

**MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
September 19, 2025
8:00 AM**

1. Call to Order / Roll Call

Chairman Gallagher called the meeting to order at 8:00 a.m.

Roll Call: Patrick Gallagher, Rachel Butler, Andrew Bramlett, Sharon Blandford, and Thomas Neaves

Absent: 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: David Tash (Project Manager)

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: August 15, 2025

Chairman Gallagher called for a motion.

Motion to approve by Commissioner Blandford.

Seconded by Commissioner Bramlett.

Chairman Gallagher proceeded with a roll call for approval.

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

3. Financial Report

Mr. Darryl Simmons presented the financial report. As of the last balance sheet, August 31 2025, the unaudited balance sheet has not been changed. The carrying balance for the HPC special line item is \$23,398.

Mr. Simmons thanked the Commissioners that have participated in training opportunities. He reminded the Commissioners that there is a separate training line item under Planning and Zoning available for Commissioners to participate in training opportunities. He highly encouraged the Commissioners to take advantage of training opportunities and again thanked the Commissioners that have participated in training opportunities.

Chairman Gallagher called for a motion.

Motion to approve by Commissioner Blandford.

Seconded by Commissioner Neaves.

Chairman Gallagher proceeded with a roll call for approval.

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

4. Old Business

A. Central Business District Application: 3033 & 3045 Cherokee Street

Consideration to review a Central Business District (CBD) project application to construct a mixed-use development on the parcel located at 3033 & 3045 Cherokee Street (20012900960 & 20012900950). Case #CBD2024-03

Mr. Darryl Simmons presented this application. This is a required update to the Central Business District application for 3033 and 3045 Cherokee Street. The project received conditional approval on June 21, 2024, and on December 20, 2024. The applicant previously committed to providing project design updates to the Historic Preservation Commission (HPC) at certain intervals of the project. The design updates include a landscape plan, an identification of what trees would be removed, and any other site plan improvements since the original approval. Mr. Simmons announced that the applicant was present and yielded the floor to allow the applicant to update the Commissioners on the project.

Mr. David Tash, project manager with Kisz Construction, stated that plans and final designs were still being worked on. He explained that they were currently working with Cobb County Water and Cobb County Fire on metering the project, installing fire suppression sprinklers inside the units, deciding where the riser rooms would be located, and figuring out what size lines need to be installed. Mr. Tash explained that these items needed to be resolved before the design could be finalized. Mr. Tash also shared that there was a landscape plan for the project. The goal was to create a community-oriented development with units facing green spaces instead of parking lots. He explained that the hashed areas on the landscape plan were green spaces.

Commissioner Bramlett commented that there had been a previous discussion about connecting the development's roads with the roads in Galt Commons. He asked if there were any updates. Mr. Tash responded that the Galt Commons roads were private and that their project's roads were public. He explained that public and non-public roads were built to different standards and stated that the roads of the two developments would not be connected. Mr. Simmons commented that a condition in the rezoning required the developer to approach Galt Commons about the road tie-in. To ensure that all residents were made aware of the proposal, a majority of residents needed to approve the tie-in instead of the HOA, which was still in the process of being turned over by the developer.

Commissioner Butler asked if there would be a sidewalk and green space connecting the development and Galt Commons between units twelve and six on the site. Mr. Tash responded that the green spaces would be aligned and there would be walkability from Galt Commons to the project's commercial space, but the developments would not be connected to allow people to drive from one into the other. Commissioner Butler commented that there appeared to be bushes or shrubs between the two developments blocking a potential sidewalk and green space connection. She asked if a sidewalk was planned between units six and twelve to connect the two properties. Mr. Tash responded that people would be able to pass between the two properties at the space between units six and twelve. He added that there would also be a walkable alleyway between units five and six to access Galt Commons. Mr. Simmons explained to the

applicant that they would need to adjust the landscape plan to show open space between units twelve and six.

Commissioner Butler asked what landscaping was adjacent to units five and six on the Galt Commons Property. Mr. Tash responded that it was a dead end. Commissioner Butler asked if it would be back-to-back asphalt. Mr. Tash responded that there was a mulch bed with no plantings adjacent to a parking lot on that portion of the Galt Commons property. He clarified that the parking lot between units five and six lined up with the parking lot on the Galt Commons property. Chairman Gallagher asked if there would be an informal connection between the properties where people could walk instead of a formal green space connection. Mr. Tash confirmed.

