



Commissioners:
Patrick Gallagher
Sharon Blandford
Andrew Bramlett
Rachel Butler
Thomas Neaves
Alexandra DeLuca Berisford

**Historic Preservation Commission
Meeting Agenda
April 17, 2026 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:** February 20, 2026
- 3. Financial Report**
- 4. New Business**
 - A. **Central Business District: 2250 Lewis Street**
Consideration to review a Central Business District (CBD) project application request to construct a public parking lot on 0.5 +/- acres located at 2250 Lewis St (Parcel #20013801620). Case #CBD2026-01
- 5. COAA Approval by City Staff and HPC Chair**
 - A. COAA2026-03 - 3001 North Main Street
- 6. Discussion**
- 7. Public Comments**
- 8. Staff Comment**
- 9. Adjourn**

The next scheduled meeting of the Historic Preservation Commission will be

Friday, May 15, 2026, 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)
February 20, 2026
8:00 AM**

1. Call to Order / Roll Call

Commissioner Butler was appointed temporary Chair.

Chairwoman Butler called the meeting to order at 8:01 a.m.

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

Absent: Patrick Gallagher

Staff Present: Chanelle Campbell (Planning & Zoning Administrator) and Rebecca Goldstein (Community Development Administrative Assistant)

Speakers Present: Kristin Thomas (Applicant), Chad Howie (Applicant), Jason Scheidt (Applicant, Project Designer), Jason Kisz (Project Developer)

2. Election of Officers

Commissioner Blandford nominated Patrick Gallagher as Chair.

Seconded by Commissioner Neaves

Vote taken, Patrick Gallagher is declared elected unanimously as Chair 3-0.

Commissioner Blandford nominated Andrew Bramlett as Vice Chair.

Seconded by Commissioner Neaves

Vote taken, Andrew Bramlett is declared elected unanimously as Vice Chair 3-0.

3. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: December 19, 2025

Chairwoman Butler asked if there were any comments or modifications to the meeting minutes. Commissioner Neaves commented that the meeting minutes were thorough and commended staff for their attention to detail.

Chairwoman Butler called for a motion.

Motion to approve by Vice Chair Bramlett

Seconded by Commissioner Neaves

Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

4. Financial Report

Ms. Chanelle Campbell presented the financial report. There were no changes to the budget line for the Historic Preservation Commission (HPC). The balance remains at \$23,398.

Chairwoman Butler asked if there were any comments or questions regarding the

financial report. Hearing none, she called for a motion.
Motion to approve by Commissioner Neaves
Seconded by Commissioner Blandford
Chairwoman Butler proceeded with a roll call for approval.
Vote taken, motion unanimously approved 3-0. Motion carried.

5. Old Business

A. Addition: 2976 N. Main Street

Consideration of approval for a Certificate of Appropriateness application submitted by Kristin and Dane Thomas for an addition to the existing house located at 2976 N. Main St (2001390060). Case #COA2025-09A

Ms. Chanelle Campbell presented this agenda item. This is a revised Certificate of Appropriateness submitted for an addition to the historic home at 2976 North Main Street. The case was originally approved by the HPC on November 21, 2025, with the condition that the applicant use fiber cement siding on the addition in lieu of vinyl siding. The applicant subsequently obtained the required permits. During a field inspection, it was revealed that the overall height of the structure did not align with the approved plans. The applicant was instructed to stop construction and submit revised plans for review. There is an eighteen-inch height discrepancy between what was approved and what was constructed. Ms. Campbell announced that the applicant was available to provide additional context regarding the proposed revisions.

Mrs. Kristin Thomas stated that the addition is eighteen inches taller than originally planned and requested approval for the change. She explained that the height was the only change and that the difference was not visible from the street. She asked the Commissioners if they had any questions.

Commissioner Neaves noted that the plans stated that the eighteen-inch change was to accommodate framing conditions and code requirements. He asked Mrs. Thomas to elaborate on the discrepancy. Mrs. Thomas responded that they were initially trying to match the height for the current garage. Because it had no living area, the garage was held up by two-by-fours. As the addition is intended to be a living space, it needs a ten-inch header and to be held up by two-by-eights. She explained that the difference was due to a code requirement not reflected in the original building plans.

Commissioner Neaves did not see an issue with the additional eighteen inches. He noted that when the application last came before the Historic Preservation Commission, there was discussion that additions should be differentiated from the original historic building to not be mistaken as part of the historic building. He commented that the additional eighteen inches would further differentiate the addition because the roof height would not be exactly the same. He also commented that due to the addition's distance from the road, it was hard to tell the difference in height. He stated that he did not think the height difference was enough to put the addition out of character with the original proportions of the house.

Chairwoman Butler asked how far back the addition was from the historic portion of the

house. Mrs. Thomas responded that she did not know the exact measurements but that the plans were in the agenda packet. She stated that the addition was located at the back of the house and was a fair bit away from the original house. Chairwoman Butler asked if the historic house was the very front portion of the house. Mrs. Thomas responded in the affirmative. She oriented the Commissioners to the location of the original historic house on the floor plan.

Ms. Campbell stated that staff believes the revision is an acceptable alternative. She explained that the new addition does not visually dominate the historic structure. She added that the addition's setback from the road reduces the visual impact of the additional height while maintaining a primarily subordinate relationship to the historic structure.

Chairwoman Butler asked if there were any other comments or questions. Hearing no further comments or questions, Chairwoman Butler called for a motion.

Motion to approve by Vice Chair Bramlett

Seconded by Commissioner Neaves

Chairman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

6. New Business

A. New Construction: 1947, 1949, 1951 & 1955 Galt Commons

Consideration for approval of a certificate of appropriateness application submitted by Riversbend Construction, Inc. for the construction of five houses located at 1947, 1949, 1951, 1953, & 1955 Galt Commons (20012904920, 20012904910, 20012904900, 20012904890, 20012904880). Case #COA2026-01

Ms. Chanelle Campbell presented this agenda item. This is a Certificate of Appropriateness request for the construction of five homes within the existing subdivision known as Galt Commons located along Cherokee Street. The project began in 2018 and after several revisions, construction of the subdivision was permitted. Over the years, the homes were constructed and sold, leaving the five lots vacant. On May 14, 2021, the developer submitted an application to revise the development plan for the five lots currently under consideration. The revised lots shifted the homes six feet further from Cherokee Street and reduced the overall scale of the proposed structure to better align with the established character of the historic district and surrounding street scape. According to the final plat recorded in 2022, the lot size of the remaining parcels ranges from 0.036 to 0.047 +/- acres. The front setbacks for these lots are 6.46 feet, based on the build-to line along Cherokee Street and recorded on the final plat. Ms. Campbell announced that the applicant was present and available to answer questions regarding the additional five lots. She also noted that the additional slides showed the renderings and proposed elevations for the five homes. The renderings and proposed elevations included different floor plans with additional details regarding the proposed materials and overall structure for the lots. Photos were shown that reflected the current conditions on the site, including surrounding buildings.

