



Commissioners:
Patrick Gallagher
Kevin Whipple
Sharon Blandford
Andrew Bramlett
Rachel Butler
Thomas Neaves

**Historic Preservation Commission
Meeting Agenda
July 18, 2025 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/>.

HPC Application Acronyms:

Certificate of Appropriateness (COA), Certificate of Appropriateness Administrative (COAA),
and Central Business District (CBD) project

- 1. Call to Order / Roll Call**
- 2. Approval of the Meeting Minutes**
 - A. Approval of Meeting Minutes:** June 20, 2025
- 3. Financial Report**
- 4. Old Business**
- 5. New Business**
 - A. Central Business District: 2785 Watts Drive**

Consideration to review a Central Business District (CBD) project application to construct a residential development consisting of eight (8) detached dwelling units on 0.363+/- acres located at 2785 Watts Drive (Parcel #20013900580).
Case #CBD2025-03
- 6. COAA Approval by City Staff and HPC Chair**
 - A. COAA2025-14 - 2840 S Main St**
- 7. Discussion**
- 8. Public Comments**
- 9. Staff Comment**
- 10. Adjourn**

**The next scheduled meeting of the Historic Preservation Commission
will be
Friday, August 15, 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)
June 20, 2025
8:00 AM**

1. Appointment of Temporary Chair

Mr. Darryl Simmons explained that a special election would be held for a temporary Chair who would only hold the position for the June 20, 2025, Historic Preservation Commission (HPC) Meeting. Commissioner Bramlett nominated Commissioner Butler for temporary chair. Commissioner Blandford seconded the motion. Commissioner Butler accepted the position for Temporary Chairwoman.

2. Call to Order / Roll Call

Temporary Chairwoman Butler called the meeting to order at 8:06 a.m.

Roll Call: Rachel Butler, Andrew Bramlett, and Sharon Blandford

Absent: Patrick Gallagher, Kevin Whipple

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

Speakers Present: Mark Allen (Applicant), Dale Hughes (Applicant), Brandy Morrison (Architect)

3. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: May 16, 2025

Temporary Chairwoman Butler called for a motion.

Motion to approve by Commissioner Bramlett.

Seconded by Commissioner Blandford.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

4. Financial Report

Mr. Darryl Simmons presented the financial report. The current balance is \$23,398.

There have been no new expenditures by the HPC for the last 30 days. There are no new encumbrances to date.

Temporary Chairwoman Butler called for a motion.

Motion to approve by Commissioner Blandford.

Seconded by Commissioner Bramlett.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

5. Old Business

6. New Business

A. Central Business District: 2690 Keene St

Consideration to review a Central Business District (CBD) project application to construct a mixed-use development consisting of a distillery and restaurant on 0.61 +/- acres located at 2690 Keene Street (Parcel # 20016700640). Case #CBD2025-02

Mr. Darryl Simmons introduced this agenda item. This is a Central Business District (CBD) project application submitted by Mark Allen. The parcel is 0.61 +/- acres located at 2690 Keene Street. The property is part of the downtown master plan for the mixed-use development that was approved by the city of Kennesaw. This remaining piece will bring the master plan into compliance with a commercial entity. The proposed use is for the Lazy Guy Distillery, which is an existing business within Kennesaw that wishes to relocate to this property from Moon Station Rd. The applicant is in attendance and has a presentation, including renderings and schematics. Mr. Simmons reminded the commissioners that CBD applications carry a conceptual approval and the HPC can require the applicant to return with additional details.

Mr. Mark Allen, applicant, presented the CBD project application proposal. He explained that Lazy Guy Distillery has been in the city for the past twelve years and was looking to expand the location. The property on Keene Street is currently undeveloped. The proposed building would be an approximately 7,000 square-foot production facility. The facility would consolidate the business's two locations, one on Moon Station Road and one near Jiles Rd, into a single location. Mr. Allen reviewed the proposed floor plan, which detailed the locations for manufacturing, storage, and bottling, an indoor hospitality area, outdoor covered seating, and outdoor uncovered seating. The indoor hospitality area is approximately 2,000 square feet and includes a 500 square-foot kitchen and 1,500 square feet of seating with a merchandise shop. The space is a larger footprint compared to the current location, which can only accommodate outdoor seating. The second floor is a proposed 2,000 square foot owner's suite that is not publicly accessible.

Mr. Allen reviewed the elevations and highlighted the locations of different uses for the space. The lower level distillery portion will have arched windows. The hospitality side will have some glass features and metal doors. Roll-up doors will be located at the front of the building to open the space up to the outside. The rear of the building will have a roll-up door for forklift access.

The renderings for the site were presented. Exterior features of the building will include eyebrow features above the windows, a two-color brick scheme to mimic the neighboring apartment complex, and a water-tower-like feature on the roof of the building. The hospitality space will be located towards the front of the building with a landscaping feature and the distillery portion will be located at the back of the building. The front of the building will include a roll-up door feature and outdoor seating. The design of the building is meant to give a mill or industrial appearance to match the use of the building, which is industrial manufacturing.

Commissioner Bramlett asked if the property was within the historic district. Mr. Allen stated that the property was flanked by the historic district, but the property is not within the historic district.

Commissioner Bramlett asked if HPC requirements like a landscaping plan applied to the property. Mr. Simmons responded that there is an overall landscaping ordinance. He stated that since the property is part of a master plan, the commission can request an update for the final landscaping plan. Mr. Simmons reiterated that the property would fall under the overall landscaping ordinance for the city, not the HPC landscaping ordinance.

Temporary Chairwoman Butler asked if a motion would be required for the agenda item. Mr. Simmons responded that a motion was required in order for the HPC to make a formal recommendation to the Mayor and Council.

Temporary Chairwoman Butler called for a motion.

Motion to approve by Commissioner Bramlett.

Seconded by Commissioner Blandford.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

B. Addition and Exterior Renovation (Alteration): 2871 N Main Street

Consideration of approval for a Certificate of Appropriateness application submitted by 2871 N. Main St LLC for an addition and alteration to the historic structure located at 2871 N Main Street. Said alterations include the installation of a new roof, tempered glass windows, wood doors with single glass lites, and an awning. Case # COA2025-08

Mr. Darryl Simmons introduced this agenda item. This is a consideration of a Certificate of Appropriateness submitted by 2871 N. Main St. LLC for an addition and alteration to the historic structure located at 2871 N Main Street. The alterations include the installation of a new roof, tempered glass windows, wood doors with single glass lites, and an awning. Mr. Simmons explained that the Certificate of Appropriateness application was part of a larger Central Business District Project and that the applicant would give a single presentation for both agenda items.

Mr. Dale Hughes, applicant and managing member of the 2861 N Main St LLC and 2871 N Main Street LLC, explained that he would provide an overview of the project and then have Ms. Brandy Morrison, the architect for the project, present on the elevations and materials. He highlighted Ms. Morrison's previous historic preservation work, including working to place a historic church in downtown Kennesaw on the historic register. The project consists of 2861 N Main Street and 2871 N Main Street, which fronts N Main Street and J.O. Stephenson Avenue. 2861 N Main Street is an empty lot both in the front, and the back is separated by an alleyway that goes behind the properties on the block. The second parcel, 2871 N Main Street, consists of the historic Whistle Stop Café and a strip of land behind it.

Mr. Hughes shared that the previously approved proposal for the properties had a two-story building located at the rear of the property. The two-story building has been moved to N Main Street and will abut the Whistle Stop. Reformation brewery will use the two-story building for their operations and the Whistle stop will be the location for the food vendor. The back of the lots will feature a stage area for stationary art and performing arts through a supplemental program with the city and Kennesaw State University (KSU). The stage will also function as hidden keg storage on high-volume weekends. There will also be a production facility at the back of the property along Lil General Cloggers Ln to produce Reformation Brewery's products. He stated that the buildings along N Main Street would be similar to the Red Top building in downtown Acworth with a two-story building adjoining a single-story production facility.

Mr. Hughes shared that additional work would be done to repair the historic building. The roof will be replaced due to fire damage. The boarded-up windows and doors will be replaced. The intent is to preserve the historic roll-out windows and re-insert glass. An awning will also be installed to replace the awning that was destroyed in a storm.

Ms. Brandy Morrison, architect, introduced herself, noting her previous work in Kennesaw's historic district and her specialty in historic preservation. The design for 2861 N Main Street continues the two-story porch colonnades and covered walkway features from the rest of the block with wood columns and wood railings. The floor plate proportions and the porches at 2861 N Main Street align with those of the Collier building. Ms. Morrison noted that the porches on the building enter the public right-of-way to cover the sidewalk, but added the porches would be pushed back if needed.

The building will have flat lintels, brick detailing similar to what exists on the Collier building, and awnings. Ms. Morrison stated that they are flexible with using fabric for the awnings instead of metal if needed. For the windows, the intent is to keep the original windows on 2871 N Main Street and replace the glass, but the plywood will need to be removed to assess the windows' condition to determine whether that is possible. The current door on 2871 N Main Street is a non-original modern aluminum that the applicants propose to replace with wood doors with a single glass lite. Ms. Morrison stated she looked for historic photos of the building but could not find any depicting the original doors.

Ms. Morrison reviewed the J.O. Stephenson elevation of the project. The J.O. Stephenson elevation features a wrap-around porch on the two-story building, a production building, a stage, and bathrooms. The production building is a smaller, simplified version of the building at 2871 N Main Street without quoin details. The design, size, and materials for the stage have not been finalized. The bathrooms were designed with brick detailing.

Temporary Chairwoman Butler asked what the window material was being proposed for 2861. Ms. Morrison responded that the windows would either be composite or wood. Her recommendation was a composite material, like aluminum-clad wood, for durability. She stated the windows were designed without mullions because modern mullions do

not look like historic mullions and there is precedent for single-pane windows on the block.

