BUFFERS REQUIREMENT ARE SUBJECT TO COUNTY OF CITY DETERMINATION BY ENVIRONMENTAL AGENCIES.

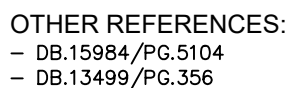
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION
REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN
ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS
OPINION FOR SAID PARCEL MAP ID 13067C0038H EFFECTIVE DATE:
3/4/2013 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT PROVIDING THE CLIENT WITH THE MOST CURRENT FLOOD DATA. THE SURVEYOR REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD DATA FOR THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

[illegible]

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST/PILLAR
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT



TOTAL LAND AREA
59953.46 SF / 1.376 AC
ALLOWABLE LOT COVERAGE
52159.51 SF / 1.197 AC / 87%
EXISTING LOT COVERAGE
4883.53 SF / 0.112 AC / 8.1%

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY. WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

LAND SURVEYING SERVICES

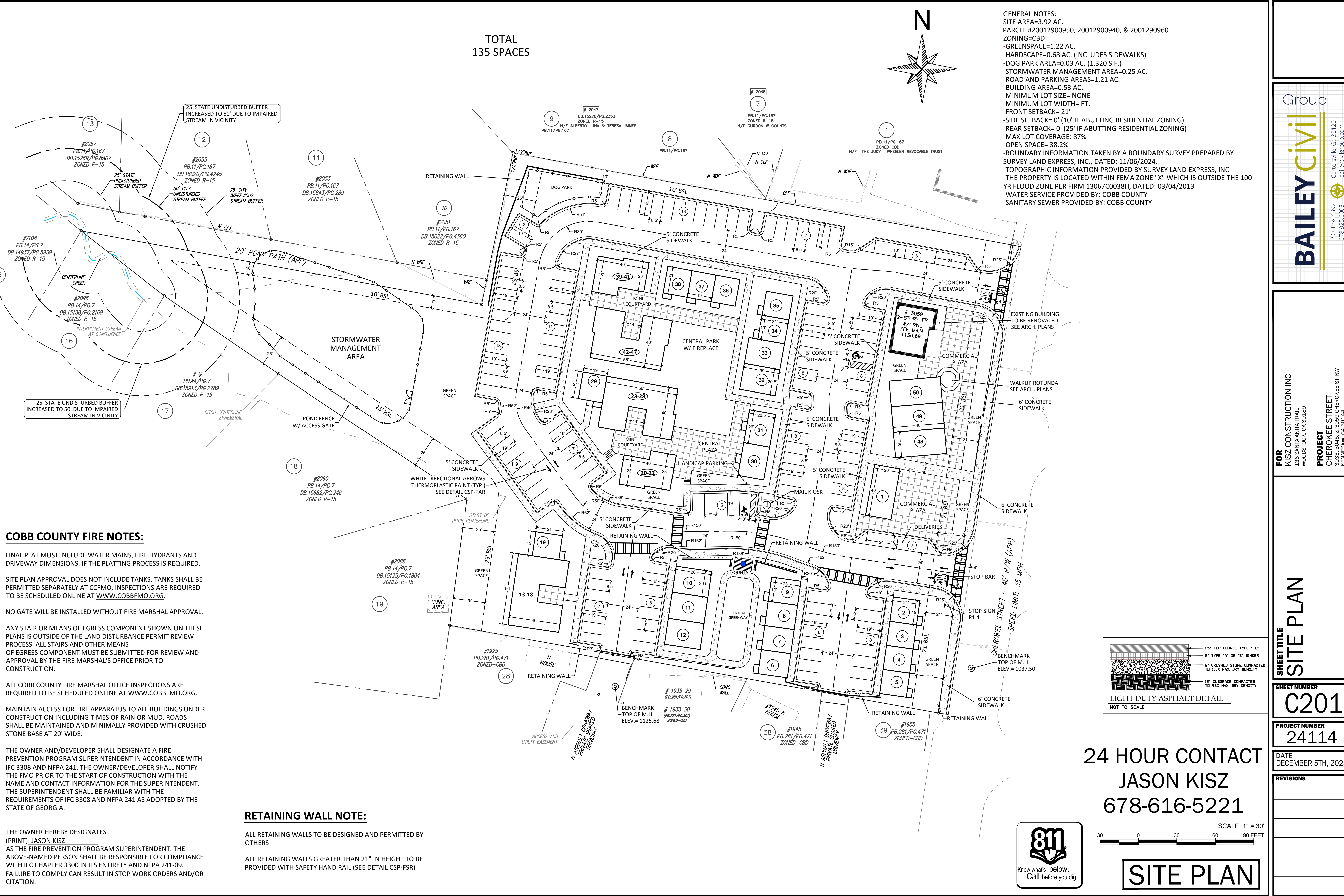
LK
COORD #20240089
DWG #20240089-3059

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.







COBB COUNTY FIRE NOTES:

FINAL PLAT MUST INCLUDE WATER MAINS, FIRE HYDRANTS AND DRIVEWAY DIMENSIONS. IF THE PLATTING PROCESS IS REQUIRED.

SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCFMO. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG.

NO GATE WILL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL.

ANY STAIR OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION.

ALL COBB COUNTY FIRE MARSHAL OFFICE INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG.

MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE.

THE OWNER AND/DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE REQUIREMENTS OF IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA.

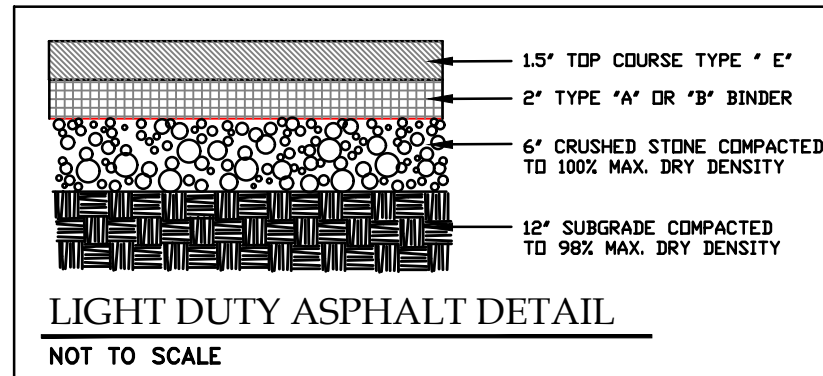
THE OWNER HEREBY DESIGNATES (PRINT) JASON KISZ AS THE FIRE PREVENTION PROGRAM SUPERINTENDENT. THE ABOVE-NAMED PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IFC CHAPTER 3300 IN ITS ENTIRETY AND NFPA 241-09. FAILURE TO COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATION.

RETAINING WALL NOTE:

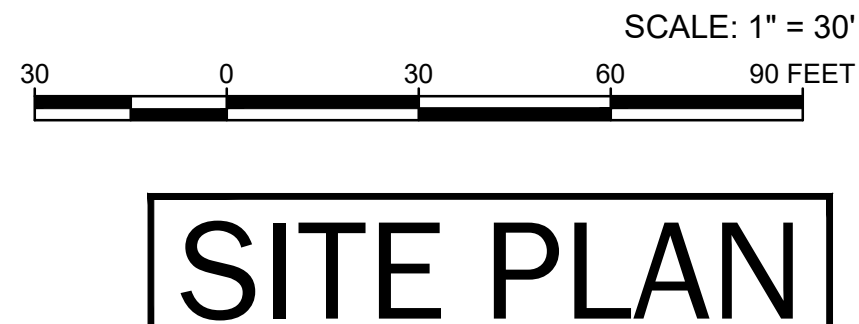
ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS

ALL RETAINING WALLS GREATER THAN 21" IN HEIGHT TO BE PROVIDED WITH SAFETY HAND RAIL (SEE DETAIL CSP-FSR)

- GENERAL NOTES:
SITE AREA=3.92 AC.
PARCEL #20012900950, 20012900940, & 2001290960
ZONING=CBD
-GREENSPACE=1.22 AC.
-HARDSCAPE=0.68 AC. (INCLUDES SIDEWALKS)
-DOG PARK AREA=0.03 AC. (1,320 S.F.)
-STORMWATER MANAGEMENT AREA=0.25 AC.
-ROAD AND PARKING AREAS=1.21 AC.
-BUILDING AREA=0.53 AC.
-MINIMUM LOT SIZE= NONE
-MINIMUM LOT WIDTH= FT.
-FRONT SETBACK= 21'
-SIDE SETBACK= 0' (10' IF ABUTTING RESIDENTIAL ZONING)
-REAR SETBACK= 0' (25' IF ABUTTING RESIDENTIAL ZONING)
-MAX LOT COVERAGE: 87%
-OPEN SPACE= 38.2%
-BOUNDARY INFORMATION TAKEN BY A BOUNDARY SURVEY PREPARED BY SURVEY LAND EXPRESS, INC., DATED: 11/06/2024.
-TOPOGRAPHIC INFORMATION PROVIDED BY SURVEY LAND EXPRESS, INC
-THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 13067C0038H, DATED: 03/04/2013
-WATER SERVICE PROVIDED BY: COBB COUNTY
-SANITARY SEWER PROVIDED BY: COBB COUNTY