Mr. Chad Howie stated that the remaining five lots were part of the original development. He explained that the elevations presented had been previously approved, but the Certificate of Appropriateness had expired. He stated he was requesting renewal of the Certificate of Appropriateness. He further explained that the builder had decided to hold off on building the final lots due to challenging economic and housing conditions. Because conditions were looking more positive, he stated that they would like to proceed with building the houses on the remaining lots.

Vice Chair Bramlett asked if the elevations were different than what was previously submitted and approved. Mr. Howie responded that the only difference is a reduction in height due to eliminating a bedroom. He stated that the elevations were otherwise identical to what was originally proposed and that all the proposed elevations currently exist in the subdivision. Vice Chair Bramlett asked if the elevations matched the elevations on the lots behind them. Mr. Howie responded that the elevations were similar on the sides and rear. He explained that the front elevations are more appropriate to the existing elevations along Cherokee Street is the difference.

Commissioner Neaves asked if the houses would be oriented with the garage in the rear. Mr. Howie responded in the affirmative.

Commissioner Neaves asked if the distance between the homes was greater than the homes immediately across the internal street. Mr. Howie responded that the space between units was not much different. He explained that the distance between units complied with building code and fire code regarding the distance between structures. Commissioner Neaves asked if there would be a fence in between each unit. Mr. Howie responded in the affirmative. He stated that it was for safety for pedestrians along Cherokee Street due to a significant slope.

Vice Chair Bramlett asked how the setback line compared to the property next door. He asked if it was similar. Mr. Howie responded that his understanding was that it was not similar. They completed a sympathetic setback line study along Cherokee street from the Frozen Creamery location to the end of the historic district. Mr. Howie stated that the proposed houses were approved by the Historic Preservation Commission and Mayor and City Council for an approximately six-foot setback, which is an average of the distance between the house and the edge of the curb for all houses along Cherokee Street. Mr. Howie added that his understanding was that the adjacent development was set further back due to concerns from Mayor and Council. Ms. Campbell stated that Mr. Howie was correct. She noted that when the adjacent development came before Mayor and Council, there was concerns about line of site due to the curb. She explained that the setbacks for the adjacent property extended beyond Mr. Howie's property to reflect the concern. The average build-to line for Mr. Howie's property is 6.46 feet while the neighboring development has a twenty-one foot setback. Commissioner Neaves asked how the setback compares with the historic home on the property. Mr. Howie responded that the historic house was one of the closest to the street at approximately 5.8 feet. He stated that the proposed houses are set back a little bit further than the historic home. He reiterated that the setback is an average of all the houses along

Cherokee Street.

Chairwoman Butler called for a motion.

Motion to approve by Commissioner Blandford

Seconded by Commissioner Neaves

Chairwoman Butler proceeded with a roll call for approval. Vote taken, motion unanimously approved 3-0. Motion carried.

B. Central Business District Project Application: 3033, 3045, & 3059 Cherokee Street

Consideration to review the sixty (60) percent design submittal of a Central Business District (CBD) project application submitted by Jason Kisz for the construction of a mixed-use development at 3033, 3045, & 3059 Cherokee Street (20012900960, 20012900950, 20012900940). Case #CBD2024-03

Ms. Channele Campbell presented this agenda item. This is a Certificate of Appropriateness application for 3033, 3045, and 3059 Cherokee Street. This development has gone through the Central Business District (CBD) process and has been reviewed by the HPC. At its December 20, 2024, meeting, the HPC heard and approved the application with the condition that the final design plans be brought back before the Commission at 60 percent for review and 100 percent for approval in addition to any landscaping plans. The applicant then returned on September 19, 2025, with updates to their site design. The HPC made the following comments on the application at its September 2025 meeting:

1. The applicant will incorporate comments about the connectivity to the sidewalks between units twelve and six with Galt Commons and
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.

The applicant has since submitted updated plans regarding the comments that were made. The applicant is seeking approval to move forward with obtaining their site approval for their Land Disturbance Permit (LDP) to begin construction on the site.

Ms. Campbell yielded to the applicant to allow them to speak on their application.

Mr. Jason Scheidt stating that he would be discussing the project. He addressed the HPC's comments relating to connectivity with the Galt Commons subdivision. Mr. Scheidt stated that the connectivity issues was put up to a vote by the Galt Commons residents. The residents voted to not connect the developments. He explained that while the front sidewalks along Cherokee Street will be connected and the green spaces will align, the green spaces will not be formally connected. He stated that there could be some fences between the developments if needed but the green space was currently an open area. He restated that there were no official connections with Galt Commons beyond the Cherokee Street sidewalk. Mr. Scheidt then addressed the comments relating to trees and shrubs. He explained that the site was fairly tight due to a twenty-one-foot front setback. He stated that trees and shrubs on the plans are where

they have to be given the location of underground infrastructure.

Chairwoman Butler commented that there was a lot of hardscape at the front piece of the plaza. She asked if the applicant would think about placing potted vegetation at that location. Mr. Scheidt responded that they wanted the spaces to be activated with nice commercial tenants and feel like outdoor rooms where people can sit and hang out. Chairwoman Butler asked if there was a landscape plan included with the application packet. Mr. Scheidt responded that while they had submitted a tree plan, they had not yet done a full hardscape and landscape plan. He stated that those plans would probably be presented the next time they came before the Commission.

Commissioner Neaves stated that at the previous meeting he explicitly asked about tree coverage in the front, southeast parking lot close to unit nine. He asked if site utilities and sewer was preventing placing additional trees in the area. Mr. Scheidt clarified where the Commissioner was referring to. Commissioner Neaves further commented that it appeared the other parking areas had trees. He asked if there was a particular reason why trees were not placed at the parking area close to unit nine. Mr. Scheidt responded that the reasoning was likely infrastructure. Commissioner Neaves stated that he did see a sewer line in the area on the plans. Mr. Scheidt further commented that they had not finalized the placement of external electrical boxes and needed some flexibility on the site.