Temporary Chairwoman Butler shared that she had attended a presentation about historic windows the day prior to the meeting. Ms. Morrison asked what the meeting was. Temporary Chair Butler responded that it was a presentation from Graham Architectural Products out of New York.

Commissioner Bramlett asked how the setbacks, per section 5.1.02, functioned for the project and whether the J.O. Stephenson side of the project needed to align with the house behind the property. Mr. Simmons stated the build-to line on J.O. Stephenson Avenue would not align with the adjacent house. Commissioner Bramlett asked how close the project would be to the house on Lil General Cloggers Lane. Mr. Simmons estimated that the distance was around 10ft, but noted the final site design would likely be influenced by other requirements like fire safety and our access requirements for Lil General Cloggers Lane. He stated that staff spoke with the applicant about how to orient the building to maximize their logistics without causing a circulation problem for trucks and deliveries that go onto the property. Setbacks will be determined when the applicant has more detailed plans to submit for a site review, which will be completed by city staff and other entities like the Fire Marshal.

Temporary Chairwoman Butler asked what the height of the building was at the back of the property. Ms. Morrison stated she would need to check the measurements, but believed the height was between twelve and fourteen feet. She added that she knew the production facility needed more ceiling height for clearances for some of the equipment and one of them was eleven feet tall with two feet of clearance required. The taller section will be placed at the front of the building where there is more room for height. Temporary Chairwoman Butler stated that her concern was based on a previous proposal with a three-story building in the back. Ms. Morrison responded that the building would be one story. Temporary Chairwoman Butler expressed concern about overpowering any residential buildings. Ms. Morrison stated the design would be within residential building heights for a single story.

Temporary Chairwoman Butler asked for additional details about the plans for the stage area, particularly about the storage of kegs underneath. Mr. Hughes responded that the stage would have a flat surface on the front with hidden storage. The stage is located adjacent to the street so the feature could be opened to load kegs onto a truck. The feature is used at other locations to manage empty keg storage on high-volume customer days. The vendor will be working with the architect to ensure the stage has sufficient hidden storage. He stated that the vendor would be present at the Mayor and Council meetings to give further explanation. Temporary Chairwoman Butler asked what company would be in the space. Mr. Hughes responded that the space was for Reformation Brewery.

Commissioner Bramlett asked where the applicant would be placing signage. Mr. Hughes suggested hanging the sign from the balcony to create a view from uphill near the railroad tracks that will look onto the Common Grounds plaza. He also expressed

an interest in coming back before the commission to get approval for a silo-like feature and sign along J.O. Stephenson Avenue.

Temporary Chairwoman Butler asked if the project was conceptual only. Mr. Simmons confirmed that the application was at a conceptual stage for the CBD application with an option for the commission to have the applicant come back with more details as they progress with the design.

Temporary Chairwoman Butler asked if any demo work had been done on the roof of 2871 N Main Street to determine if the material is just roof or if it includes structural work. Mr. Hughes responded that a structural analysis was done by Gay Construction. The analysis found that only one of the trusses would need to be replaced. He stated that the roof is an older roof that needs to be replaced. Mr. Hughes also shared that an environmental analysis to check for lead paint and asbestos was completed. The analysis did not find either.

Commissioner Blandford asked for additional insights into the landscaping plan, specifying that sections 5.1.04, 5.1.07, and 5.1.10 in the design guidelines refer to landscaping requirements. Ms. Morrison stated that the design was preliminary and once approved, would be sent to the landscape architect. She stated she would send the design guidelines to the landscape architect.

Temporary Chairwoman Butler asked if the door on 2871 N Main was the previous door that would be put back in place. Ms. Morrison stated that the door was non-historic. The intention is to replace the old door with a wood door and keep the windows, which appear to be historic. Mr. Hughes agreed that the windows are historic and stated they had a unique roll-out feature he wanted to preserve. He also stated that Ms. Morrison added a transom above the door, which was a feature that had previously been covered-up. He added that a shopping center-like aluminum door was currently installed. Temporary Chairwoman Butler asked if there were any historic photos with the door. Ms. Morrison stated she found a historic photo, but the photo only showed the Collier building, Wildman's, and the quoins on 2871 N Main. She stated that the design guidelines have a similar picture that does not include the door. Without photographs of the door, a simple style door was proposed instead of anything more elaborate. Ms. Morrison estimated that the building was from the 1930s or 1940s and stated that the door was meant to reflect a door appropriate to the period. Commissioner Bramlett shared that the building was built between 1948 and 1950 by Owen Wooten of Wooten Lake. Commissioner Bramlett stated he had the information. Ms. Morrison responded that if they could get that information, she would be happy to review it. Commissioner Bramlett agreed to share the information.

Commissioner Bramlett asked what material the awnings would be. Ms. Morrison stated she had drawn in metal awnings, but stated they were flexible on the material. She stated she would look at the photos and use fabric if that was the original material. Temporary Chairwoman Butler shared that Section 5.7.02 states awning materials for windows may be canvas, metal-coated canvas, or metal standing seam. Ms. Morrison

stated the awnings were metal standing seam, but would look at the photos to see if there was a better indication of the original material. Commissioner Bramlett asked if the section applied to new buildings. Commissioner Blandford responded that the section applied because the building was existing. Temporary Chairwoman Butler stated that fabric was encouraged but not necessarily required. Ms. Morrison responded that fabric was acceptable if the client agreed.

Temporary Chairwoman Butler called for a motion

Motion by Commissioner Blandford to approve with the following conditions:

1. The applicant will submit design development drawings for review by the Historic Preservation Commission.
2. The applicant will submit construction drawings at ninety percent (90%) completion for review by the Historic Preservation Commission.

Seconded by Commissioner Bramlett.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

C. Central Business District: 2861 & 2871 N Main Street

Consideration to review a Central Business District project application to construct a commercial development consisting of a brewery and public plaza on 0.545 +/- acres located at 2861 and 2871 N Main Street (Parcel # 20013801060 & Parcel # 20013801080). Case # CBD2025-04

This agenda item was presented concurrently with agenda item 6.B. A separate vote was held for this agenda item.

Temporary Chairwoman Butler called for a motion.

Motion by Commissioner Blandford to approve with the following conditions:

1. The applicant will submit design development drawings for review by the Historic Preservation Commission with additional details on the design of the stage area and landscaping drawings.
2. The applicant will submit construction drawings at ninety percent (90%) completion for review by the Historic Preservation Commission.
3. The applicant will submit the build-to line and offset distance from the project to the adjoining structure on J.O Stephenson Avenue for review.

Seconded by Commissioner Bramlett.

Temporary Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 2-0. Motion carried.

7. COAA Approval by City Staff and HPC Chair

A. COAA2025-08 - 2839 Cherokee Street, Unit D

This is a Certificate of Appropriateness application for an under-canopy sign at the rear of the property for an existing business. The application was submitted by Bangqiong Li, and was approved on June 16, 2025, following site verification.

B. COAA2025-12 - 2939 Cherokee Street

This is a Certificate of Appropriateness application submitted by Doug Connor for a screened porch at 2939 Cherokee Street. The structure was non-historic and the porch was not considered a major alteration to the structure. The application was administratively approved on June 16, 2025.

C. COAA2025-13 - 2078 Cherokee Ridge Trail

This is a Certificate of Appropriateness application for 2078 Cherokee Ridge Trail submitted by Geoffrey Drake for a fence replacement. The fence was galvanized pine, three rail, and met the City of Kennesaw's design criteria. The Certificate of Appropriateness was administratively approved on June 16, 2025.

8. Discussion

Mr. Darryl Simmons stated that Planning and Zoning would send out a webinar opportunity that was submitted to staff for Historic Preservation. The webinar will be held July 8th. Mr. Simmons encouraged commissioners to participate in the training opportunity.

9. Public Comments

Temporary Chairwoman opened the floor to public comment. Hearing no public comment, she closed the floor to public comment.

10. Staff Comment

Temporary Chairwoman Butler stated that she attended a session on historic windows. She asked if she needed to submit a form for Staff to have the certification on file. Mr. Darryl Simmons responded in the affirmative. He asked the commissioners to forward staff any webinars or seminars they feel would benefit the HPC, so staff can circulate the opportunity to the other commissioners.

Mr. Simmons stated that there were no additional staff comments. He thanked the commissioners and stated that the action minutes and draft minutes would be looked over carefully and submitted to the Commissioners.

11. Adjourn

Temporary Chairwoman Butler adjourned the meeting at 9:03 a.m.



Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: July 18, 2025

TITLE: **Central Business District: 2785 Watts Drive**
 Consideration to review a Central Business District (CBD) project application to construct a residential development consisting of eight (8) detached dwelling units on 0.363+/- acres located at 2785 Watts Drive (Parcel #20013900580). Case #CBD2025-03

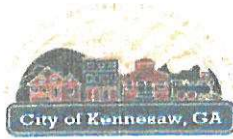
Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. CBD2025-03_2785 Watts Drive_Application
2. CBD2025-03_2785 Watts Drive_Conceptual Site Plan
3. CBD2025-03_2785 Watts Drive_Proposed Elevation
4. CBD2025-03_2785 Watts Drive_Material Breakdown
5. 07.11.25 KDDA Draft Minutes



**CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL**

Date Received 05/06/25
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 _____ Staff's Initials _____

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 zoningdept@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 2785 WATTS DRIVE, KENNESAW, GA

Land Lot 139, 70th district Tax Parcel 20013900580 Lot Size 15,812 SF Present Zoning C3, CBD

Proposed Project for Property

LAND development and new building construction of eight (8) NEW homes. THE site and buildings to be consistent with CBD architecture.
Add additional sheet if necessary SEE ATTACHED BUSINESS PLAN

APPLICANT 2785 WATTS Holdings, LLC

APPLICANT EMAIL _____

Applicant address _____

(Fax #) N/A (Work #) _____ (Cell #) _____

Applicant Signature Eric L. McConaghy - manager

Signed, sealed and delivered in presence of: [Signature] 5/6/2025
Notary Date

TITLEHOLDER: 2785 WATTS Holdings, LLC Telephone: _____

Address: _____

Signature Eric L. McConaghy - manager

Signed, sealed and delivered in presence of: [Signature] 5/6/2025
Notary Date

LATOYA GOFFE
Notary Public - State of Georgia
Cobb County
My Commission Expires Dec 12, 2027
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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



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



REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Notes to Clerk of Superior Court:
When recorded, please return this document to: Cutler & Schulman, P.C., Attorneys at Law, 1600 South Cobb Drive, Suite 100,
Marietta, Georgia 30060 att 770-429-9242

File #

LIMITED WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF COBB

THIS INDENTURE made this 20th day of July, 2014, between

JEP, LLC, a Georgia limited liability company, as Grantor, and
2785 Watts Holdings, LLC, a Georgia limited liability company, as Grantee.