24 HOUR CONTACT
JASON KISZ
678-616-5221



Group
BAILEY CIVIL
P.O. Box 4392
Cartersville, Ga 30120
678.925.6003
baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
KENNESAW, GA 30144

SHEET TITLE
SITE PLAN

SHEET NUMBER
C201

PROJECT NUMBER
24114

DATE
DECEMBER 5TH, 2024

REVISIONS



Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: December 20, 2024

TITLE: **Central Business District Application: 3059 Cherokee Street**
Consideration to review a Central Business District (CBD) project application to construct a mixed-use development on the parcel located at 3059 Cherokee Street (20012900940). Case #CBD2024-03

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. CBD2024-03_3059 Cherokee St_Application Packet



**CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL**

Date Received 12/11/24
Staff's Initials CMC

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

A minimum of one consultation to review project concept and factors to consider in the planning & design phase prior to initial site plan and architectural review, submission and hearing before the Mayor and Council is mandatory.

Date Received 11/20/24

Staff's Initials CMC

Procedures for filing for CBD Approval:

1. Original application completed, signed and notarized
2. Application must be filled out completely, signed and returned to the Zoning Administrator
3. Copy of Business Plan
4. Copy of warranty deed that reflects the current property owner
5. Copy of site plan with proposed project consistent with the Kennesaw Design Guidelines
6. Completed application and supporting documents listed on one Flash Drive or email to dsimmons@kennesaw-ga.gov in PDF format

CBD Approval Process:

1. Submittal to KDDA for review and comment
2. Submittal to HPC for Certificate of Appropriateness (if in HPC district) not in HPC district comments only required from HPC
3. Review/ Approval by Mayor and Council

PROPERTY ADDRESS 3059 Cherokee St Kennesaw GA 30144

Land Lot 129 Tax Parcel 20012900940 Lot Size 1.376 AC Present Zoning CBD-C4

Proposed Project for Property Mixed-Use Development

Add additional sheet if necessary

APPLICANT Jason Kisz

APPLICANT EMAIL jasonkisz@gmail.com

Applicant address [REDACTED]

(Fax #) _____ (Work #) _____

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature]

Notary

Date

TITLEHOLDER: FRENCH 3 INVESTMENTS LLC Telephone: [REDACTED]

Address: [REDACTED]

Signature [Signature]

Signed, sealed and delivered in presence of: [Signature]

Notary

Date



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

A separate form must be completed by each applicant

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

NO

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

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

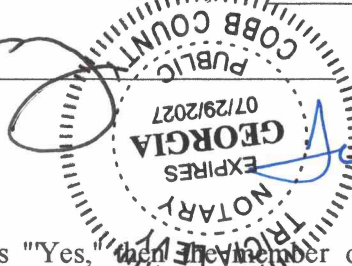
The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

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

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

I certify that the foregoing information is true and correct, this 10th day of Dec, 2024

[Signature]
Applicants Signature



12/10/2024

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.



CENTRAL BUSINESS DISTRICT PROJECT

CBD Project Administratively approved by:

Darryl Simmons, Planning & Zoning Administrator

Date: _____

- ☐ APPROVED
- ☐ REQUIRES KDDA APPROVAL
- ☐ REQUIRES HPC APPROVAL
- ☐ MAYOR AND COUNCIL

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY:

Hearing Date: _____

Recommendation: see attached minutes

Signature Kennesaw Downtown Development Authority:

HISTORIC PRESERVATION COMMISSION:

Hearing Date: _____

Recommendation: see attached minutes

Signature Historic Preservation Commission

KENNESAW MAYOR AND COUNCIL:

Hearing Date: _____ see attached minutes



CENTRAL BUSINESS DISTRICT PROJECT

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530**

RETURN TO:

BRIAN M. DOUGLAS & ASSOCIATES, LLC
900 CIRCLE 75 PARKWAY, SUITE 800
ATLANTA, GA 30339
24-172

STATE OF GEORGIA
COUNTY OF COBB
TAX PARCEL ID #: 20012900940

LIMITED WARRANTY DEED

THIS INDENTURE, Made this **30th day of October**, in the Year of Two Thousand Twenty Four (**2024**), by and between **ALLATOONA PROPERTY INVESTMENTS, LLC** as party or parties of the first part, hereinafter called Grantor, and **FRENCH 3 INVESTMENTS, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

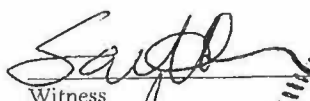
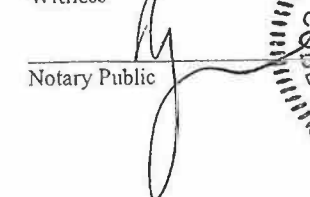
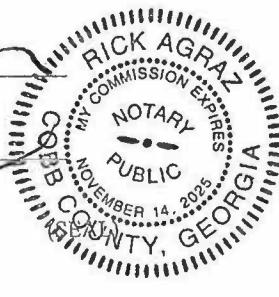
SEE EXHIBIT "A"

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons holding by, through or under the above named Grantor.

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

Signed, sealed and delivered In presence of:


Witness

Notary Public


ALLATOONA PROPERTY INVESTMENTS,
LLC

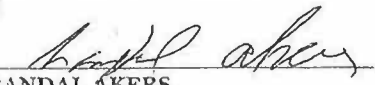
BY: 
RANDAL AKERS
MANAGING MEMBER

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 129, City of Kennesaw, Cobb County, Georgia, being in the 20th District, 2nd Section, and being more particularly described as follows:

BEGINNING at an iron pin located on the Westerly right of way of Cherokee street (formerly known and sometimes referred to as Shiloh Road) a distance of 297.0 feet Southerly as measured along the curvature of the Westerly Right of Way of Cherokee Street from its intersection with the Southerly Right of Way of Shirley Drive to the POINT OF BEGINNING of the conveyed property; thence South along the Westerly Right of Way of Cherokee Street a distance of 149.65 feet to an iron pin; thence North 82 degrees 45 minutes 12 seconds West a distance of 396.65 feet to an iron pin; thence North 2 degrees 48 minutes 33 seconds West a distance of 30.81 feet to a point; thence North 8 degrees 46 minutes 43 seconds East a distance of 120.60 feet to an iron pin; thence South 82 degrees 33 minutes 52 seconds East a distance of 396.21 feet to an iron pin located on the Westerly Right of Way of Cherokee Street and the POINT OF BEGINNING. Said Tract of land contains 1.375 acres, more or less, according to the survey and plat prepared in January 1980, by Mack R. Price, Registered Surveyor.

SUBJECT TO ALL COVENANTS, CONDITIONS, ZONING ORDINANCES, RESTRICTIONS, AND EASEMENTS OF RECORD.

BEING SAME PROPERTY CONVEYED IN THAT CERTAIN EXECUTOR'S DEED DATED JANUARY 31, 1980, RECORDED IN DEED BOOK 2140, PAGE 494, COBB COUNTY, GEORGIA RECORDS.



OVERVIEW: Introducing an Addition to the Newest Jewel in Downtown Kennesaw's Crown

The F3/Kisz/Recivilize Development at 3033 and 3045 Cherokee Street is a previously approved Downtown Kennesaw gateway development project in the City's Central Business District (CBD). The Central Business District (CBD) is established in order to preserve and protect the cultural and historic aspects of downtown Kennesaw and simultaneously provide for the stimulation and enhancement of the vitality and economic growth of this special area.

The classification is primarily intended for a focal point for upscale retail trade, tourism, and financial and public uses. The intent of the Central Business District (CBD) is to develop a compact core to encourage and facilitate pedestrian movement and provide convenient access to the amenities of downtown. The City has made some great strides in the last few years, and we are excited to continue the trend by adding another jewel to Downtown Kennesaw's crown.