Commissioner Neaves commented that at the previous meeting Commissioner Butler commented on the shrubs between units six and twelve. He stated that there was discussion of those shrubs being removed from the plans to support a more informal connection. He also stated there was discussion about trying to match the grade and noted that there was a retaining wall shown on the site plan. Mr. Scheidt responded that the retaining wall is actually on the Galt Commons property and recessed in. Because the wall is not flush with the property line, they cannot control the dead space between the retaining walls because it is not their property. Mr. Scheidt also commented that they were happy to add or take out shrubs based on the HPC's decision. He stated that there were topographical differences between the sites. He noted that the greens will align and the vistas will align, but there will be a gap between the two retaining walls. Commissioner Neaves sought clarification on the placement of the two retaining walls. Mr. Scheidt responded that there would be a gap between the Galt Commons retaining wall and their retaining wall to allow stormwater to run through the channel. Commissioner Neaves responded that he did not realize the space was planned for stormwater discharge. He asked for additional information about the situation given previous conversations about an informal pedestrian connection between the paved parking areas for units two through nine and the private drive on the Galt Commons Property. Mr. Scheidt responded that the retaining wall does not come all the way to the property line and there is a topographical change. Commissioner Neaves commented that it did not sound like there would be informal connection for pedestrians. Mr. Scheidt responded that the Commissioner was correct. Commissioner Neaves asked if the retaining walls had to be placed in that location and if the grades absolutely could not

match up. Mr. Jason Kisz responded that pedestrian connectivity was not possible in that area because of topography differences. He explained that the property steps down multiple times from and that each step down was ten feet. He stated that the only available spot for an informal connection was the back left corner, which was denied by the Galt Commons residents. Mr. Chad Howie further explained that it would be virtually impossible to use the retaining wall as connection points because they are the foundations of the houses. He stated that in some places the property line was up to thirteen feet away from the retaining wall.

Mr. Howie sought to explain the connection issue between Galt Commons and the proposed development. He explained that the Galt Commons HOA, which is controlled by the developer, put the decision whether to connect up to a vote by the residents. All residents voted and a majority voted for no connection between the two communities. Mr. Howie stated that in all the approvals for Galt Commons, the community has approval to construct a fence between the two developments. He explained that once three of the final five lots on Galt Commons were sold, the HOA would transfer to a board controlled by the residents. He assumed that when that occurred, the HOA would construct the fence. He expressed that residents did not want the communities to be connected. He reiterated that informal connection between the two properties was challenging from a topographical perspective, that the community voted against connection, and that the community has a right to put a fence between the two properties.

Commissioner Neaves thanked Mr. Howie for the context. He asked if the HOA had been turned over to the residents. Mr. Howie responded that the HOA had not yet been turned over to the residents. He explained that when two or three of the five lots were sold and closed on, the HOA would be transferred to the residents. He explained that in the interim, a board was formed that makes recommendations to the HOA. The community has representation through the board and anything they recommend within reason is approved. He noted that the HOA was not making daily decisions but that the newly appointed group of residents was.

Vice Chair Bramlett commented that there had been past discussion about a trail going around the retaining wall in the back. He stated that he did not see the trail in the plans. He asked if the trail had been removed due to safety issues. Mr. Kisz responded that the discussion was about putting a trail around the detention pond. He stated that the only safety issue discussed was with Council member Jones, who asked for a fence to be placed around the detention pond. Chairwoman Butler asked if the walkway was still planned. Mr. Kisz responded that nothing had changed in the plans. Commissioner Neaves asked if the walking path was shown on the plans. Mr. Kisz responded that it was and that the plans had not changed. He described the path as going around the detention pond. Mr. Scheidt stated that the path would not be paved. Commissioner Neaves asked if the walking path was explicitly noted on the plans. Mr. Kisz responded in the affirmative and stated that they have not changed the plans for that portion.

Commissioner Neaves commented that he did not see any internal sidewalk

connections leading to the dog park. He stated that he saw sidewalks across the street near units thirty-nine to forty-one, but did not see a crosswalk or sidewalk on the dog park side. He asked for additional information about the absence of sidewalks near the dog park. Mr. Scheidt responded that to maximize the space for the dog park, it was pushed to the edge of the curb. He indicated on the site plan where the gate and fence for the dog park would be located. He stated that a four-foot strip of sidewalk could be placed leading to the gate. Commissioner Neaves asked if the four foot strip would run parallel to the street. Mr. Scheidt responded that the strip would run across the street from the corner of the sidewalk for units thirty-nine to forty-one to the dog park. Commissioner Neaves asked if there was going to be a pad where the gate was going to be. Mr. Scheidt responded in the affirmative. Commissioner Neaves asked if the sidewalk would have any striping on the street. Mr. Scheidt responded that they could add striping.

Chairwoman Butler commented that she saw a twelve-foot access gate near the stormwater management area. She asked if the gate was twelve feet high or twelve feet wide. Mr. Scheidt responded that the gate was twelve feet wide for maintenance of the stormwater.

Chairwoman Butler asked if the grease traps shown on the plans were just for the commercial buildings. Mr. Scheidt responded in the affirmative.

Chairwoman Butler asked if there were any other questions or comments. Hearing no additional questions or comments, she called for a motion.

Motion by Commission Blandford to approve with the condition that a four-foot wide walkway be placed between the curb and the dog park.

Commissioner Neaves amended the motion to include the condition that pedestrian striping be placed between the dog park and the sidewalks adjacent to units 39 through 41.

Seconded by Commissioner Neaves

Chairwoman Butler proceeded with a roll call for approval.

Vote taken, motion unanimously approved 3-0. Motion carried.

Ms. Campbell clarified that the application was the site plan review at sixty percent. She explained that the next steps for the applicant would be to pull their site review and go through Cobb Fire. She stated that the application will next come before HPC prior to the issuance of building permits. Commissioner Neaves asked if the submission would include elevation drawings and other related materials. Ms. Campbell responded in the affirmative.

7. COAA Approval by City Staff and HPC Chair

A. COAA2025-23 - 2908 Moon Station Road

This is an application for a Certificate of Appropriateness submitted by Kevin Lares for the installation of a fence at 2908 Moon Station Road. This was administratively approved on December 30, 2025.

B. COAA2026-01 - 2255 Lewis Street

This is a Certificate of Appropriateness application submitted by Joseph Bozeman for a roof replacement at 2255 Lewis Street. The application was administratively approved on February 6, 2026.

8. Discussion

Vice Chair Bramlett announced that the Atlanta Preservation Center would be holding its Phoenix Flies walking tours on March 21. He stated that the Historic Preservation Commission will have a tour of downtown that day at 10 a.m. He stated that tickets would be going on sale at 10 a.m and encouraged people to register for the free walking tour. He also encouraged people to check out the other Phoenix Flies walking tours, which were also free.