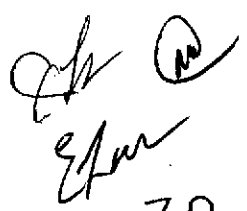
(In this deed, wherever the context so requires, the masculine gender includes the feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there is more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the name shall be considered as well to mean the heirs, executors, administrators, successors, representatives and assigns of the same.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained and sold and by these presents does grant, bargain, sell and convey, unto the said GRANTEE, the following described property:

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

COMMENCING AT #4 REBAR FOUND AT THE INTERSECTION OF SOUTHERLY RIGHT-OF-WAY OF LEWIS STREET (HAVING A VARYING RIGHT-OF-WAY WIDTH) AND THE WESTERLY RIGHT-OF-WAY OF DALLAS STREET (HAVING A 40 FOOT RIGHT-OF-WAY); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF DALLAS STREET WITH A BEARING OF S 02°08'53" W A DISTANCE OF 364.86 FEET TO A #4 REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY OF DALLAS STREET N 85°14'52" W A DISTANCE OF 183.22 FEET TO A 1 INCH OPEN TOP PIPE (BENT); THENCE S 02°29'09" E A DISTANCE 128.93 FEET TO A 1 INCH CRIMP TOP PIPE; THENCE S 07°59'47" W A DISTANCE OF 66.13 FEET TO A NAIL SET; THENCE WITH A BEARING OF S 39°18'12" E A DISTANCE OF 66.00 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE WITH A BEARING OF S 39°18'12" E A DISTANCE OF 98.50 FEET TO A #4 REBAR SET ON THE NORTHWESTERLY RIGHT-OF-WAY OF WATTS DRIVE (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF WATTS DRIVE WITH A BEARING OF S 40°30'42" W A DISTANCE OF 146.30 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY OF WATTS DRIVE WITH A BEARING OF N 43°01'27" W A DISTANCE OF 114.60 FEET TO A POINT; THENCE WITH A BEARING OF N 46°54'39" E A DISTANCE OF 151.76 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.363 ACRES MORE OR LESS AS SHOWN ON SURVEY BY KEVIN N. COONEY, PLS WITH SOUTHLAND ENGINEERING, INC., DATED JULY 23, 2014, A COPY



6/20

OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE. TOGETHER WITH that certain easement as shown on Exhibit "A" attached hereto and made a part hereof. TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any way appertaining to the only proper use, benefit and behoof of Grantee forever, in Fee Simple.

AND THE SAID GRANTOR, for himself, his heirs, assigns, successors, executors and administrators will warrant and forever defend the right and title to the above-described property unto the said GRANTEE, his heirs and assigns against all the lawful claims of all persons claiming by through or under the said GRANTOR, subject to the Permitted Exceptions set out at Exhibit 'B'.

Further, Grantor hereby quitclaims to Grantee, and Grantee's successors, successors-in-title, assigns, heirs and legal representatives, all of Grantor's right, title and interest, if any, in and to any land lying in the bed of any street, road, alley, avenue or right of way adjoining the property herein conveyed, together with all gaps, gores, vaults within or contiguous to said property, together with any and all easements serving said property, to have and hold said property and any and all of the rights, members and appurtenances thereof to the same being, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee and Grantee's successors, successors-in-title, assigns, heirs and legal representatives, free and discharged of any claim of Grantor.

IN WITNESS WHEREOF, the said Grantor has herewith set his hand and seal the day and the year first above written.

Signed, Sealed and delivered in the presence of:

[Handwritten signature]
Witness

Notary Public

JEP, LLC

BY: *[Handwritten signature]* (LS)
PACE/HALTER, Member/Manager

Signed, Sealed and delivered in the presence of:

[Handwritten signature]
Witness

Notary Public

JEP, LLC

BY: *[Handwritten signature]* (LS)
ERIC MCCONAGHY, Member/Manager

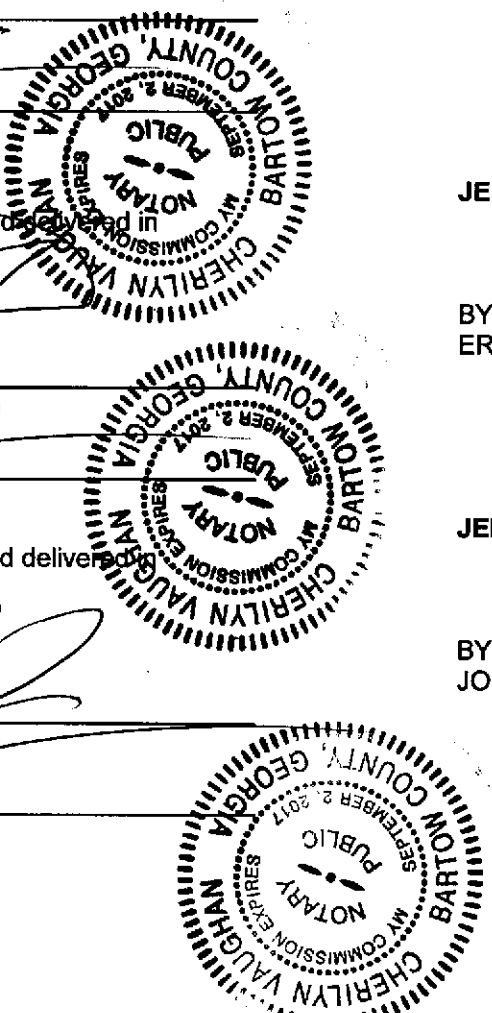
Signed, Sealed and delivered in the presence of:

[Handwritten signature]
Witness

Notary Public

JEP, LLC

BY: *[Handwritten signature]* (LS)
JOHN SHELLEY, Member/Manager



Access Easement

That certain perpetual, non-exclusive Access Easement reserved in that certain Quit Claim Deed from JEP, LLC as "Grantor" and KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY as "Grantee" dated July 30, 2014, further bounded and described as follows.

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

COMMENCING AT #4 REBAR FOUND AT THE INTERSECTION OF SOUTHERLY RIGHT-OF-WAY OF LEWIS STREET (HAVING A VARYING RIGHT-OF-WAY WIDTH) AND THE WESTERLY RIGHT-OF-WAY OF DALLAS STREET (HAVING A 40 FOOT RIGHT-OF-WAY); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF DALLAS STREET WITH A BEARING OF S 02°08'53" W A DISTANCE OF 364.86 FEET TO A #4 REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY OF DALLAS STREET N 85°14'52" W A DISTANCE OF 183.22 FEET TO A 1 INCH OPEN TOP PIPE (BENT); THENCE S 02°29'09" E A DISTANCE 128.93 FEET TO A 1 INCH CRIMP TOP PIPE; THENCE S 07°59'47" W A DISTANCE OF 66.13 FEET TO A NAIL SET; THENCE WITH A BEARING OF S 39°18'12" E A DISTANCE OF 66.00 FEET TO A POINT; THENCE WITH A BEARING OF S 46°54'39" W A DISTANCE OF 151.76 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING;

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE WITH A BEARING OF S 43°01'27" E A DISTANCE OF 114.60 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF WATTS DRIVE (HAVING A VARYING WIDTH RIGHT-OF-WAY); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF WATTS DRIVE WITH A BEARING OF S 40°30'42" W A DISTANCE OF 42.97 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY OF WATTS DRIVE WITH A BEARING OF N 43°01'27" W A DISTANCE OF 131.36 FEET TO A POINT; THENCE WITH A BEARING OF N 00°04'08" E A DISTANCE OF 46.14 FEET TO A POINT; THENCE WITH A BEARING OF N 45°37'42" E A DISTANCE OF 35.76 FEET TO A POINT; THENCE WITH A BEARING OF S 00°04'08" W A DISTANCE OF 35.98 FEET TO A POINT; THENCE WITH A BEARING OF S 43°01'27" E A DISTANCE OF 20.19 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.155 ACRES MORE OR LESS AS SHOWN ON SURVEY BY KEVIN N. COONEY, PLS WITH SOUTHLAND ENGINEERING, INC., DATED JULY 23, 2014.