As of this submission, the Development Team is **proud to announce that it has also closed on an additional parcel at 3059 Cherokee Street**, and is seamlessly integrating it into the previously approved plan for 3033 and 3045 (as planned from the onset). Here are the updated details on the full comprehensive plan for all three parcels:

- The development now consists of 3033 (.88 acres) and 3045 (1.663 acres), 3059 Cherokee St 1.376 acres) immediately north of Galt Commons = approx 3.92 acres in total (see Exhibit A for accompanying survey and Exhibit B for conceptual site plan) – with 50 total residential units, residential density = 12.75 units/acre (*less than neighboring Galt Commons at 42 homes on 3.2 acres = 13 homes per acre*)
- Total of approx 64,000 heated square feet of new construction (see Exhibit C for accompanying spreadsheet for a full itemization of residential and commercial units)
- For sale: 46 residential units (12.19 du / acre), approx 54,000 total heated square feet of residential (mix of attached townhomes and stacked flat condos)
- For sale or lease: 4 commercial units, approx 3,250 total heated square feet of commercial
- For sale or lease: 4 two-story condos above commercial, approx 6,450 total heated square feet (only 8% of the total residential unit count will be available to rent)
- For sale or lease: 1 commercial unit located in historic home to be saved and fully renovated and converted into approx 1,200 total heated square feet of high-end boutique retail / commercial
- Investment by French 3 Investments, design by Recivilize Properties, and construction by Kisz Construction

According to Kennesaw's Strategic Economic Development Plan, the City is "focused on increasing density in the Downtown which will in turn create additional demand for everyday goods and services and for restaurants and bars. New mixed-use developments are expected to increase the potential for retail."

Goals are to "continue to support and pursue mixed-used development – Kennesaw already has begun enabling mixed-use development to augment the existing supply of commercial and residential spaces. In Kennesaw, the scale of nonresidential development needs to be consistent with market potential/opportunities; small office and dining/entertainment in downtown, maker-space and small-



scale retail along commercial corridors. There are opportunities for repositioning underperforming assets and strengthening downtown.”

The Strategic Economic Development Plan also aspires to “improve Kennesaw as a place to live, work, shop, and recreate – The City should actively engage with existing businesses and potential developers to enhance the office, retail, shopping, and recreational amenities in Kennesaw. This would require partnerships which leverage existing resources to promote and shepherd projects through the public process.”

In summary, The Strategic Economic Development Plan notes that the Kennesaw CBD is designed to achieve the following:

- Create an environment where residents and visitors can live, work, meet, and play
- Promote a balanced mix of retail, office-professional, entertainment, residential, civil, and cultural uses in the core downtown area
- Allow for growth of a healthy economic business district
- Incorporate aesthetically compatible design from gateway points to the core of the city to improve the aesthetics of street and built environments
- Ensure compatibility with the historic district to achieve architectural and design integrity and consistency
- Provide accessible and sufficient parking that is unobtrusive by encouraging shared parking and alternative modes of transportation including pedestrian and bicycles
- Promote a pedestrian environment through sidewalk-oriented buildings and attractive street-facing façades that encourage pedestrian activity
- Provide safe and accessible parks and public and private open space

Fortunately, our project meets or exceeds all of Kennesaw’s CBD mandates outlined above.

Kennesaw has to compete with walkable premium mixed-use neighborhoods that are proliferating in downtown Woodstock, Marietta, et al – we think this is an opportunity to make a huge statement and to deliver a strong competitive offering. Our goal is to capitalize on the quaint Galt Commons development and extend the walkable new urban quotient northward along Cherokee Street to create even more new urban synergies and impact. We can create a true, activated mixed-use gateway into Downtown Kennesaw that – with its commercial plaza and retailer(s) / restaurant(s) – we feel will even become a mini-destination of its own.

Highlights of the New 3033/3045/3059 Cherokee St Development:

Plan:

- Will be Kennesaw’s first small-scale infill development to offer a mix of commercial and residential uses
- Residential features a curated collection of compact courtyard homes
- 5-minute walk to the start of all the civic amenities, retail and restaurants of Downtown Kennesaw



- Designed to grow and seamlessly integrate into new phases to the north or west if additional properties later come available

Pricing:

- Just north of the progressive Galt Commons development, with homes that sold for over \$300 / sq ft – our goal is to sell our new homes at over \$325 / sq ft
- Should set new standards for sales price / sq ft, but also provide some affordable units starting just above 1,000 sq ft (and then ranging up to 1,600 sq ft)
- Attainable urbanism with some residential flats potentially starting in the \$300,000s

Product:

- Charleston-inspired homes carefully arranged amongst intimate urban spaces – full site now delivers fifty new classic courtyard residences
- Frontage will feature two new commercial plazas (totaling almost 5,000 sq ft of new public realm) flanked by two stunning mixed-use buildings with commercial on the ground floor of each, and...
- The existing historic home on the front of 3059 Cherokee St has been deemed worth saving, so the Development Team will bring its exterior back to its former glory and make its interior suitable for high-end boutique retail / commercial – a commemorative plaque will be added that will allow patrons to read about the history of the home / site
- Plan aligns with roadways and greenways from Galt Commons and continues them to the north (and potentially to the west)
- Also provides a wet pond amenity with a trail and benches at the rear of the property

Commercial:

- Type of businesses for commercial is still TBD, though we envision one coffee / food service plus other high-end boutique retail / commercial
- Projected market targeted for commercial are those living within walking distance or those visiting downtown Kennesaw
- Projected customer generation for commercial includes retailers that generate multiple frequent visits due to highly walkable accessibility (10,000 to 20,000 customer visits per year = \$100,000 to \$500,000 in revenue per year per establishment, and the resulting City, County, State taxes)
- Plan on traffic control for ingress/egress of property – commercial parking is included in the plan, positioned directly behind the business (if needed, we would consider a shared parking arrangement with the insurance office immediately across Cherokee Street); potential for a raised traffic table at the entrance of development to slow traffic and benefit the pedestrians

Amenities of the New Development

New Commercial and Residential Amenities:

1. Commercial Plaza at front of the development
2. Greenway Park connects from neighboring Galt Commons green
3. Central Residential Plaza connects from Greenway Park



4. Wet Pond and Trail
5. Other residential amenity options might include, but are not limited to:
 - a. Dedicated storage facility section (potentially on rear of commercial building) – private (lockers for bikes, storage, etc) and shared community items (ladders, tools, etc)
 - b. Pre-assigned residential and guest parking spaces
 - c. Dog park
 - d. Fountain
 - e. Hammock area
 - f. Fire pit area
 - g. Grill area / pizza oven

New Pedestrian Connectivity:

1. Cherokee St sidewalk / Commercial Plaza pedestrian connection to north and south
2. Interior Greenway Park / Central Residential Plaza pedestrian connection to north and south to Galt Commons green
3. Wet Pond and Trail at rear of development
4. Potential option of Pony Trail pedestrian connection from the west

Benefits to the City of Kennesaw

Here's what else the New 3033/3045/3059 Cherokee St Development delivers:

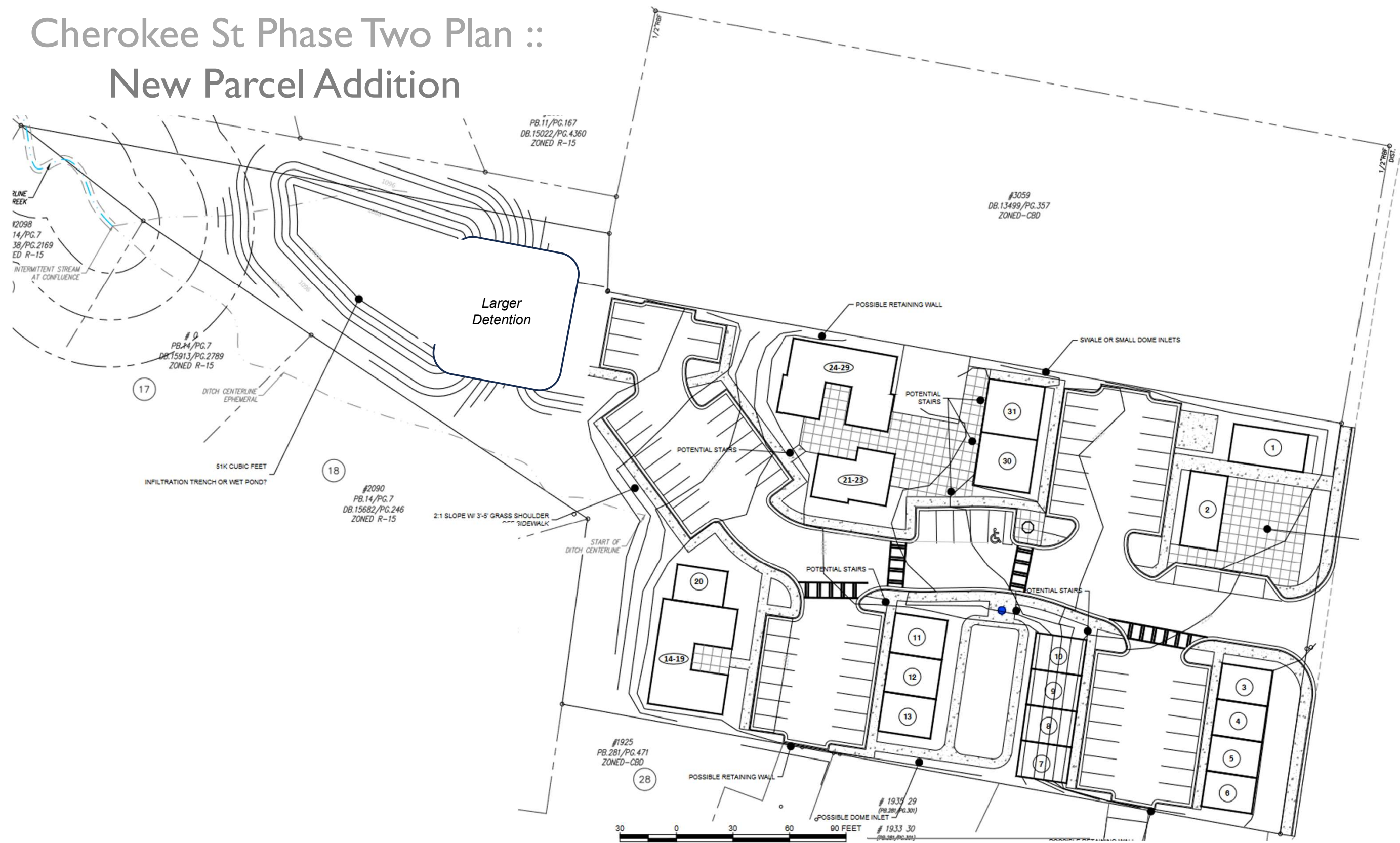
- Truly defined public plaza will become a treasured gateway into downtown – provides visual relief from neighboring direct street frontage and a space large enough for public and private events, and features new highly photo-worthy mixed-use buildings that will make the strongest possible gateway statement into Downtown Kennesaw
- Truly usable / enjoyable public realm features flexible plaza frontage to that can be used for events, plaza kiosks, food trucks, and / or micro retail and more
- New development's kinked roadway network for better low speed traffic geometries throughout the site – combined with all of the pedestrian paths and greenways – prioritize pedestrians over cars and illustrates Kennesaw's forward-thinking mentality

About Us:

About Kisz Construction: www.kiszconstruction.com

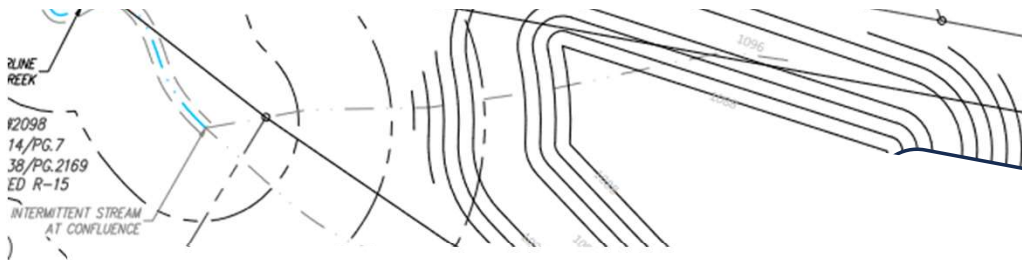
About Recivilize Design & Development: www.recivilize.com

Cherokee St Phase Two Plan :: New Parcel Addition



This is a detailed site plan for a residential development. The plan shows 31 numbered lots arranged in a grid-like fashion. Lot numbers include 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14-19, 20, 21-23, 24-29, 30, and 31. The plan includes several streets: EROKKE STREET on the right, and a street labeled 'N 02° 48' 33" W 30.81' 1.375 ACRES' at the top. A 'Larger Detention' area is shown on the left. Infrastructure features include 'POTENTIAL STAIRS' at various locations, 'POTENTIAL DOME INLET', 'POSSIBLE RETAINING WALL', 'DITCH CENTERLINE', 'EPHEMERAL', 'INFILTRATION TRENCH OR WET POND?', and '2:1 SLOPE W/ 3'-5" GRASS SHOULDER'. A scale bar at the bottom indicates distances from 0 to 90 feet. Various project numbers and zoning codes are noted, such as #098, #2090, #1925, and #1933 29/30.

Cherokee St Phase Two Plan :: New Parcel Addition with Existing House depicted



*Inspiration for Potential Updates
to Existing Historic House*

THE FOLK REVIVAL STYLE

IDENTIFYING FEATURES

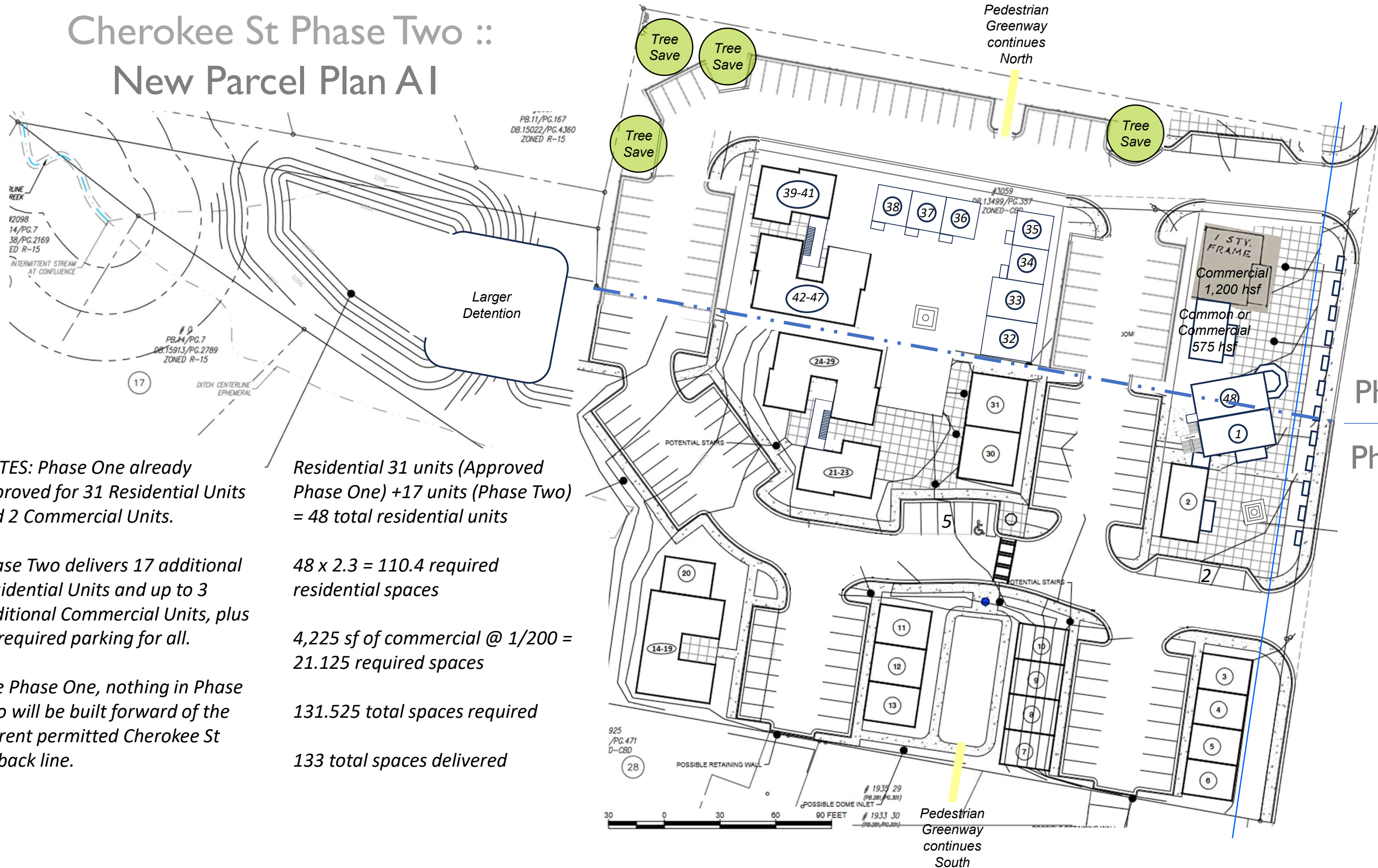
1. PORCHES WITH SPINDLEWORK OR JIGSAW TRIM.
2. CORNICE AND GABLE PEAK BRACKETS.
3. SYMMETRICAL FAÇADE (GABLE FRONT & WING MASSING EXCEPTED).
4. MODEST OVERALL SIZE WITH SIMPLIFIED APPLIED ORNAMENT.