Commissioner Neaves stated that he attended the Mardis Gras pop up at the pocket park next to the pedestrian tunnel. He expressed that it was a nice event and encouraged people to check out what is going on in downtown Kennesaw.

9. Public Comments

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

10. Staff Comment

Ms. Chanelle Campbell provided the Commissioners with an update regarding the Historic Design Standards. She stated that staff's goal was to have it completed in the second quarter. She stated that staff prepared a timeline to go over the ordinance changes and that a timeline would be provided internally to the HPC. Ms. Campbell explained that additional minor changes were caught by staff after the HPC's December discussion that need to be reviewed. Once staff reviews the changes, the next step would be a town hall meeting to discuss the changes with residents followed by an official vote by the HPC. Ms. Campbell reassured the Commissioners that the changes would be a priority for staff in the second quarter. She stated that the Commissioners would be receiving a timeline regarding the updates and encouraged commissioners to share any additional comments with staff.

Ms. Campbell reminded the Commissioners of the availability of funding for training. She asked the Commissioners to let staff know if there were any trainings they were interested in. She explained that training is a requirement of servicing on the HPC. She asked the Commissioners to let staff know if they see any opportunities and stated that staff would assist with registration.

11. Adjourn

Chairwoman Butler adjourned the meeting at 8:45 a.m.



Item Report

TO: The Historic Preservation Commission

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: April 17, 2026

TITLE: **Central Business District: 2250 Lewis Street**
Consideration to review a Central Business District (CBD) project application request to construct a public parking lot on 0.5 +/- acres located at 2250 Lewis St (Parcel #20013801620). Case #CBD2026-01

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. CBD2026-01 - 2250 Lewis St_ CBD Application Packet
2. DRAFT KDDA Minutes 4.10.26



**CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL**

Date Received 03/24/26
Staff's Initials CMC

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

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 03/24/26

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 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 2250 Lewis Street

Land Lot 138 Tax Parcel 20013801620 Lot Size 0.50 Present Zoning CBD

Proposed Project for Property
Existing structure to be demolished and replaced with a parking lot.

Add additional sheet if necessary

APPLICANT City of Kennesaw, Georgia - Ricky Stewart, Public Works Director

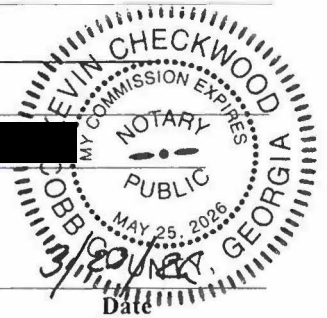
APPLICANT EMAIL [REDACTED]

Applicant address 2529 J.O. Stephenson Ave., Kennesaw, GA 30144

(Fax #) _____ (Work #) [REDACTED] (Cell #) [REDACTED]

Applicant Signature [Signature]

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



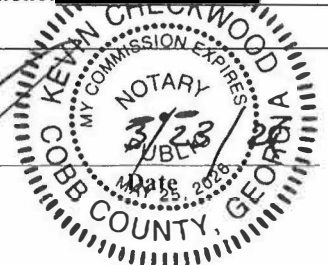
TITLEHOLDER: City of Kennesaw, Georgia

Telephone: [REDACTED]

Address: 2529 J.O. Stephenson Ave., Kennesaw, GA 30144

Signature [Signature]

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





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



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 23 day of MARCH, 2026

Applicants Signature

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

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

Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

Record and return to:

Jeffrey N. Gaba, Esq.
Gregory, Doyle, Calhoun & Rogers, LLC
49 Atlanta Street
Marietta, Georgia 30060
CCAOX.250258

Tax Parcel ID#: 20013801620

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE is made this 21st day of November, 2025 between **COBB COUNTY, GEORGIA**, a political subdivision of the State of Georgia ("Grantor") and **CITY OF KENNESAW, GEORGIA**, a Georgia municipal corporation ("Grantee"). The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires, and the law permits.

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by Grantee at or before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which is hereby specifically acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm to Grantee, and its heirs, legal representatives and assigns, all rights, title and interest in which Grantor has or may have had in and to the following property IN FEE SIMPLE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138, 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY SHOWN IN THE ATTACHED EXHIBIT "A," MADE A PART HEREOF BY REFERENCE.

SUBJECT TO THE PERMITTED TITLE EXCEPTIONS BEING MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "B," FURTHER MADE A PART HEREOF BY REFERENCE.

TO HAVE AND TO HOLD the said described tract or parcel of land, together with all the rights, members, easements and appurtenances, to the same being, belonging or in anywise pertaining, to the only property use, benefit and behoof of Grantee forever IN FEE SIMPLE.

AND THE SAID GRANTOR warrants and forever defends the right and title to the above-referenced property unto Grantee against all claims of all persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and sealed as of the day and year first written above.

Signed, sealed and delivered in the presence of:

COBB COUNTY, a political subdivision of the State of Georgia

Judy Solomon
Witness

By:

[Signature]
Lisa N. Cupid
Chairwoman
Cobb County Board of Commissioners



Angele T. Cross
Notary Public

Attest:

[Signature]
Pamela L. Mabry
County Clerk

My commission expires
[SEAL]



APPROVED
PER MINUTES OF
COBB COUNTY
BOARD OF COMMISSIONERS
11/14/25

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 138 of the 20th District and Section of 2nd Cobb County, Georgia, and being more particularly described as follows:

Beginning at a point on the north side of Lewis Street in the City of Kennesaw, Georgia, a distance of 207 feet east of the intersection of the north side of Lewis Street with the east side of Dallas Street at an iron pin located at a fence and running north 1 degree, 41 minutes east 202 feet to an iron pin; thence south 89 degrees, 50 minutes east 99.5 feet to an iron pin; thence south 0 degrees, 30 minutes east 200 feet to an iron pin located on the north side of Lewis Street; thence south 89 degrees, 5 minutes west along the north side of Lewis Street 104 feet to an iron pin at the point of beginning.