Exhibit "A-1"

Plat of Survey BY KEVIN N. COONÉY, P.L.S.,
SOUTHLAND ENGINEERING, INC., DATED JULY 23, 2014



SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD HILL ROAD, CARTERSVILLE, GA 30120
 PHONE: 770.387.0440 FAX: 770.487.3151

FINAL PLAT FOR:
JEP, LLC
 LOCATED IN LAND LOT 139,
 20TH DISTRICT, 2ND SECTION,
 CITY OF KENNESAW,
 COBB COUNTY, GEORGIA
 TAX PARCEL: C0050002014
 ADDRESS: 2785 WATTS DRIVE
 KENNESAW, GEORGIA

SURVEYOR
 SOUTHLAND ENGINEERING, INC.
 ATTY: MR KEVIN COONEY
 114 OLD HILL ROAD
 CARTERSVILLE, GEORGIA 30120
 PHONE: 770.387.0440
 FAX: 770.607.5151

GENERAL PLAT NOTES
 TOTAL PROJECT ACRES: 1.581 ACRES
 TOTAL NUMBER OF LOTS: 3 LOTS
 LOT COVERY: 0.81142 ACRES

OWNER/DEVELOPER
 JEP, LLC
 ATTN: MR. PAUL M. HALTER
 P.O. BOX 1000
 ATLANTA, GA 30339
 PHONE: 770.438.6770

FLOOD STATEMENT
 THE FEMA FLOOD INSURANCE RATE MAP SHOWS THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS ACCORDING TO PARCEL 13067 C0050001, DATED MARCH 6, 2013

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF 1" IN 40,000 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED UPON THE COMPARIS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR COLORLINE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 288,808 FEET.
3. EQUIPMENT USED: TOPCON 502S TOTAL STATION WITH DATA COLLECTOR.
4. RIGHTS OF WAY ARE BASED UPON PINE POLES AND/OR COUPLERS OF PATHS OF TRAVEL.
5. DISTANCES SHOWN ON THIS PLAT ARE SHOWN DISTANCES.
6. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON SOURCE INFORMATION FROM PLANS AND MARKINGS AND WERE CORNERED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THESE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

- DA FLOW ARROW
- DB TRANSFORMER
- DC GAS METER
- DD STORM STRUCTURE
- DE SEWER MANHOLE
- DF RICH PIN FOUND
- DP RICH PIN PLACED
- DQ OPEN TOP PIPE
- DR COVERED TOP PIPE
- DS RIGHT OF WAY
- DT CONC. MON. FOUND
- DU R/W FORMERLY
- DV CENTERLINE
- DW EDGE OF PAYMENT
- DX AIR CONDITIONER
- DY GAS METER
- DZ GAS VALVE
- EA CATCH BASIN
- EB DOUBLE WHIS
- EC SINGLE WHIS
- ED ELEC. MOUNT. BOX
- EE WATER LINE
- EF GAS LINE
- EG STORM PIPES
- EH SEWER PIPES
- EL LAMP LOT LINE
- EM LAMP LOT LINE
- EN POWER POLE
- EO LIGHT POLE
- EP POWER LINE
- EQ FENCE LINE
- ER CHURN
- ES ARC LENGTH
- ET WATER METER
- EU WATER VALVE
- EV FIRE HYDRANT
- EW CLEAN OUT
- EX HEAD WALL
- EY DROP BULLET
- EZ SAIL SEWER
- FA FENCE OFFSET

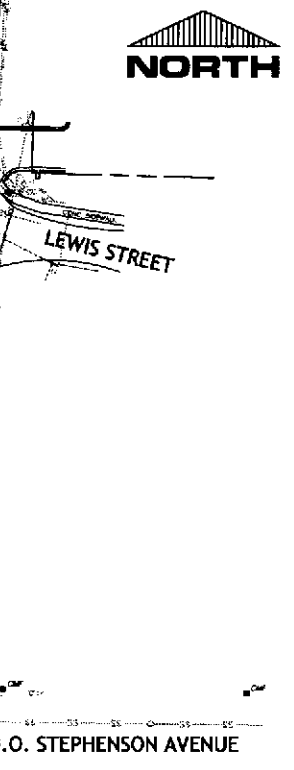
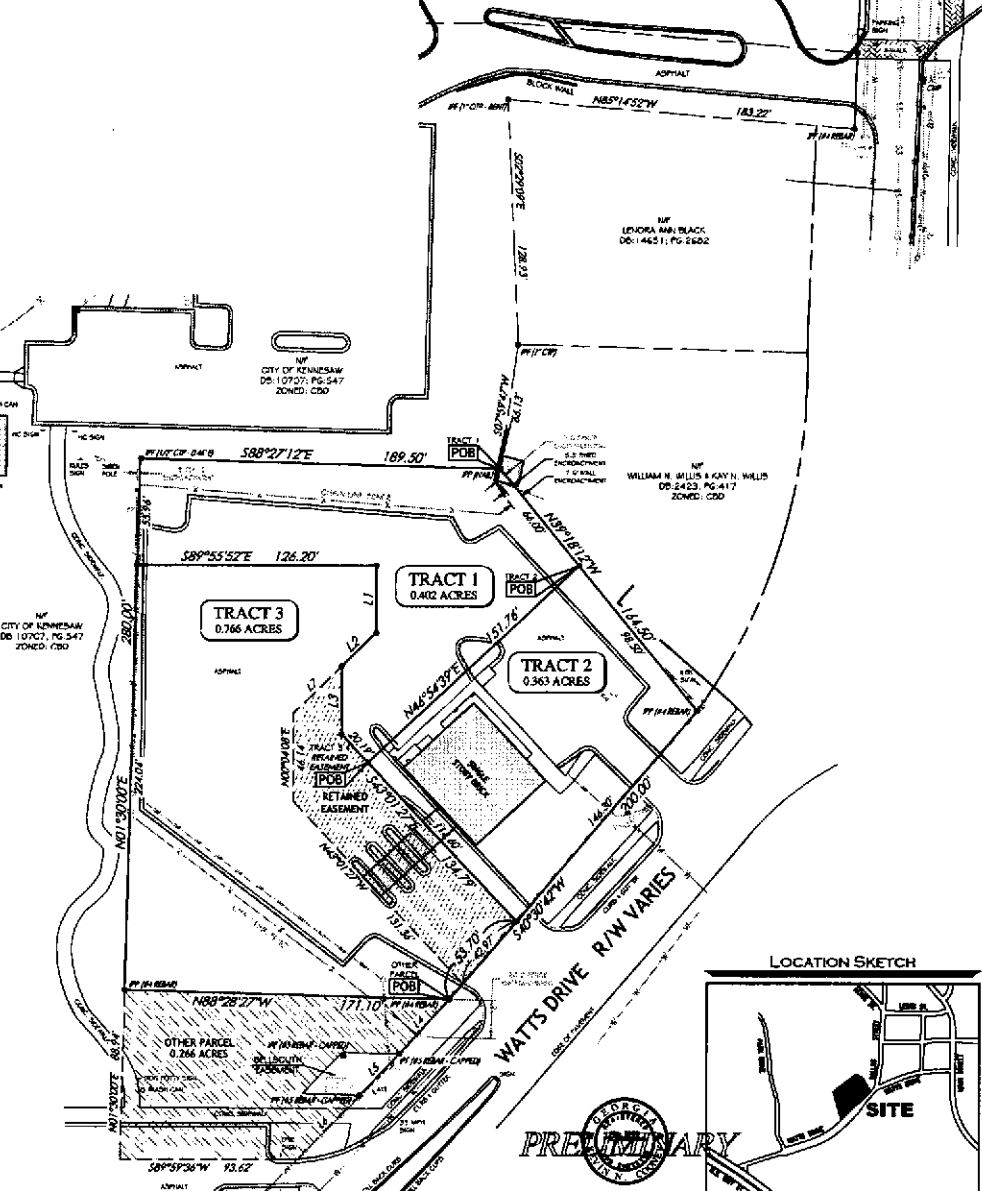
DATE: JULY 22, 2014 REV: 7/24/14 JOB NO: 14017
 DATE OF FIELDWORK: MARCH 14, 2014

AREA TABLE

LOT	SQ. FT.	ACRES
1077	17,317	0.402
1078	15,927	0.363
1079	33,360	0.766
1080	65,667	1.511

LINE TABLE

LINE	BEARING	LENGTH
11	S29°52'00"W	51.97
12	S29°52'00"W	23.97
13	S29°52'00"W	32.98
14	S29°52'00"W	30.75
15	S29°52'00"W	29.93
16	S29°52'00"W	42.98
17	N29°52'00"E	38.79



ZONING NOTES
 ZONED: CDD
 A. HEIGHT REGULATIONS: SUBJECT TO THE HISTORIC DISTRICT DESIGN GUIDELINES.
 B. FRONT YARD SETBACK: BUILD TO LINE.
 C. SIDE YARD SETBACK: NONE.
 D. REAR YARD SETBACK: NONE.
 E. MINIMUM LOT AREA: NONE.

CITY OF KENNESAW CERTIFICATE
 "PURSUANT TO THE LAND SUBDIVISION SECTION OF THE UDC OF THE CITY OF KENNESAW, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE MAYOR AND COMMISSION OF KENNESAW, GEORGIA ON: _____ (DATE)

CHAIRMAN: _____ DATE: _____
 PLANNING AND ZONING COMMISSION
 MAYOR: _____ DATE: _____

SURVEYOR'S CERTIFICATE
 ENGINEER AND LAND SURVEYOR ACKNOWLEDGMENT: "I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL INFORMATION SHOWN HEREON ACTUALLY EXIST OR ARE BASED AS 'FUTURE,' AND THEIR LOCATION, SIZE, TYPE AND MATERIAL, ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE KENNESAW SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH."

SUBMITTED SURVEYOR: _____ DATE: _____
 KEVIN N. COONEY
 GEORGIA STATE LICENSE #2880

OWNER'S CERTIFICATE
 OWNER'S ACKNOWLEDGMENT: "THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN TESTIMONY WHEREOF, I HAVE SIGNED AND DEDICATED TO THE USE OF THE PUBLIC FOR THE PURPOSES OF THE PLAT, EASEMENTS AND PUBLIC UTILITIES SHOWN HEREON, WHICH COMPRISES A TOTAL OF 1.581 ACRES, FOR THE PURPOSES THEREIN EXPRESSED."