Commissioner Butler asked if there was a six-inch curb in that area. Mr. Tash responded that he was unsure but stated there was likely a curb. He added that the intent was to match the grade with the Galt Commons so the properties would be continuous. Commissioner Butler asked what was on the Galt Commons property adjacent to unit five. Mr. Tash responded that the units on that portion of Galt Commons were still being developed. Commissioner Butler asked if the City knew what was located on the Galt Commons side. Mr. Simmons responded that plans were submitted by the developer for the remaining Galt Commons units, but they were still pending review of the architectural details. He added that site comments by Public Works and Building services also needed to be addressed.

Commissioner Butler asked for additional details on the site comments, noting that Tugg had site restraints and the end result was a three-story building next to single-story houses. Mr. Simmons responded that there were comments about grading and water retention and how the developer was going to mitigate the impacts along the front part of Cherokee Street. He added that architectural details and elevations were also submitted by the developer and were being reviewed for compatibility with what was approved for Galt Commons.

Commissioner Bramlett commented that there had been discussion early on about a walking path around the detention pond that was not shown on the landscape plan. He asked if there would still be a walking path. Mr. Tash responded that there would be a walking path around the detention pond.

Commissioner Neaves commented that he did not see any trees shading the parking area in the southeast corner of the development. He asked why there were trees that provided pedestrian and vehicle shade in the other parking areas but not in the parking area for units two through nine. Mr. Tash responded that they would look into adding trees.

Commissioner Neaves asked if there was a curb or grade change separating the development and Galt Commons, or if there would be a continuous walkway. Mr. Tash responded that there would not be a grade change or steps and that they were trying to match the grade with Galt Commons. He also stated that there may be a curb on the

Galt Commons side. He explained that they would bring the sidewalk to the property line but could not promise to build a sidewalk on the Galt Commons property. Commissioner Neaves commented that if the intent was a pedestrian connection, a break in the paved areas would be a hassle for pedestrians with wheels or strollers. He stated that it would be useful to have talks with Galt Commons to ensure the pavement was connected. Mr. Tash responded that the sidewalks on the Galt Commons side would be at the same level as the development's sidewalks, but that the Galt Commons sidewalk may not go to the property line. Mr. Simmons concurred that it would be an opportune time for the two developers to discuss the sidewalk connection, adding that the lack of pavement connection would also be a concern from an ADA accessibility standpoint. He stated that staff would encourage the developers to discuss making the sidewalk continuous. Mr. Tash responded that he assumed Galt Commons had the appropriate ADA accessibility for its sidewalks and that their sidewalks would have appropriate ADA accessibility. He explained that the issue was connecting the two sidewalks. He expressed that he could not promise to install a sidewalk on the Galt Commons side, but knew their sidewalk would be at the property line. Commissioner Neaves commented that it appeared there was room between the two developers for cooperation. Mr. Tash responded that they had a fine relationship with Galt Commons and that speaking with them would not be an issue.

Chairman Gallagher asked if there were any further Commissioner questions. Hearing none, Chairman Gallagher opened the floor to public comment. Hearing no public comment, he closed the floor to public comment.

Chairman Gallagher asked if the applicant was seeking a continuation of the review process. Mr. Simmons responded that the purpose of the meeting was to provide updates to the HPC and give the Commissioners the opportunity to weigh in on the project. He confirmed the applicant was seeking a continuation of the plan review process as stipulated by the HPC. Chairman Gallagher asked if the motion would be to carry those comments forward. Mr. Simmons responded that the motion would be to carry those comments forward to the applicant and await for the next milestone when they can bring in more definitive plans. Chairman Gallagher commented that the HPC would probably also want to add a note to encourage continued discussion between the developer and Galt Commons regarding connection between the two properties. Mr. Simmons responded that the optimal goal would be cooperation between both sides to achieve seamless connectivity between the two properties.