Unofficial Copy

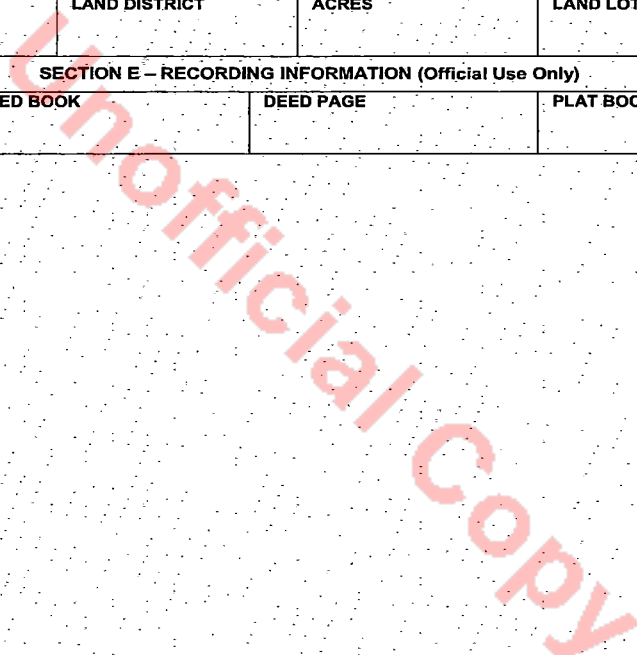
EXHIBIT "B"
PERMITTED EXCEPTIONS

1. All taxes and assessments for the year 2025 and subsequent years, not due and payable.

Unofficial Copy

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Cobb County, Georgia				Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 100 Cherokee Street Suite 300				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$435,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Marietta, GA 30090 USA		DATE OF SALE 11/21/2025		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME City of Kennesaw, Georgia				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2529 J.O. Stephenson Avenue				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Kennesaw, GA 30144 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 2250		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Lewis Street			SUITE NUMBER
COUNTY COBB		CITY (IF APPLICABLE) KENNESAW		MAP & PARCEL NUMBER 20013801620	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE		DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None



(CLERK OF COURT RECORDING INFORMATION)

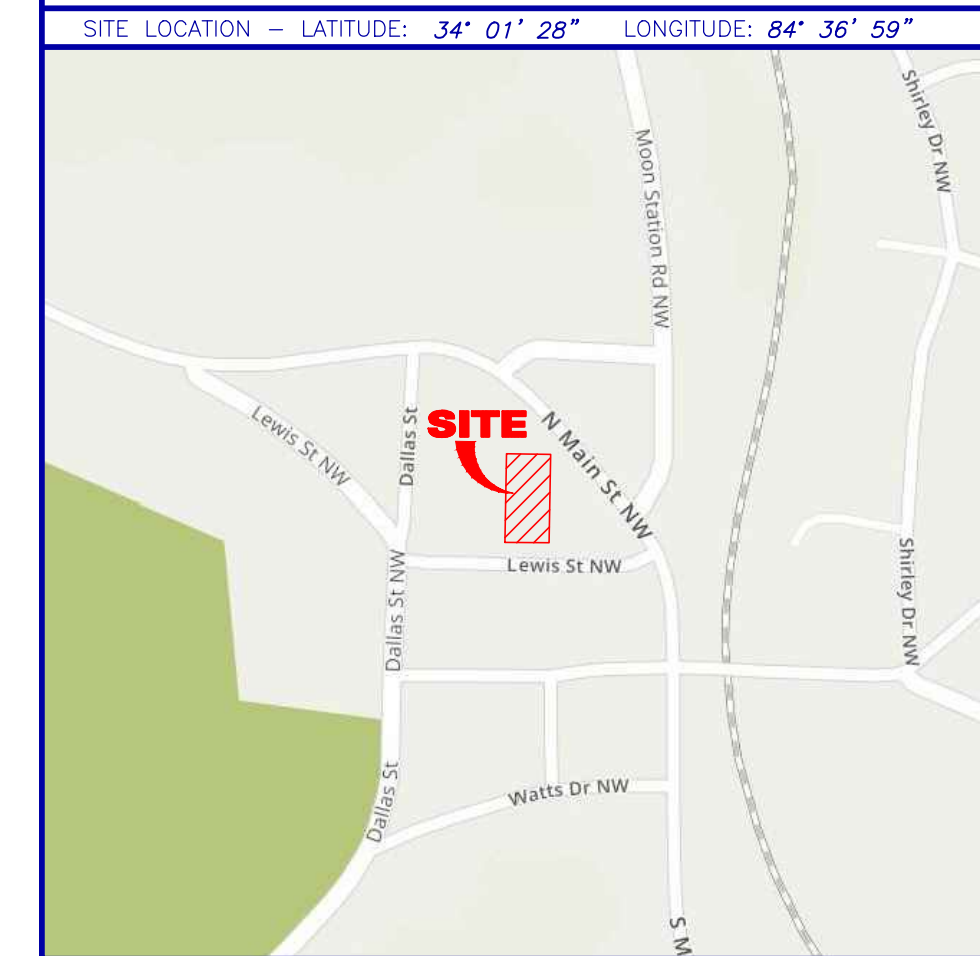
SITE PHOTOGRAPHS



LEGEND

Table with two columns: STANDARD ABBREVIATIONS and STANDARD SYMBOLS. Lists various symbols and their corresponding abbreviations for utility lines, structures, and markers.

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1306700038H, AND THE DATE OF SAID MAP IS 3/4/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED CITY OF KENNESAW "CBD" (CENTRAL BUSINESS DISTRICT).

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

- SURVEY REFERENCES
1. SURVEY FOR JOSEPH & GRACE PENNER OF U.S. POST OFFICE, PREPARED BY A.O. CARLILE - SURVEYOR, DATED 8-19-1974, RECORDED IN PLAT BOOK 62, PAGE 73, COBB COUNTY, GA. RECORDS.
2. SURVEY FOR BRUCE A. HESTER, DMD, PREPARED BY GEOSURVEY, LTD., DATED 4-13-2012.
3. SURVEY FOR COBB COUNTY KENNESAW PUBLIC LIBRARY, PREPARED BY GASKINS SURVEYING CO., DATED 9-30-1988. ATTACHED AS AN EXHIBIT IN DEED BOOK 5160, PAGE 284.

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



BOUNDARY SURVEY OF

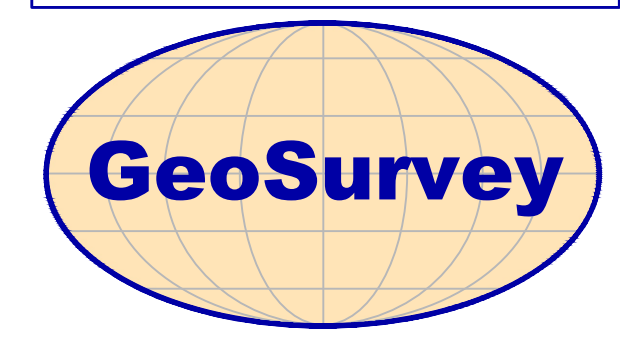
2250 Lewis Street

FOR

Cobb County, GA.