OWNER: _____ DATE: _____

KENNESAW DEVELOPMENT CERTIFICATION
 THIS PLAT HAVING BEEN SUBMITTED TO KENNESAW AND HAVING BEEN FOUND TO COMPLY WITH THE KENNESAW DEVELOPMENT STANDARDS AND THE KENNESAW UTILITIES DEVELOPMENT CODE, IS APPROVED AS TO THE REGULATION AND DEDICATION OF ALL UTILITIES, EASEMENTS, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STATED ZONING REGULATIONS AND THE PORTION OF A ONE YEAR MAINTENANCE BOND.

KENNESAW PUBLIC WORKS _____ DATE: _____
 CITY ENGINEER _____ DATE: _____
 CONSTRUCTION DEPARTMENT _____ DATE: _____
 PLANNING AND ZONING DEPARTMENT _____ DATE: _____
 COBB COUNTY WATER SYSTEM _____ DATE: _____
 MAYOR AND COMMISSION _____ DATE: _____

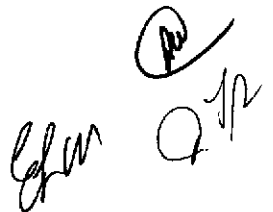


BK: 15174 PG: 4064

EXHIBIT 'B'
Permitted Exceptions

All matters affecting caption property as shown on plat recorded in Plat Book Y, Page 194A, Cobb County, Georgia records.

Easement from Wachovia Bank to Georgia Power Company dated July 2, 2003, filed of record August 6, 2003, recorded in Deed Book 13811, Page 2257, Cobb County, Georgia records.

Handwritten signatures and initials in the bottom right corner. One signature appears to be 'Edm' and another is a stylized 'Q' or 'R' with a circled 'A' above it.

2785 WATTS HOLDINGS, LLC

BUSINESS PLAN

OBJECTIVE: Create a cluster of eight new homes to be built and sold on the land located at 2785 Watts Drive.

CRITERIA: **Architecture:** The design of homes has not been completed as of May 6, 2025 but will be driven to provide homes that are consistent with homes in the CBD; some elements are:

Include design elements found in homes located in the Historic District that demonstrate the historic nature of Kennesaw, GA.

Each home will have a functional porch (designed for use) located adjacent to the front door.

Windows will be a 2 over 1 design as used in other downtown residential construction.

Site Development: Each home will have pedestrian access to public walkways to the downtown of Kennesaw.

On site parking for home owners will be accessed in a rear garage for each home.

Visitor parking will be provided on the site and accessed through a public right of way.

SITE CONCEPT PLAN: Attached

SCHEDULE: Deliver homes for occupancy in early 2026.

THE WATTS

DEVELOPMENT PLAN

Design and construct eight detached homes for sale on a site located at 2785 Watts Drive, Kennesaw, GA.

SITE: The site has 146 feet of frontage on Watts Drive and the depth varies from 114 feet to 99 feet.

The existing topography is essentially level and is approximately 4' higher in elevation than Watts Drive.

The site has water, sewer and power on or adjacent to the site. The stormwater is managed through an underground system shared with a neighboring lot.

The site will be developed using a compact urban plan with pedestrian access via a sidewalk along Watts Drive and indoor parking at the rear of each home. The site will provide 3 visitor parking spaces.

The property line along Watts Drive will be defined with a low stone wall consistent with the stone material walls across Watts Drive and around the landscape of the town hall.

The rear property line will have a fence screening the site from the neighbors parking lot.

BUILDING DESIGN:

All eight homes are designed to be consistent with the design guidelines of the Kennesaw Historic Preservation Commission (HPC).

Design features of each home:

- Front porch - functional
- 2 car rear entry garage
- Exterior finish will be a combination of masonry and siding material.
- Homes will have similar exterior features but no 2 homes will be identical in elevation design.
- No homes face the rear property line (neighboring parking lot).

Square Feet

Home	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
GAA	2,948	2,595	2,235	3,225	2,480	s	2,496	2,496
Living	2,468	2,115	1,755	2,745	2,000	2,000	2,016	2,016

All homes will be a minimum of 3 bedrooms and 3.5 bathrooms; a few of the homes will have the potential of 4 bedrooms and or a flex room (office).

THE WATTS

DEVELOPMENT PLAN - continued

MARKET VALUE

Projected average sale price is \$585,000.00 with a total project sale value of \$4,680,000

DEVELOPMENT ESTIMATED SCHEDULE

City of Kennesaw development approval - Town Council Meeting, August 4, 2025

Land Disturbance Permit approval September 15, 2025

Site construction start September 16, 2025 and completion November 30, 2025.

Building Construction December 1, 2025 through August 15, 2026

MARKETING



The design will appeal to a broad range of buyers such as:

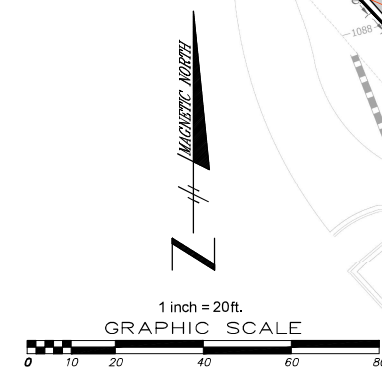
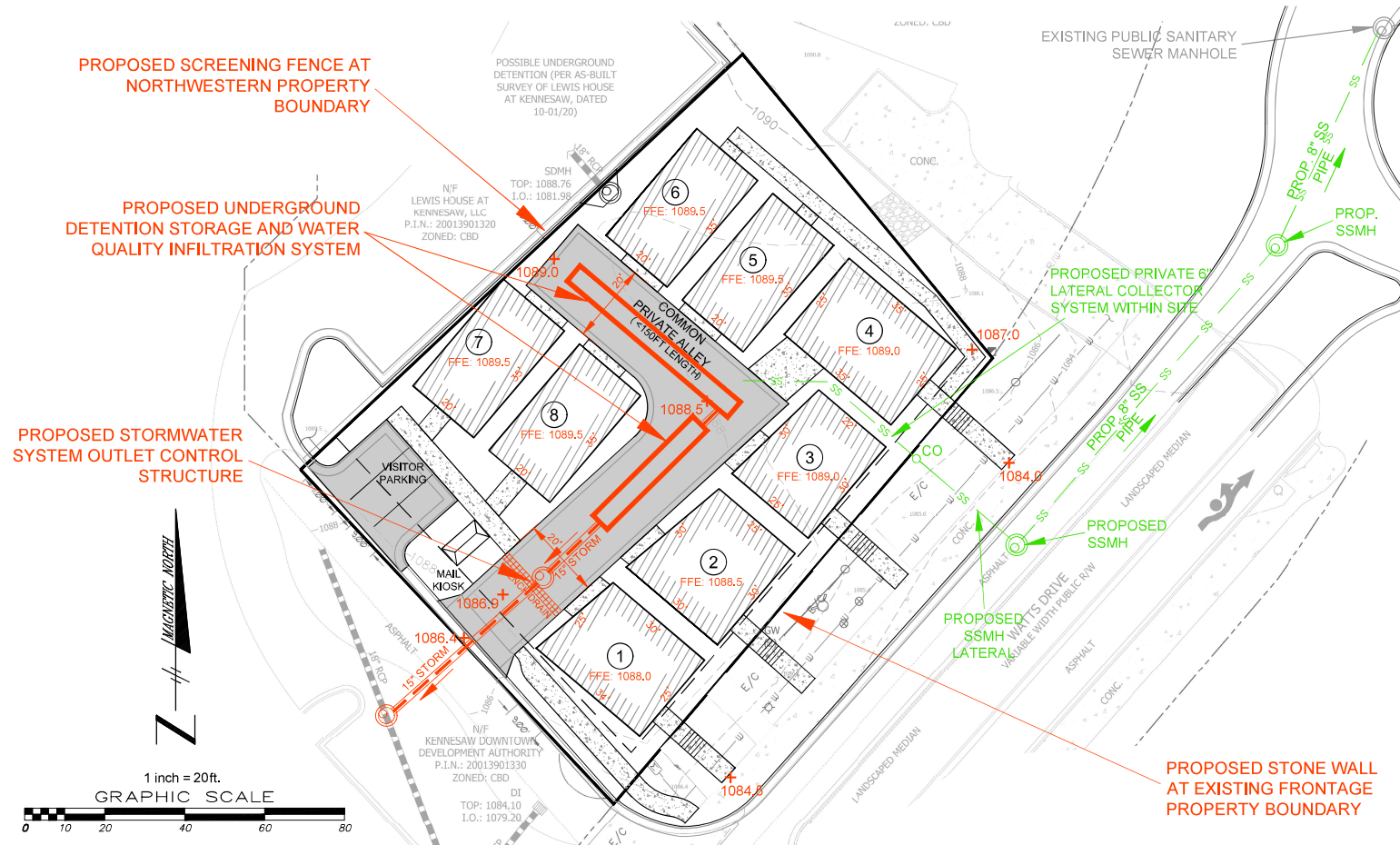
- apartment dwellers that desire to stay in downtown Kennesaw and homeowners currently occupying detached homes and will move to have a simpler lifestyle with less property maintenance requirements.

The likely buyers are not defined by age but instead are making lifestyle changes.