Pedestrian
Greenway
continues
North



Cherokee St Phase Two :: New Parcel Plan A1



Phase Two
Phase One

NOTES: Phase One already approved for 31 Residential Units and 2 Commercial Units.

Phase Two delivers 17 additional Residential Units and up to 3 additional Commercial Units, plus all required parking for all.

Like Phase One, nothing in Phase Two will be built forward of the current permitted Cherokee St setback line.

Residential 31 units (Approved Phase One) +17 units (Phase Two) = 48 total residential units

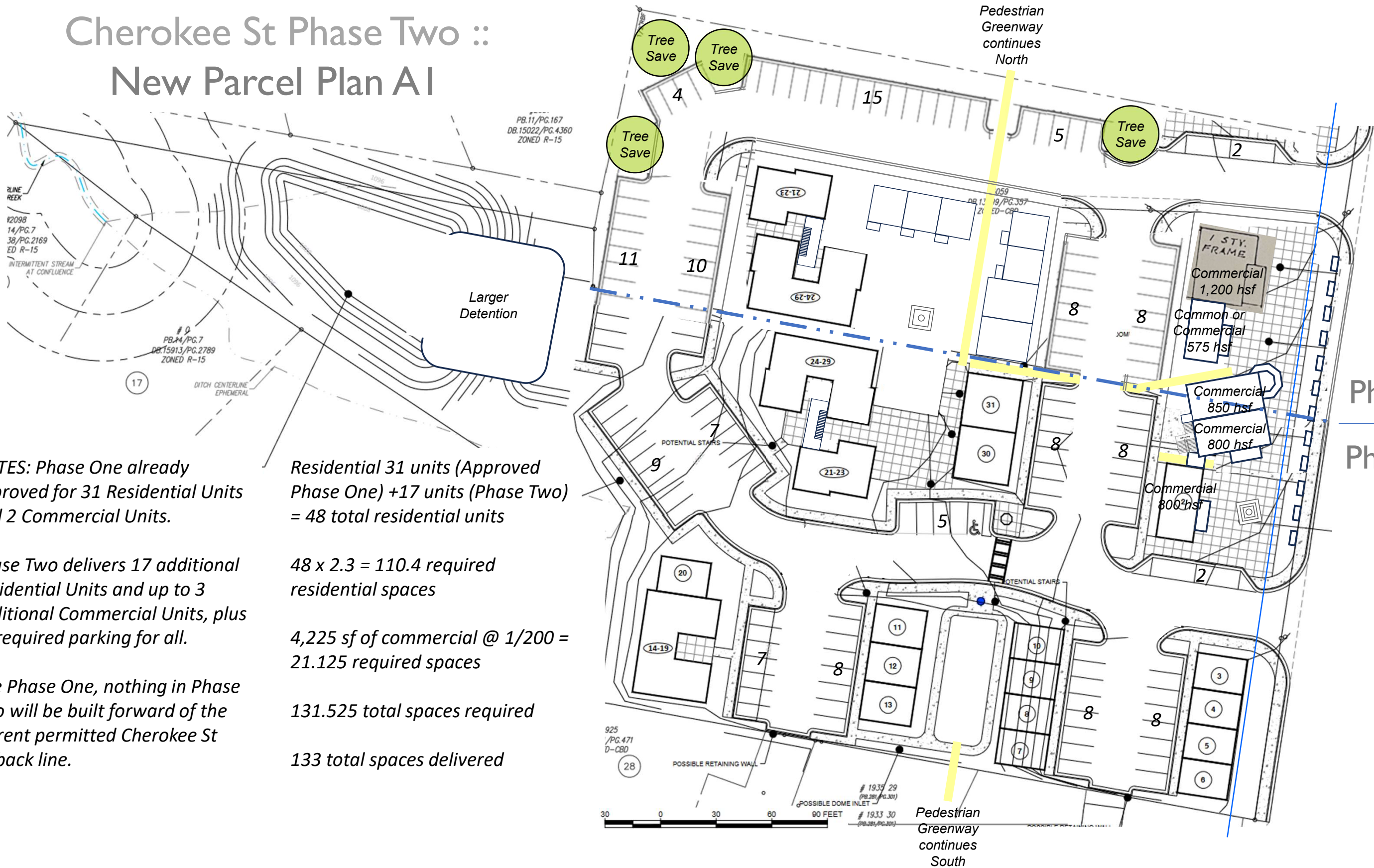
$48 \times 2.3 = 110.4$ required residential spaces

$4,225 \text{ sf of commercial @ } 1/200 = 21.125$ required spaces

131.525 total spaces required

133 total spaces delivered

Cherokee St Phase Two :: New Parcel Plan A1



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*Residential 31 units (Approved Phase One) +17 units (Phase Two)
= 48 total residential units*

*48 x 2.3 = 110.4 required
residential spaces*

4,225 sf of commercial @ 1/200 =
21.125 required spaces

131.525 total spaces required

133 total spaces delivered

Cherokee St Phase Two :: New Parcel Plan A1



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BAILEY civil

P.O. Box 4392
678.975.6003
cantersville, Ga 30120
baileycivilgroup.com

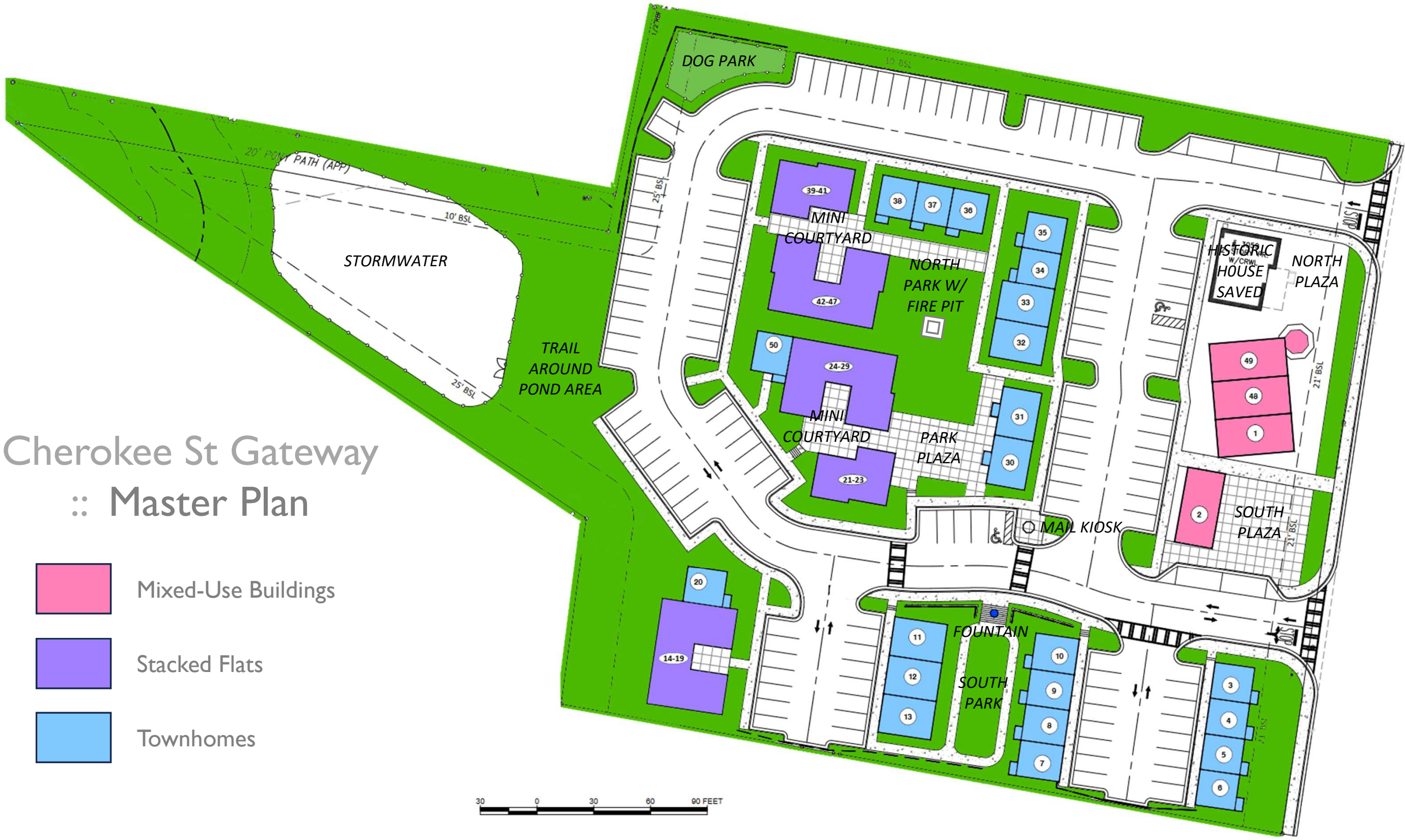
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