N/F PROPERTY OF COBB COUNTY DEED BOOK 875 / PAGE 270 ZONED CBD (CITY OF KENNESAW)

SITE AREA 0.468 Acres 20,394 sf



Professional Land Surveying Services

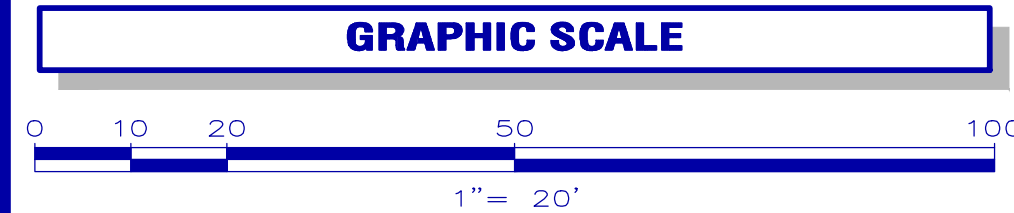
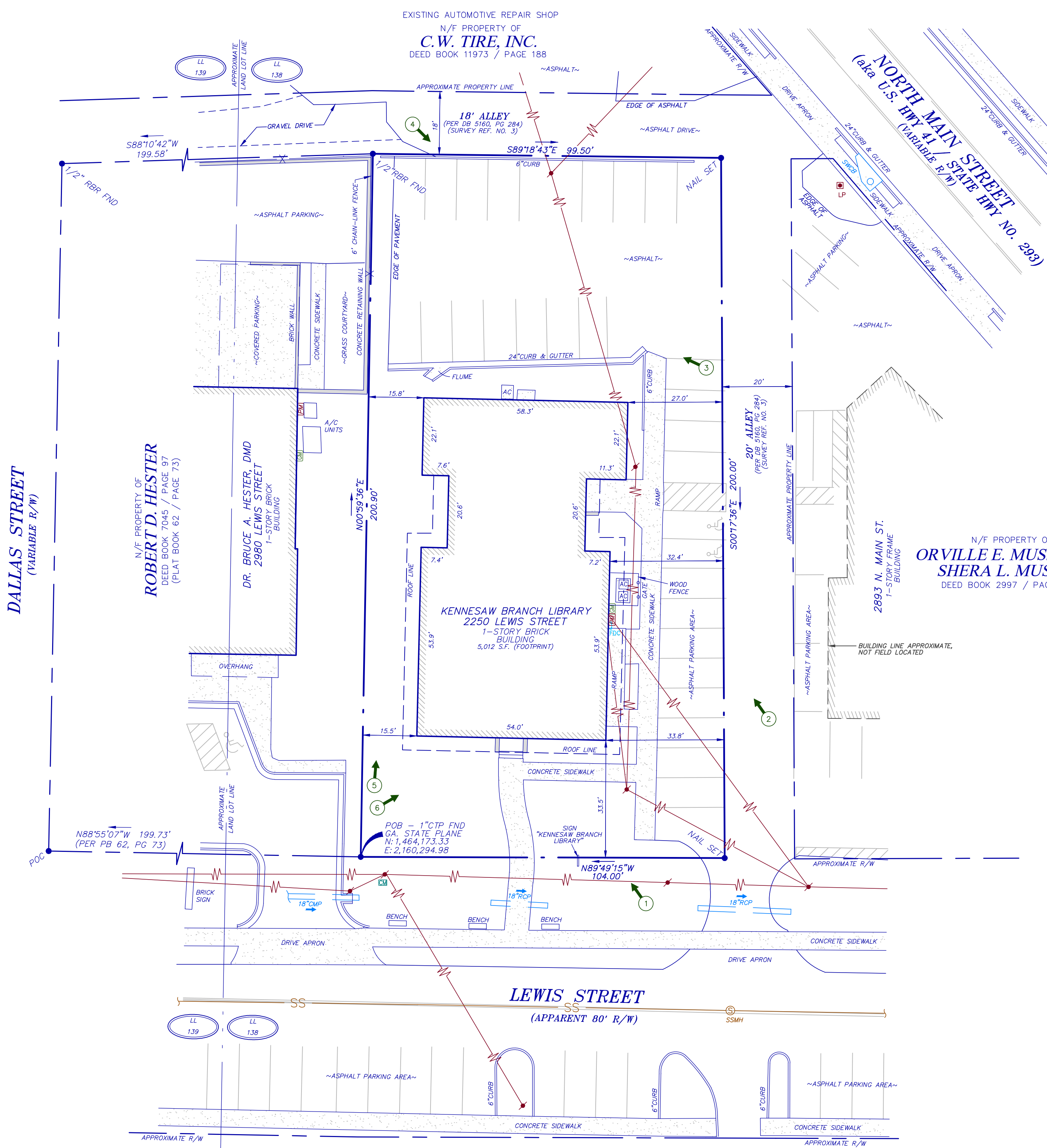
1660 Barnes Mill Road Marietta, Georgia 30062

Phone: (770) 795-9900 Fax: (770) 795-8880

www.geosurvey.com EMAIL: info@geosurvey.com Certificate of Authorization #LSF-000621

Table with columns for JOB NO., DRAWING SCALE, SURVEY DATE, FIELD WORK, PROJ MGR, REVIEWED, DWG FILE, CITY, COUNTY, LAND LOT, DISTRICT, and REVISIONS.

GRID NORTH - GA. WEST ZONE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,143, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 216,422 FEET. SEE INIT.