Lifestyle Features:

- City location
- Minimum of 3 bedrooms
- Flex space (office / family room)
- Option of Master on the main.
- Elevator option

- 
 SHADED AREAS REPRESENT PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- 
 SHADED AREAS REPRESENT PROPOSED STANDARD DUTY CONCRETE PAVEMENT



811 CALL BEFORE YOU DIG!

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)

GRADING/EARTHWORK NOTES AND SPECIFICATIONS:

- ALL DRAINAGE STRUCTURES SHALL BE BUILT ACCORDING TO GEORGIA DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS AND SPECIFICATIONS.
- SITE CONDITIONS BASED ON SURVEY BY OTHERS. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. IF ANY VARIATIONS ARE ENCOUNTERED NOTIFY THE ENGINEER.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- EARTHWORK SHALL BE TO THE LINES AND GRADES SHOWN. ALL STRUCTURAL FILL MATERIALS SHOULD BE FREE OF ORGANIC MATTER, DELETERIOUS OR FROZEN MATERIALS, DEBRIS OF ANY TYPE, OR ROCK FRAGMENTS LARGER THAN FOUR (4) INCHES IN DIAMETER. SATISFACTORY FILL SOILS WILL GENERALLY COMPLY WITH THE USCS DESIGNATIONS OF GW, GP, GM, SM, SW, SP, SC, CL AND/OR ML. OTHER MATERIALS SHOULD BE EVALUATED BY THE GEOTECHNICAL ENGINEER TO DETERMINE ITS SUITABILITY PRIOR TO USING. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AND WITHIN ±3% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR). ALL STRUCTURAL FILL IN THE UPPER 18" OF PAVEMENTS AND BUILDINGS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AND WITHIN ±2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR).
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS INCLUDING PAVEMENT, CONCRETE, AND UNSUITABLE MATERIAL FROM THE SITE. ALL AREAS UNDER EXISTING PAVEMENT SHALL BE SCARIFIED BEFORE PLACING STRUCTURAL FILL MATERIAL.
- ALL PROPOSED CUT OF FILL SLOPES TO BE 2:1 OR FLATTER.
- ANY EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- ALL STORM SEWER MANHOLES LIDS AND DRAINAGE STRUCTURES SHALL BE 1/4" BELOW FINISHED PAVEMENT AND SHALL HAVE TRAFFIC RATED RING AND COVERS. LIDS SHALL BE LABELED "STORM SEWER".
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IN PAVED AND NATURAL AREAS AND ENSURE POSITIVE DRAINAGE TO COLLECTION STRUCTURES. PROPOSED ONSITE BUILDINGS AND ASSOCIATED FOUNDATION STRUCTURES TO BE DESIGNED TO ENSURE ALL APPLICABLE BUILDING CODES RELATED TO DRAINAGE AND SLOPES AWAY FROM BUILDINGS ARE ACCOMMODATED. DESIGN OF STRUCTURE MAY REQUIRE FOUNDATION OR BASEMENT WALLS TO PROVIDE ADEQUATE DRAINAGE.
- ALL SPOT ELEVATIONS SHOWN ARE TO THE BOTTOM FACE OF CURB UNLESS OTHERWISE STATED.
- EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- PROPOSED STORMWATER DETENTION SYSTEM TO REMAIN OFFLINE AND SEALED CLOSED UNTIL ENTIRE SITE IS STABILIZED WITH VEGETATION OR IMPROVEMENTS SUCH THAT NO SEDIMENT REACHES THE SYSTEM.
- CUT/FILL CALCULATIONS:**
 TOTAL SITE CUT = 500 CY
 TOTAL SITE FILL = 750 CY
 NET "HAUL IN" = 250 CY

HAUL ROUTE PERMIT WILL BE REQUIRED/APPROVED PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT. ABOVE EARTHWORK QUANTITIES ARE APPROXIMATE AND ARE TO BE CONFIRMED BY ADDITIONAL ANALYSIS PRIOR TO CONTRACTOR BIDDING.

(INCLUDES DEMOLITION DEBRIS, EARTHWORK QUANTITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO BIDDING)

GRADING AND DRAINAGE PLAN
 FOR
2785 WATTS DRIVE
 LAND LOT 14, 14TH DISTRICT
 TAX ID: 20013900580
 THE CITY OF KENNESAW, COBB COUNTY, GA

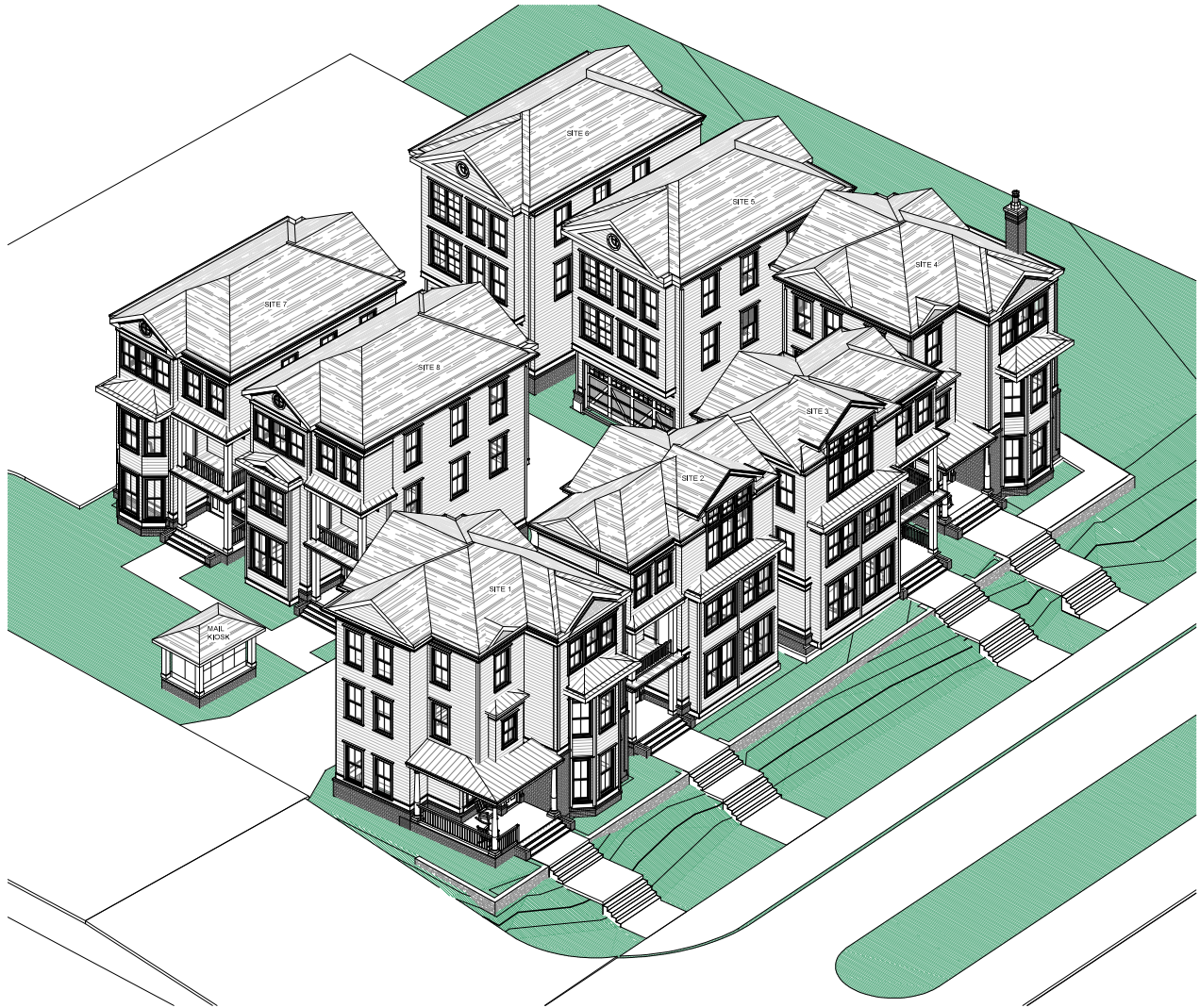
1	ISSUED FOR REVIEW	5/1/2025
No.	Revision/Issue	Date

JVG
 Civil Engineering
 1309 Arnold Ave, NE
 Atlanta, GA 30324
 770-402-3471

DEVELOPER:
 CONTACT:

Project	250407	Sheet	C4
Date	4/7/2025		
Scale	1"=20'		

ENGINEER CONTACT:
 JONATHAN HICKS, P.E.
 JVG CIVIL ENGINEERING, INC.
 1309 ARNOLD AVENUE, NE
 ATLANTA, GA 30324
 PH: 770-402-3471
 FAX: 404-487-8982



WATT

2785 WATTS DR, KENNESAW, GA 30144



404.969.9892
 www.foundryhouse.com
 338 Upper Mill Creek Ln., Canton GA 30115

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SITE 1

SITE 2

SITE 3

SITE 4

STREET ELEVATION 2

3/8" = 1'-0"



SITE 7

SITE 8

SITE 1

STREET ELEVATION 1

3/8" = 1'-0"

WATT

2785 WATTS DR, KENNESAW, GA 30144



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 333 Upper Mill Creek Ln., Canton GA 30115

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STREET ELEVATION 3
3/16" = 1'-0"

SITE 5

SITE 6



SITE 4

SITE 5

SITE 6

WATT

2785 WATTS DR, KENNESAW, GA 30144

3D View 8



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3D View 5



MAIL KIOSK

WATT

2785 WATTS DR, KENNESAW, GA 30144



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 www.foundryhouse.com
 338 Upper Mill Creek Ln, Canton GA 30115

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 ACTS. IT SHALL BE HEREBY DECLARED AND AGREED THAT
 ARCHITECTURAL WORKS OR PARTS OF THE PROJECTS
 INDICATED BY THESE DRAWINGS SHALL BE THE PROPERTY OF
 THE ARCHITECT AND NO PART OF THE PROJECTS OR ELEMENTS
 OF THESE DRAWINGS SHALL BE REPRODUCED OR USED IN ANY
 MANNER WITHOUT THE WRITTEN PERMISSION OF
 COMPLETION TO FOUNDRY HOUSE ARCHITECTURAL DESIGN