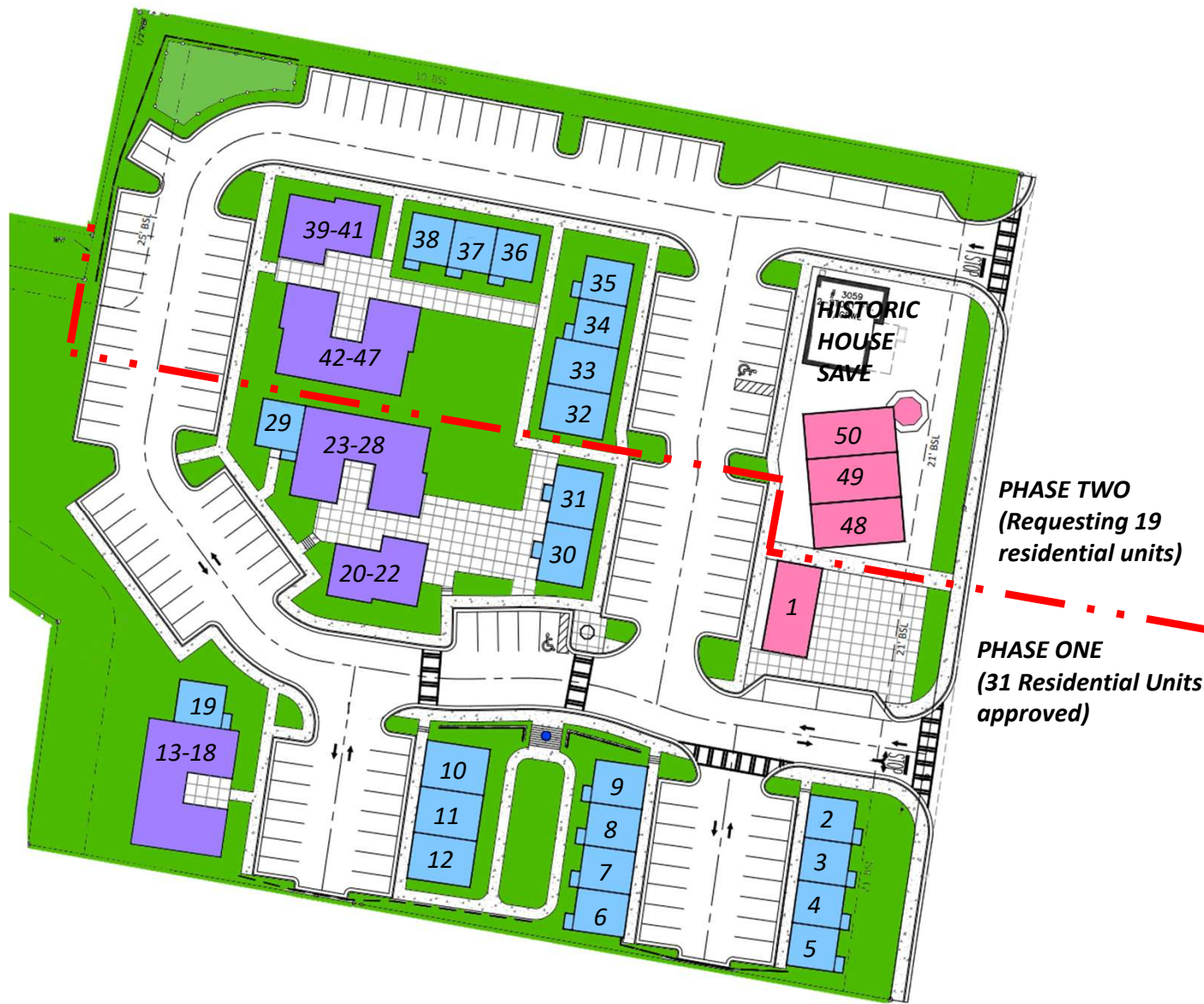
PROJECT
CHEROKEE STREET
30303, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

Know what's below.
Call before you dig.

SITE PLAN

REVISIONS





			Cherokee St Full Assemblage						
			Spreadsheet updated 11/20/2024						
			From plan dated 11/18/2024						
Phase	Plan	Unit	Lot	Type	Plan Description	Heated SF	BR	BA	Ownership
			COMMERCIAL						
				Existing	Renovate existing house to commercial	1,200			
			C1	MUB	Commercial Building 1 (Ground Floor Only)	800			
			C2A	MUB	Commercial Building 2A (Ground Floor Only)	800			
			C2B	MUB	Commercial Building 2B (Ground Floor Only)	800			
			C2C	MUB	Commercial Building 2C (Ground Floor Only)	850			
					New Commercial Total	3,250			
					Full Commercial Total	4,450			
PHASE ONE RESIDENTIAL (31 units approved)					RESIDENTIAL				
Phase 1	F1	End	1	Flat	Stacked Flat Above Commercial	1,600	3	2.5	For Sale or Rent
Phase 1	T1	End	2	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	Middle	3	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	Middle	4	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	End	5	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	End	6	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	Middle	7	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	Middle	8	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T1	End	9	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 1	T2	End	10	Townhome	21 x 28 TH	1,500	3	3	For Sale ONLY
Phase 1	T2	Middle	11	Townhome	21 x 28 TH	1,500	3	3	For Sale ONLY
Phase 1	T2	End	12	Townhome	21 x 28 TH	1,500	3	3	For Sale ONLY
Phase 1	SF1		13	Flat	Stacked Flat	1,045	2	2	For Sale ONLY
Phase 1	SF1		14	Flat	Stacked Flat	1,045	2	2	For Sale ONLY
Phase 1	SF1		15	Flat	Stacked Flat	1,045	2	2	For Sale ONLY
Phase 1	SF1		16	Flat	Stacked Flat	1,045	2	2	For Sale ONLY
Phase 1	SF1		17	Flat	Stacked Flat	1,045	2	2	For Sale ONLY
Phase 1	SF1		18	Flat	Stacked Flat	1,045	2	2	For Sale ONLY
Phase 1	T1	End	19	Townhome	19 x 21 TH	1,200	2	2.5	For Sale ONLY
Phase 1	SF2		20	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		21	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		22	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		23	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		24	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		25	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		26	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		27	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	SF2		28	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 1	T1	End	29	Townhome	19 x 21 TH	1,200	2	2.5	For Sale ONLY
Phase 1	T3	End	30	Townhome	26 x 21 TH	1,500	3	3.5	For Sale ONLY
Phase 1	T3	End	31	Townhome	26 x 21 TH	1,500	3	3.5	For Sale ONLY
PHASE TWO RESIDENTIAL (19 units requested)					RESIDENTIAL				
Phase 2	T2	End	32	Townhome	21 x 28 TH	1,500	3	3	For Sale ONLY
Phase 2	T2	Middle	33	Townhome	21 x 28 TH	1,500	3	3	For Sale ONLY
Phase 2	T1	Middle	34	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 2	T1	End	35	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 2	T1	End	36	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 2	T1	Middle	37	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 2	T1	End	38	Townhome	19 x 21 TH	1,250	2	2.5	For Sale ONLY
Phase 2	SF2		39	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		40	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		41	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		42	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		43	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		44	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		45	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		46	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	SF2		47	Flat	Stacked Flat	1,045	2	2.5	For Sale ONLY
Phase 2	F1	End	48	Flat	Stacked Flat Above Commercial (No Garage)	1,600	3	2.5	For Sale or Rent
Phase 2	F2	Middle	49	Flat	Stacked Flat Above Commercial (No Garage)	1,600	3	2.5	For Sale or Rent
Phase 2	F1	End	50	Flat	Stacked Flat Above Commercial (No Garage)	1,650	3	2.5	For Sale or Rent
					Total Residential Sq Ft	60,680	111	Total Bedrooms	
					Total Residential and Commercial Sq FT	65,130			