Chairman Gallagher added that the HPC would also want the applicants to take into consideration the HPC's comments on the landscaping plan regarding setbacks and the possibility of adding more trees.

Commissioner Butler asked if a buffer was required between the development and the neighboring residential property. Commissioner Bramlett stated that the neighboring house was Mike's Trophies, a commercial property. Mr. Simmons stated that it was a residential house that was converted to commercial. Mr. Tash commented that the single family house that they are keeping on their property will also be converted to

commercial.

Chairman Gallagher called for a motion.

Motion by Commissioner Bramlett to proceed with project designs with adjustments based on the following comments:

1. The applicant will incorporate comments about the connectivity of the sidewalk between units twelve and six with Galt Commons;
2. The applicant will incorporate landscape comments about the shrubbery on the southern property line as it pertains to connectivity with Galt Commons;
3. The applicant will incorporate landscape comments about trees between units and the curb at units nine and twelve and in the parking lot.

Seconded by Commissioner Neaves.

Chairman Gallagher proceeded with a roll call for approval.

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

5. New Business

6. COAA Approval by City Staff and HPC Chair

7. Discussion

Mr. Darryl Simmons shared that the resource survey of all lots located within the five historic districts was completed in July 2025, under the leadership of Professor of History Dr. Jennifer Dickey. The results were entered into GNAHRGIS and the information is currently under review by the Georgia Department of Community Affairs (DCA). Staff is currently awaiting feedback from DCA.

Mr. Simmons also shared that staff will be incorporating some of the redlined comments from Ethos Preservation. He reminded Commissioners that a consultant firm was utilized to redline the Historic District Design Standards and compare them with the Central Business District Standards to identify any conflicts. He stated that staff was putting together the comments and would present the findings from the consultant and any new standards from the DCA. He recommended that the Commissioners provide feedback to staff if they had any concerns or ideas.

Mr. Simmons also stated that staff was looking at how to make the process easier for applicants. He explained that the issue has been raised by Mayor and Council and members of the community. He shared that staff was looking into how to incorporate more authority for staff for certain administrative approvals with the Chair's approval. He explained that larger projects would still go through the HPC, but that staff was looking into ways to make the approval process less daunting for smaller projects, while adhering to the code. Mr. Simmons shared that staff would bring that work back to the HPC as well.

Commissioner Butler asked if it was possible for the Commissioners to receive the mark-ups for review. Mr. Simmons responded that staff would create a drop box and send out the documents.

Commissioner Neaves commented that as a newer Commissioner he did not necessarily have the background on items that came before the HPC. He asked if he could receive the meeting powerpoints in advance, since they had some additional case background. Mr. Simmons responded that the powerpoints were usually prepared a week in advanced and that staff could send it to him. Mr. Simmons asked if any other Commissioners wanted the powerpoint. Commissioner Butler responded in the affirmative. Chairman Gallagher responded in the affirmative. He commented that today's case received approval in June of last year, and the information was hard to recall. He thought the powerpoint would be beneficial. Mr. Simmons stated that he would get with staff and make the powerpoint part of the agenda packet.

8. Public Comments

Chairman Gallagher opened the floor for public comment. Hearing no public comment he closed the floor to public comment.

9. Staff Comment

Mr. Darryl Simmons thanked Commissioner Bramlett for his work representing the HPC at the Historic Walking Tour for Kennesaw 101. He stated that the Commissioner did a wonderful job, was well prepared, and had handouts available. He applauded Commissioner Bramlett for spearheading the walking tours and thanked Mr. Bramlett, Commissioner Bramlett's father, for his help as well. Mr. Simmons stated that a lot of people are signing up for the tours and that they are bringing a lot of attention downtown.

Mr. Simmons added that collaborations like Kennesaw 101 helped to give people an understanding of what HPC and Staff do. He explained that Kennesaw 101 is to help people understand local government and the work being done behind the scenes for day-to-day operations. He stated that it was well attended with a class of about fifteen individuals. He again thanked Commissioner Bramlett. Chairman Gallagher congratulated Commissioner Bramlett and thanked him for his work.

10. Adjourn

Chairman Gallagher adjourned the meeting at 8:36 a.m.