PERSPECTIVE 2



PERSPECTIVE 3

WATT
2785 WATTS DR, KENNESAW, GA 30144



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www.foundryhouse.com
333 Upper Mill Creek Ln, Canton GA 30115

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EXTERIOR HALF LITE DOOR w/
TRANSOM. 6 PANE OVER 2 PANEL

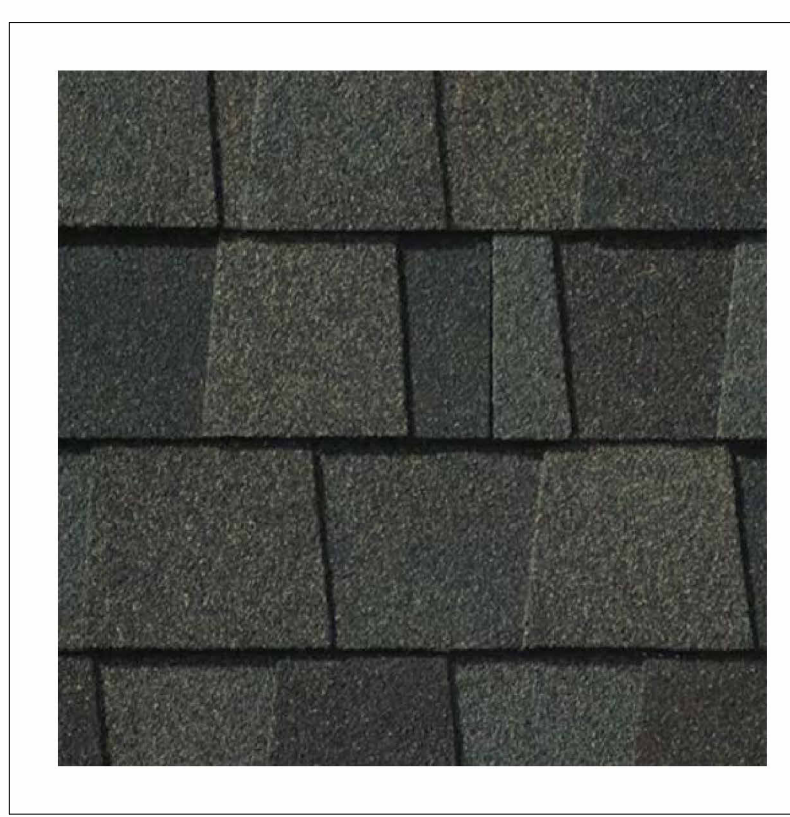
ALUMINUM CLAD 2/2 DH
WINDOWS w/ BRICK MOLD, TYP

FRONT ELEVATION SITE 4

3/8" = 1'-0"



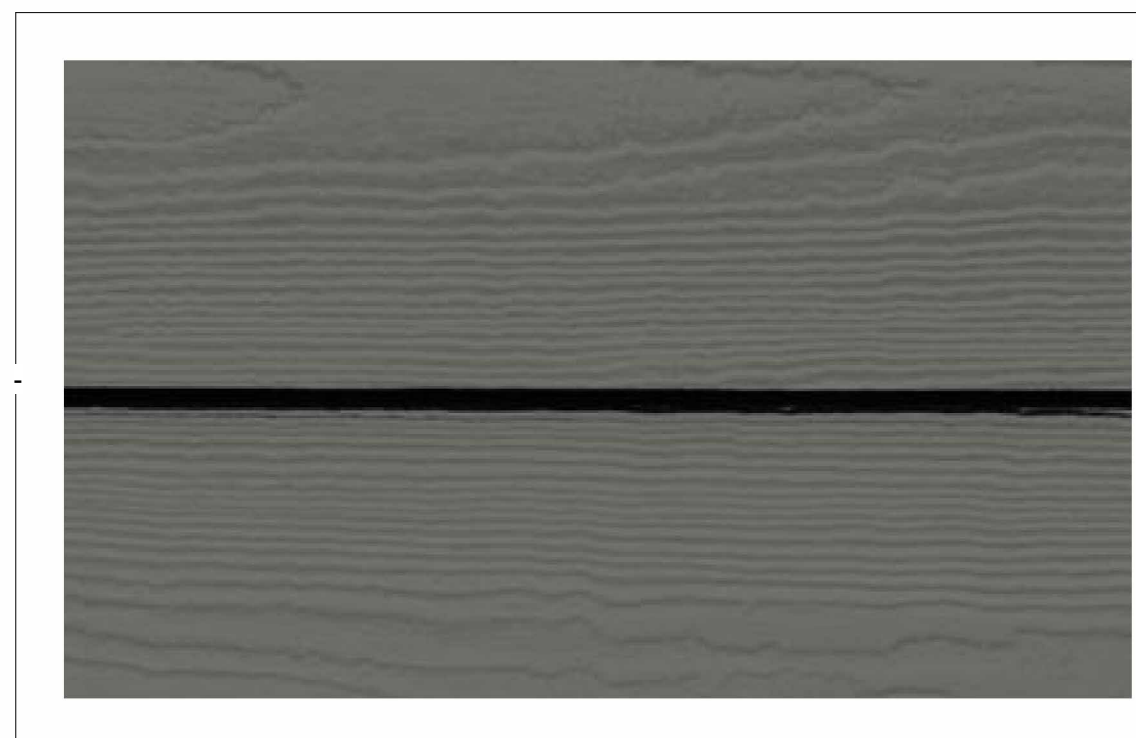
STANDING SEAM METAL ROOF - COLOR TBD



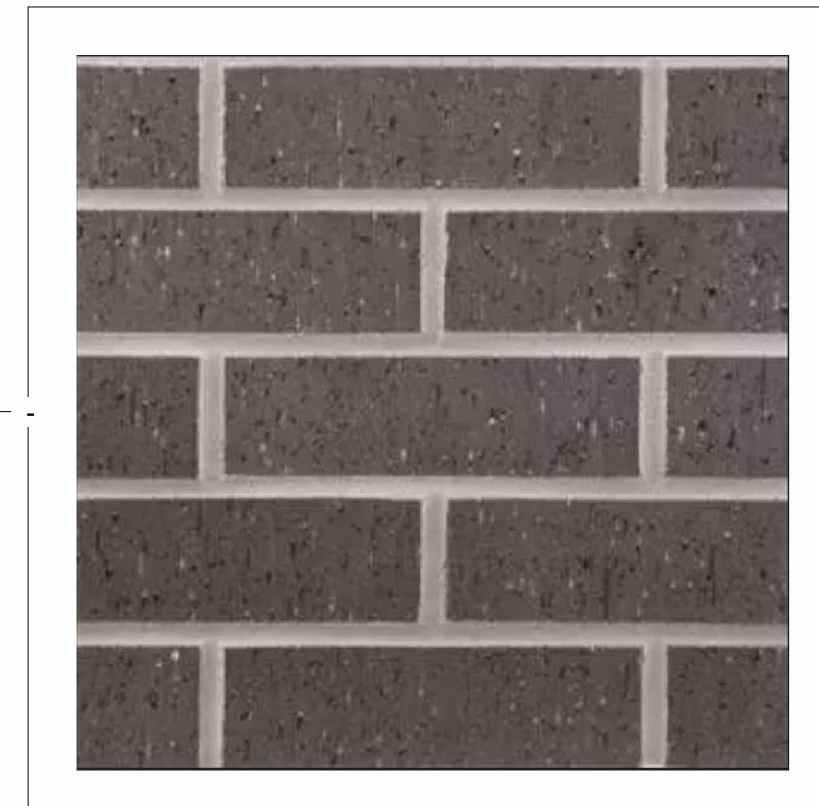
5 TAB ARCHITECTURAL ASPHALT SHINGLE - COLOR TBD



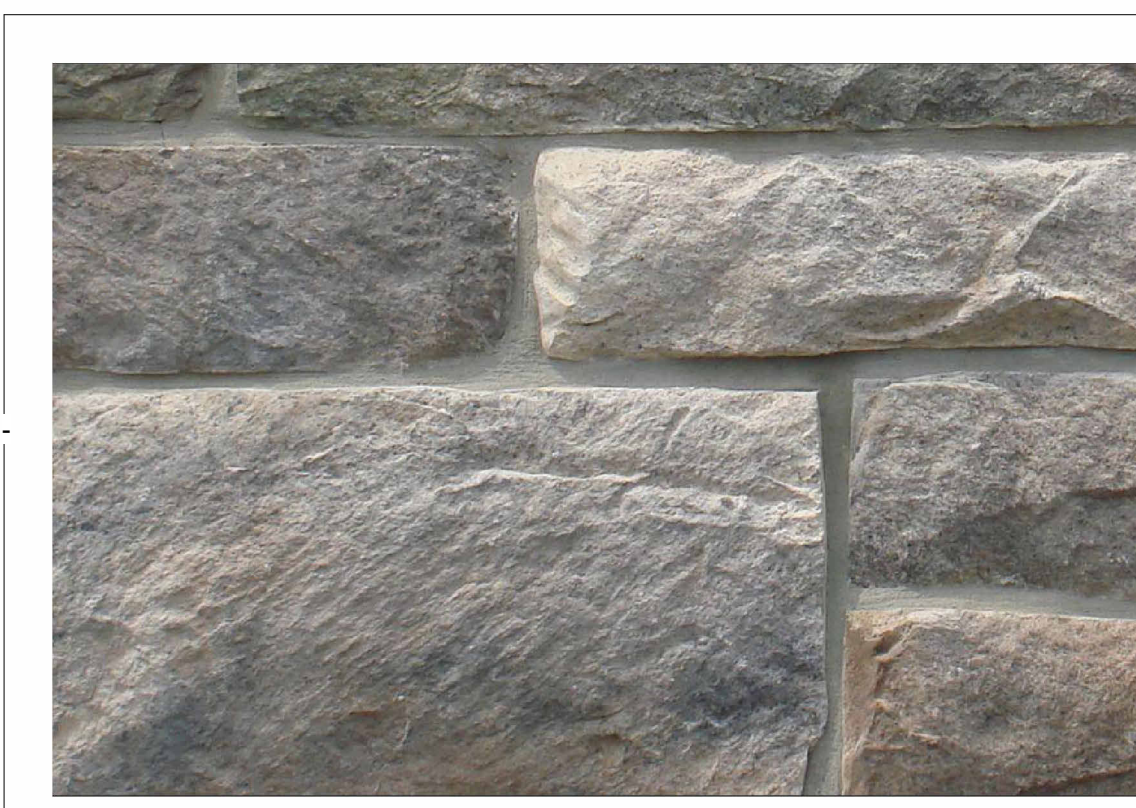
CEMENT BOARD WOOD LOOK SHAKE SIDING - COLOR TBD