Certificate of Appropriateness



*Is hereby granted by Approval by the
Historic Preservation Commission
to: Robert Milani*

For: 2886 Cherokee Street NW

Scope of Work: Tree removal



Darryl Simmons

*Darryl Simmons, Administrator
Planning & Zoning Department*

11/06/2024

Date

Kevin Whipple

*Kevin Whipple, Chairperson
Historic Preservation Commission*

11/06/2024

Date

*Expires
11/06/2025*



CERTIFICATE OF APPROPRIATENESS APPLICATION

Lazy Labrador LLC
5 Nov 2024

☐ Application Fee: \$50.00 ☐ Demolition Fee: \$150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (HPC). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

- a. The surrounding development
- b. The best interest of the community
- c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

- ☐ Material Specifications
- ☐ Drawing of Sign with Dimensions and Colors to be used
- ☐ Façade detail of fonts

Application for landscaping to include

- ☒ Variety of trees and shrubs
- ☒ Indicate size and location of plantings

Application for exterior renovations and additions to include

- ☐ Existing conditions site plan depicting location of addition in relation to the existing property
- ☐ Existing floor plan of building
- ☐ Proposed floor plan of building including portions not to be altered
- ☐ Elevations of all exterior façade of addition including relationship to existing building
- ☐ Detail of trim to be utilized on façade
- ☐ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
- ☐ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered



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If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. -G St.
Washington, DC 20530

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Evergreen Tree adjacent to parking lot is dead and poses a safety risk to our patrons and their cars. The root system is compromised as we poured a new cement parking lot in 2020. We attempted to use 'porous cement' but because of Covid we couldn't find any.

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Signature of Applicant

5 Nov 2024

Date

Signature of Owner

Date

(If different from applicant, consenting to work to be performed on said property.)

1. NAME OF APPLICANT: Robert Milani, Lazy Labrador LLC
☒ Owner
☐ Other
☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 2880 Cherokee St NW
Kennesaw GA 30144

(Home#) _____ (Cell#) _____ (Email) _____

PROPERTY ADDRESS: Same

Land Lot 138 Tax Parcel 200138001100 Lot Size .5 Acre

Current zoning on property: CBD

2. NAME OF ATTORNEY OR REPRESENTATIVE:

Pro Se

(Home#) _____ (Cell#) _____ (Email) _____

NAME OF OWNER:

Same as above

(Home#) _____ (Cell#) _____ (Email) _____

3. ACTIVITY

☐ New Construction

☐ Demolition

☐ Awnings

☐ Fence

☐ Repairs or Alterations

☒ Landscaping

Tree Removal

☐ Exterior Architectural Features

☐ Exterior Environmental Feature Change

☐ Moving a Building

☐ Sign Erection

☐ Sign Placement *

*** (NOTE – Business License required before signage installation)**

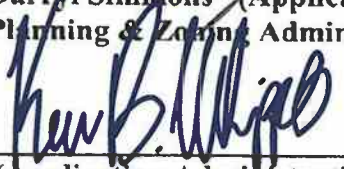


CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES


Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 11/6/24


(Application Administratively Approved)
HPC Chair

Date: 11/06/2024



☒ GRANTED

☐ DENIED Reason for denial _____

☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review

Lazy Labrador LLC
Lazy Labrador Coffee House
2886 Cherokee St. NW
Kennesaw, GA 30144

Tree location
~40 ft high



Atlanta Arbor
301 Old Clay St SE
Marietta, GA 30060

Invoice #38794-2
Date: 10/23/2023

From: Cesar Martinez

Bill For

Bob Milani
2886 Cherokee St NW
Kennesaw, GA 30144



Location

2886 Cherokee St NW
Kennesaw, GA 30144

JC CM 2886 Cherokee St NW

Terms:
Due on receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Fertilization	1.0	\$488.00	\$488.00

Deep Root Fertilization Injection on the following tree(s):
- 48" Magnolia (right side) \$384
- 13" Hemlock (back right) \$104

Trees are products of their environment. Our goal is to enhance their environment, aka the soil. Our unique fertilizer blend specializes in amending the soil composition by adding beneficial nutrients such as Sea Kelp and Yucca Extracts. Treatment using our fertilizer blend will help promote more sustainable soil by inviting beneficial insects and bacteria.

Client Notes

- Please have parking spaces by tree removal clear on day of service.
- We cannot schedule without a permit. Please let us know once you have approval.

Payment in full is due upon completion of the written scope of services in the proposal. Please review the contract terms for full details regarding delinquency.

SUBTOTAL	\$488.00
SALES TAX	\$0.00
TOTAL	\$488.00
DUE DATE	10/23/2023

Assigned To

PHC
ISA CERTIFIED ARBORIST #:
GO-0014A
Office: 770-765-6555
atlantaarbor.phc@gmail.com







Certificate of Appropriateness



*Is hereby granted by Approval by the
Historic Preservation Commission*

to: Andrew Renuart

For: 2081 Cherokee Ridge Trail

Scope of Work: Deck Remodel

Darryl Simmons

*Darryl Simmons, Administrator
Planning & Zoning Department*

11/22/2024

Date

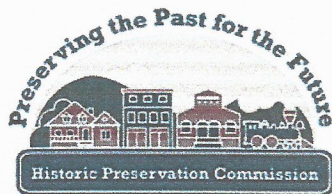
Kevin Whipple

*Kevin Whipple, Chairperson
Historic Preservation Commission*

11/22/2024

Date

*Expires
11/22/2025*



CERTIFICATE OF APPROPRIATENESS APPLICATION

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Application for signage to include

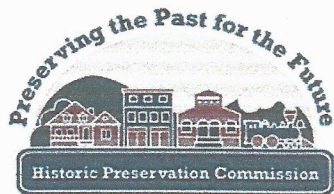
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**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. -G St.
Washington, DC 20530**

1. **NAME OF APPLICANT:** Andrew Renuart
- ☒ Owner
☐ Other
☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 2081 Cherokee Ridge Trl NW
Kennesaw, GA 30144

(Home#) _____ (Cell#) _____ (Email) _____

PROPERTY ADDRESS: same

Land Lot LL138, 20 Dist, Lot 41 Tax Parcel 20013802530 Lot Size 9191 sq ft

Current zoning on property: R-15

2. **NAME OF ATTORNEY OR REPRESENTATIVE:**

N/A

(Home#) _____ (Cell#) _____ (Email) _____

NAME OF OWNER:

Andrew Renuart

(Home#) _____ (Cell#) _____ (Email) _____

3. **ACTIVITY**

☐ New Construction

☐ Demolition

☐ Awnings

☐ Fence

☒ Repairs or Alterations

☐ Landscaping

☐ Exterior Architectural Features

☐ Exterior Environmental Feature Change

☐ Moving a Building

☐ Sign Erection

☐ Sign Placement *

*** (NOTE – Business License required before signage installation)**

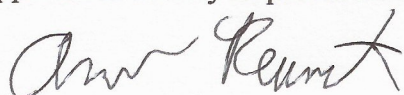
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Backyard deck is original to house (30 years) and needs replacement.
Deck will be re-built similar to how it currently is. Changes
include cantilevering deck an additional two feet, and adjusting
staircase to be closer to house. See attached pictures. Our deck constructor
will go through all applicable permitting and inspection processes.

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11/07/2024

Signature of Applicant

Date

Signature of Owner

Date

(If different from applicant, consenting to work to be performed on said property.)