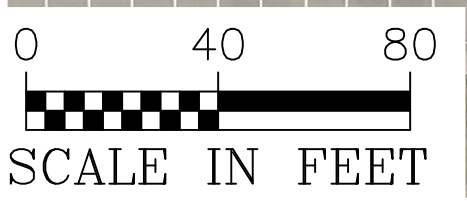
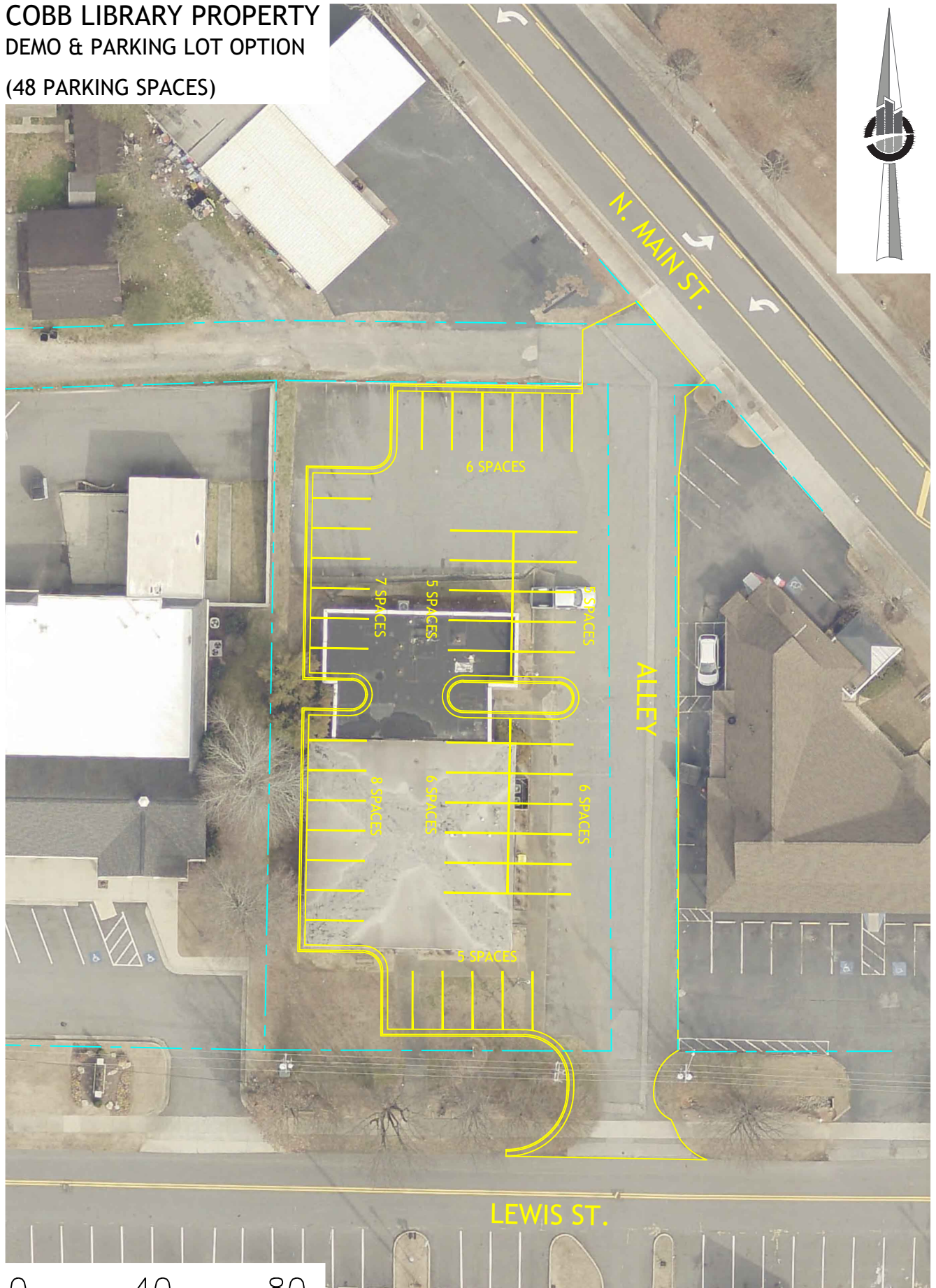
IF YOU DIG



Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

**COBB LIBRARY PROPERTY
DEMO & PARKING LOT OPTION**

(48 PARKING SPACES)





KENNESAW BRANCH LIBRARY
KING COUNTY PUBLIC LIBRARY SYSTEM
10000 UNIVERSITY AVENUE, SUITE 100
KENNESAW, WASHINGTON 98028
COUNTY BOARD OF SUPERVISORS
1000 UNIVERSITY AVENUE, SUITE 100
KENNESAW, WASHINGTON 98028
LIBRARY BRANCH OF DISTRICT
1000 UNIVERSITY AVENUE, SUITE 100
KENNESAW, WASHINGTON 98028
LIBRARY BRANCH OF DISTRICT
1000 UNIVERSITY AVENUE, SUITE 100
KENNESAW, WASHINGTON 98028
LIBRARY BRANCH OF DISTRICT
1000 UNIVERSITY AVENUE, SUITE 100
KENNESAW, WASHINGTON 98028





**MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
April 10, 2026
7:30 AM**

Present Chair Mark Allen
 Vice Chair Ian Coats
 Treasurer Leslie Patton
 Secretary Mary Jo Groeneveld
 Lexie Newhouse
 Doug Edwards

1. Call to Order / Roll Call

KDDA Chair Mark Allen called the meeting to order at 7:31 am.

KDDA members present: Mark Allen, Doug Edwards, Mary Jo Groeneveld, Lexie Newhouse, Leslie Patton, Ian Coats.

KDDA members absent: Nimesh Patel

Staff members present: Luke Howe, Miranda Taylor, Fred Bentley, Jr.

2. Approval of the Meeting Minutes

A. Draft meeting minutes 3.20.26 Special Called Meeting

The board reviewed draft minutes from the Special Called Meeting on March 20, 2026. Ian Coats made a motion to approve the minutes as presented. Doug Edwards seconded the motion. The motion passed with a vote of 6-0.

B. Draft Executive Session minutes - 3.20.26

The board reviewed Executive Session minutes from the March 20, 2026 meeting. Leslie Patton made a motion to approve the Executive Session minutes as presented. Mary Jo Groeneveld seconded the motion. The motion passed unanimously.

3. Financial Report

A. KDDA Financial Report as of 3.31.26

Leslie Patton presented the financial report as of 3.31.26 with an ending cash balance of \$124,470.23. Lexie Newhouse made a motion to approve the financial report as presented; motion seconded by Ian Coats. Motion passed unanimously.

B. Review of open invoices

The board reviewed one open invoice for legal services. Mary Jo Groeneveld made a motion to approve the invoice; seconded by Leslie Patton. The motion passed unanimously.

4. Old Business

A. Update on Bond Issuance Fee — Highpoint

Fred Bentley, Jr. provided an update to the board regarding the bonds for the Lacy Phase 2 project. The bond validation hearing was held yesterday and the bonds were successfully validated. Highpoint has closing scheduled for Monday, and our bond issuance fee is included in the closing statement. As a reminder to the board, the bond issuance fee is calculated on the anticipated value of the project, as shown on the invoice in the agenda packet. There is no action required of the board today; this item was intended as an informational update.

B. Update on Kennesaw Farmers Market

Miranda Taylor reported that Cobb Farm Bureau currently has 38 vendors confirmed for the farmers market. She is working with them on signage and marketing for the opening day, as well as ordering bags to give away as a promotional item, as previously approved. No action required today.