CEMENT BOARD WOOD LOOK LAP SIDING - COLOR TBD



BRICK - COLOR TBD



FIELDSTONE RETAINING WALL - COLOR TBD



EXTERIOR HALF LITE DOOR w/
TRANSOM. 6 PANE OVER 2 PANEL

ALUMINUM CLAD 2/2 DH
WINDOWS w/ BRICK MOLD, TYP

FRONT ELEVATION SITE 5

3/8" = 1'-0"

THE WATTS

2785 WATTS DR, KENNESAW, GA 30144



404.989.9892
www.foundryhouse.com
338 Upper Mill Creek Ln. Canton GA 30115

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**MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
July 11, 2025
7:30 AM**

Present Chair Mark Allen
 Vice Chair Ian Coats
 Treasurer Leslie Patton
 Lexie Newhouse
 Nimesh Patel

1. Call to Order / Roll Call

Mark Allen called the meeting to order at 7:30 am.

KDDA members present: Mark Allen, Lexie Newhouse, Leslie Patton, Ian Coats, Nimesh Patel

KDDA members absent: Mary Jo Groeneveld

Staff members present: Luke Howe, Miranda Taylor

2. Approval of the Meeting Minutes

A. Draft meeting minutes - 6.13.25

The board reviewed draft minutes from the June 13 meeting. Nimesh Patel made a motion to approve. Lexie Newhouse seconded the motion. The motion passed 5-0.

3. Financial Report

A. Financial report as of 6.30.25

Leslie Patton presented the financial report with an ending balance of \$113,664.94. Lexie Newhouse made a motion to approve and was seconded by Ian Coats. The motion passed unanimously.

B. Review of open invoices

No action required as legal invoice statements were received with a zero balance.

4. Old Business

5. New Business

A. CBD Application: 2785 Watts Drive

This item was taken out of order, following the Call to Order, out of respect for the applicant's time.

Mr. Eric McConaghy presented the CBD application for 2785 Watts Drive on behalf of the property owner, Watts Holdings. He distributed hard copies of an updated business

plan to the KDDA members for their review during his presentation. A copy of the updated business plan will be added to the online packet for the record. The CBD application proposes construction of 8 detached single family homes on the parcel located at 2785 Watts Drive. The applicant has presented the parcel to several commercial users over the years but has not been successful in reaching an agreement with any clients, so he has shifted to a residential use. This application is scheduled to be heard by HPC in July and Mayor & Council in August. If successfully approved by all groups, the applicant indicated construction would begin in November.

Ian Coats asked if there was a plan to relocate the overhead electrical wires along the front of the property. Mr. McConaghy stated that those electrical lines are in the right-of-way and he would not be able to relocate them. Ian also inquired about the timing of the application - why shift to a residential use now after holding the property for so long? Mr. McConoghy stated that he has a desire to develop the vacant lot and bring a quality product to downtown and he was inspired by the housing he's observed in quaint small towns in the northeast.

The board reviewed the updated business plan. There were no further questions for the applicant. Based on the updated business plan submitted by the applicant, Ian Coats made a motion to approve the CBD application as presented. Leslie Patton seconded the motion. The motion passed with a vote of 5-0.

B. Election of KDDA Vice-Chair

Nimesh Patel nominated Ian Coats to serve as Vice-Chair; Ian accepted the nomination. Nimesh Patel made a motion to appoint Ian Coats as Vice-Chair of KDDA. Leslie Patton seconded the motion. The motion passed with a vote of 4-0, with Ian Coats abstaining.

C. Appointment of additional check signer

Miranda Taylor explained the need for an additional check signer for KDDA. It does not have to be an officer, but should be a KDDA member who is available to sign checks in a timely manner. Lexie Newhouse made a motion to appoint Leslie Patton as an additional check signer. Nimesh Patel seconded the motion. The motion passed 4-0 with Leslie Patton abstaining.

6. Main Street Program Updates

Miranda Taylor reminded the board of the requirement for each board member to complete 2 hours of training and shared online resources available through Georgia Main Street. Mark Allen asked board members to try to make progress in this area by the next meeting to ensure we meet the requirements for our annual assessment.

7. Public Comments

Tracey Viars commented on the Farmers Market and said to keep doing a great job with this event! She also thanked the board for their continued support of KDMA and the First Friday concerts, as these have been well attended and a great event for downtown.

Donovan Giardina commented and asked if we would work on locking the portapotty at the Farmers Market; it is often used by nearby construction crews and then is not very clean for our vendors and customers to use. He also stated that he heard many compliments about the days that an officer was onsite to help with pedestrian crossing and requested that we find a way to continue that presence. Board members agreed and asked staff to coordinate with PD.

8. Board Comments

Mark Allen asked the board to consider if they'd like to change the start time of KDDA meetings; we would keep the same day (2nd Friday) but we could push the start time later. He also asked staff to check the lights in the tunnel and Main Street Plaza to be sure they were still scheduled to come on/off as intended.

Ian Coats reported that he attended the Parks & Recreation public meeting last week, and it was well-supported. Lexie Newhouse stated that she also attended and heard many people sharing requests for a playground downtown.

9. Economic Development Director Comments

Luke Howe provided an update on the CBD applications for the projects submitted for 2690 Keene Street and 2861 N. Main. Both were heard by Mayor & Council this week. Luke shared with the board that development overall is slow right now due to the economic uncertainty. Many developers are asking for slow entitlement processes to allow them more time to mitigate risk and ensure project performance. As a department, we are countering this by putting more focus on community/downtown engagement activities (like pop-up events) and business development and retention. Luke also provided an update on the status of the library parcel purchase and the marketing package for the building at 2881 N Main Street.

10. Executive Session

- A. Pursuant to the provisions of O.C.G.A. 50-14-3, the KDDA could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under O.C.G.A. 50-14-2(1); and/or personnel matters as provided under O.C.G.A. 50-14-3 (4) and/or real estate matters as provided under O.C.G.A 50-14-3(6).

11. Adjourn

With no further business, the Chair called for a motion to adjourn. Lexie Newhouse made the motion, seconded by Ian Coats. Motion passed unanimously and the meeting was adjourned at 8:05 am.

- A. 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 insure 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 KDDA's time. It is not designed to curtail discussion or input. If you need special accommodations 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.

[MIN_SIGNATURES]



Certificate of Appropriateness



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

to: Will Underwood

For: 2840 S Main Street

*Scope of Work: Install new 8-foot-tall privacy fence to block city
dumpster*

Darryl Simmons

*Darryl Simmons, Administrator
Planning & Zoning Department*

07/02/2025

Date

Patrick Gallagher

*Patrick Gallagher, Chairperson
Historic Preservation Commission*

07/02/2025



Date

*Expires
07/02/2026*

1. NAME OF APPLICANT: Will Underwood Fence LLC.

- Owner
- Other
- Other, please specify _____

APPLICANT MAILING ADDRESS: 2420 Kirk Lane
Kennesaw Ga 30152

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

PROPERTY ADDRESS: 2840 S. Main St

Land Lot 138 Tax Parcel 20013801710 Lot Size 0.28 Acres

Current zoning on property: Central Business District

2. NAME OF ATTORNEY OR REPRESENTATIVE:

Same as Applicant

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

NAME OF OWNER:

Mike & Mike Properties LLC

(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)**

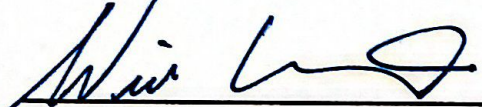
Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) Signed and sealed drawings 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).

Install New 8' TALL PRIVACY Fence.
Fence will be on '1885 PROPERTY' to Black
CITY DUMSTER.
ALL material will be Pressure Treated Wood.
Post = "4x4" x 10' Runners = 2" x 4" x 8'
Pickets 1" x 6" x 8' - all Post in concrete +/- 2'
IN GROUND


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 the Planning and Zoning Department through iWorq portal located on the city's website at least two weeks prior to the scheduled Historic Preservation Commission meeting.

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

6/12/2025
Date


Signature of Owner

6-12-2025
Date

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



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

DAR

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 7/2/25

Patrick Gallagher

(Application Administratively Approved)
HPC Chair

Date: July 1, 2025

- 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



Will Underwood Fence Llc.



Job 1885 privacy fence to block city dumpster

June 16 2025

1885 grill / Michael Schroeder 1885 grill kennesaw

2840 Main street

Kennesaw 30144

Phone: 770-833-1614

Job description :

- **Install 50 feet of 8 foot tall privacy fence**
- **Post 4x4x10 set in concrete pressure treated pine**
- **Runners 2x4x8 (four per section) pressure treated pine**
- **Pickets 1x6x8 pressure treated pine**