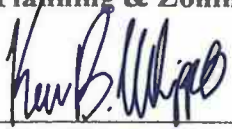
CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES


Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date:

11-22-24


(Application Administratively Approved)
HPC Chair

Date:

11/22/2024



GRANTED

☐ DENIED Reason for denial _____

☐ REQUIRES HPC APPROVAL _____

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED

Signature, Historic Preservation Commission

Date

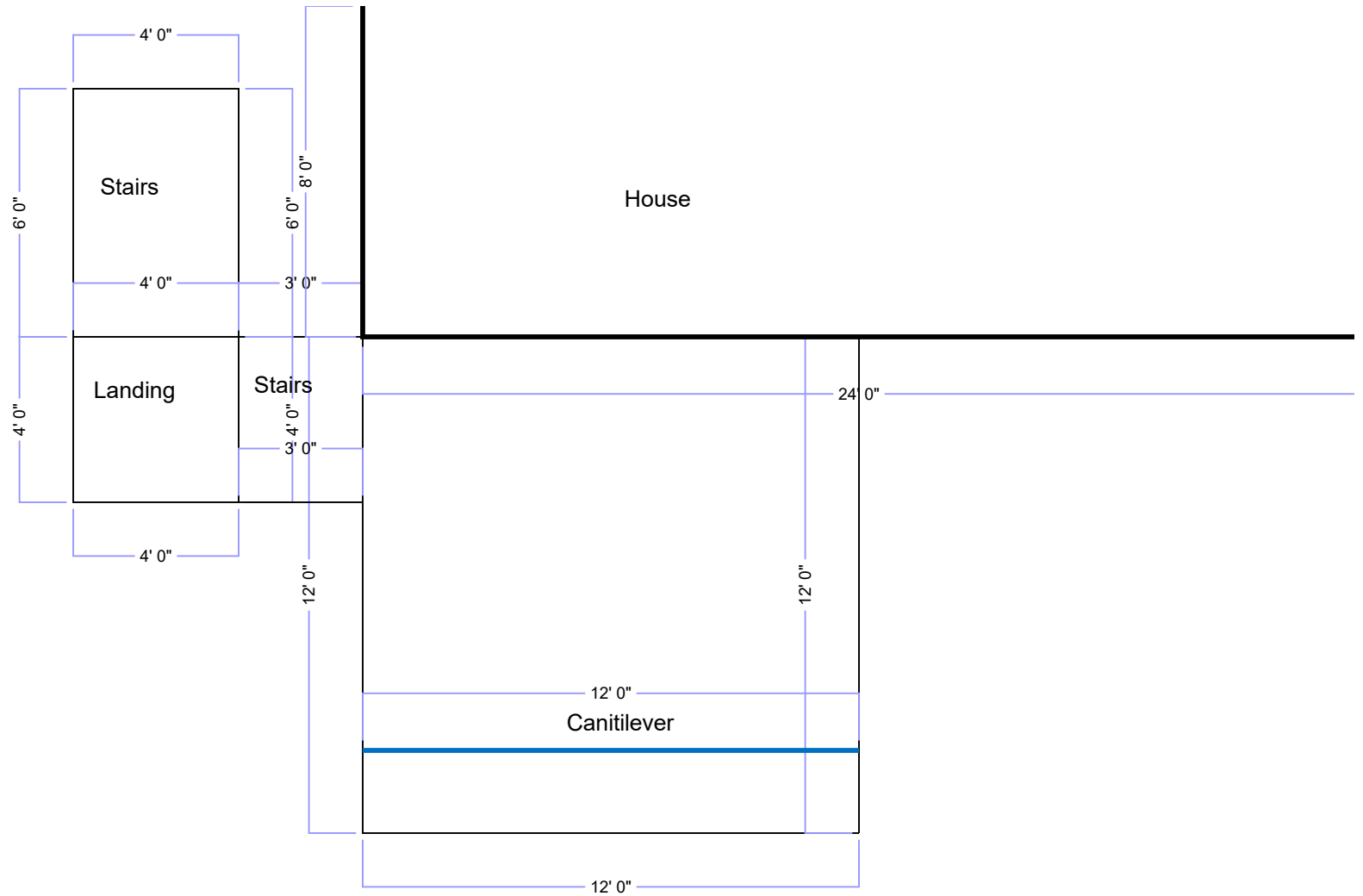
Upon Administrative Approval scan and send document to Commission for review



Construction Plans

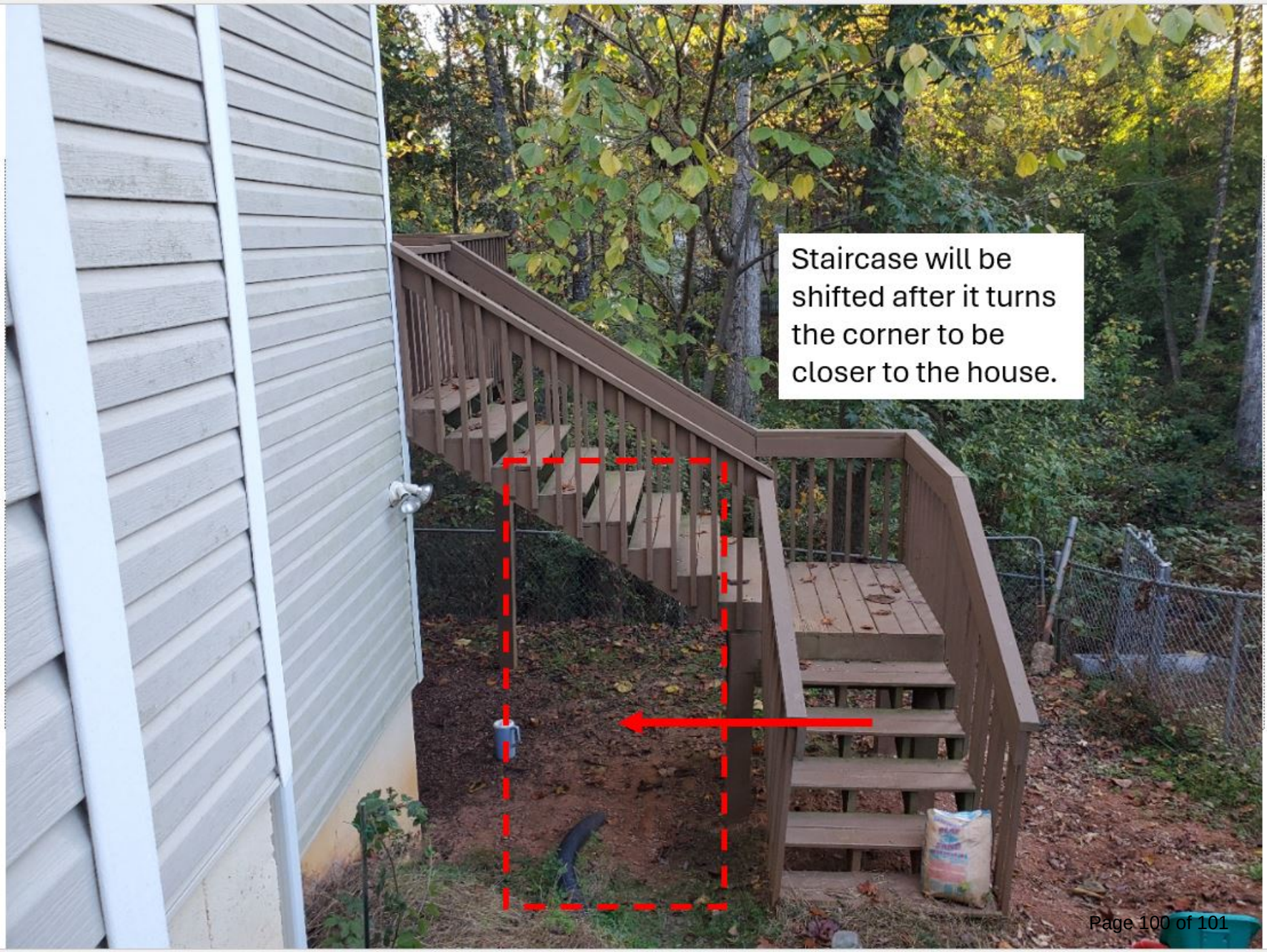
Renuart Residence, Deck Rebuild: 2081 Cherokee Ridge Trl NW, Kennesaw, Ga 30144

Demolition/Disposal/Rebuild: Demo, Disposal, Rebuild - Demo existing deck railings, floor decking, floor joists, handrails and support posts. Haul away and dispose of debris. Deck, 9' off ground, to expand from 12'x10' to 12'x12'. Install new flashing. Install pressure treated 6" x 6" support posts, set on 18" x 18" x 18" concrete footings and secured using galvanized base plates. Install 2" x 10" floor joists anchored using galvanized joist hangers at a spacing of 16" on centers or less, w/ cantilever and outside double rim. Deck using premium pressure treated 6" x 5/4" pine deck boards secured using coated deck screws. Install pressure treated 4" x 4" rail support posts anchored using coated lag bolts and pressure treated 2" x 4" cross rails. Frame for 4' wide stairs w/ center landing. Install 2" x 2" pressure treated wood balusters at a spacing of 4" or less, capped with a flat 2" x 6" top rail.





Deck will be cantilevered to make it 2 feet longer. Support posts will remain in the same location.



Staircase will be shifted after it turns the corner to be closer to the house.

Renuart Deck Rebuild Site Plan