5. New Business

A. CBD Application Review: 2250 Lewis Street

Chanelle Campbell presented the CBD application for 2250 Lewis Street on behalf of the City. This application concerns the old library building on Lewis Street. The building is in disrepair and will be demolished. The city will construct parking on the site following the demolition, which is the subject of the CBD application. This parcel is not a historic property. However, since it is within the Central Business District boundaries, a CBD application is required for review by HPC and KDDA. Staff recommends approval of the application as presented. Ian Coats made a motion to approve the application as presented; seconded by Doug Edwards. The motion passed unanimously.

B. Flex Grant Application: Wreckon Skate + Vinyl

The board reviewed the grant application submitted by Wreckon Skate + Vinyl. The board will need to officially score the application and review scores at the May meeting. The board did not have further questions about the application at this time. Lexie Newhouse made a motion to table action on this item to the May 8, 2026 meeting. Doug Edwards seconded the motion and the motion passed unanimously.

C. Flex Grant Application: Butler Historic Structure Assessment

Josh Butler, the property owner, provided an overview of the grant application for his property. He has been trying to sell the property, but has experienced difficulties with selling due to the state of the structure and the unknown impact of historic preservation guidelines. He has had an initial architectural assessment completed; the board recommended that Mr. Butler reach out to Planning & Zoning staff to determine if this assessment is sufficient for HPC review or if an additional assessment will be required. This grant application requests funding up to \$4,000 to assist with payment for professional services related to the required historical architectural assessment. Grant funding would be provided on a reimbursement basis, as outlined in the grant guidelines. Mary Jo Groeneveld made a motion to approve the grant request up to \$4,000; the motion was seconded by Doug Edwards. The motion passed unanimously.

D. Flex Grant Application: WellSpa Med

The board reviewed the application submitted by WellSpa for flex grant funding. The board requested additional information from the application, which staff will coordinate. The board appreciated the thorough overview of the business plan and the complete project budget, but would like to see additional detail regarding the specific equipment that the grant would help with funding. The board will review and score the updated application before the next meeting. Ian Coats made a motion to table the application to the May 8, 2026 meeting. Doug Edwards seconded the motion. The motion passed with a vote of 6-0.

E. Flex Grant Application: Lather & Leash

The board reviewed the application submitted by Lather & Leash. The board expressed concern about the timing of this application, as the business is not yet open, and previous grant guidelines required applicants to be open and operating to be eligible. The board also would like more information on the specific equipment or use of the grant funds, though they appreciated the level of detail to show the overall scope of the project. Staff will coordinate with the applicant to get additional information on the grant application and the status of the business license and their timeline for opening. Ian Coats made a motion to table action on this application to the May 8, 2026 meeting. Doug Edwards seconded, and the motion passed unanimously.

6. Main Street Program Updates

Miranda Taylor told the board that we completed a Main Street assessment presentation with DCA/Georgia Main Street staff last week to determine our accreditation status. The presentation was well received and staff got good feedback. DCA will announce official accreditation status in May.

7. Public Comments

Tracey Viars stated that she is looking forward to the Farmers Market starting again, and offered public thanks to Lexie Newhouse for her assistance with set-up for the First Friday concert last week. Tracey appreciates the support that KDDA provides to KDMA and hopes to see that support continue.

Sam Rusch commented on the lots located at 2861 N. Main and 2839 S. Main Street. He noted that there has been discussion of development coming to those parcels but has not seen any movement, and that the lots need to have grass cut and be maintained better. Following this comment, the board asked staff to coordinate with the property owner, Dale Hughes, to attend the next meeting and provide an update on the status of the projects proposed on these two parcels.

8. Board Comments

The board had a discussion regarding the impact of historic district guidelines on development within the central business district, and asked if there was anything KDDA could do or recommend to make commercial development in the CBD any easier. Fred Bentley, Jr. provided insight on the city's HPC ordinances and advised that the KDDA is able to make recommendations to explore changes to those ordinances. The board

asked if there was a list of properties that are included in/subject to HPC guidelines. Staff advised that there is a comprehensive historic structure inventory list. Fred suggested that the board consider passing a resolution at a future meeting asking the Mayor & Council to consider updates to the city's historic preservation ordinances. The board asked staff to work on a resolution to that effect and place it on the agenda for action at the next meeting.

9. Economic Development Director Comments

No ED Director comments at this meeting.

10. Executive Session

1. Lexie Newhouse made the following motion: That this Authority now enter into closed session as allowed by O.C.G.A. §50-14-3 and pursuant to advice by the City Attorney, for the purpose of discussing Legal. Seconded by Ian Coats. Those voting in favor: Mark Allen, Mary Jo Groeneveld, Lexie Newhouse, Doug Edwards, Ian Coats, and Leslie Patton. Those opposed none. The motion passed unanimously. The KDDA entered closed session at 8:39 am.
2. Lexie Newhouse made the following motion: That this body, in open session, adopt a resolution authorizing and directing the presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratifies the actions of the KDDA taken in closed session and confirm that the subject matter(s) of the closed session were within the exceptions permitted by the open meetings law. Seconded by Ian Coats. Those voting in favor: Mark Allen, Mary Jo Groeneveld, Lexie Newhouse, Doug Edwards, Ian Coats, and Leslie Patton. Those opposed none. The motion passed unanimously, 6-0. The KDDA exited closed session at 8:47 am.
3. In open session, Lexie Newhouse made a motion to ratify the updated LOI for Parcel A and to authorize the Chair to continue negotiations on Parcel A and any other properties if needed. Ian Coats seconded the motion. The motion passed unanimously, 6-0.
 - 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. Doug Edwards made a motion to adjourn, seconded by Mary Jo Groeneveld. The motion passed unanimously and the meeting was adjourned at 8:49 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: Fred Moore

For: 3001 North Main Street

*Scope of Work: Remove Leyland Cyprus trees and Green Japanese
Maple tree, replace with three (3) October Glory Maples and one (1)
Redbud tree or Dogwood tree*

Chanelle Campbell

*Chanelle Campbell, Administrator
Planning & Zoning Department*

3/16/2026

Date

Patrick Gallagher

*Patrick Gallagher, Chairperson
Historic Preservation Commission*

3/16/2026

Date

*Expires
3/16/2027*



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

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.

A Certificate of Appropriateness (COA) must be obtained from the **HPC** prior to the issuance of a building permit. If a building permit is applied for prior to the issuance of a Certificate of Appropriateness, the building permit will be denied.

Completed applications, along with the required documents, must be submitted to the Planning and Zoning Department through the iWorq portal located on the city's website at least two weeks prior to the scheduled Historic Preservation Commission meeting. No application will be reviewed or placed on the HPC meeting agenda unless all requirements are met.

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

N.A.

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

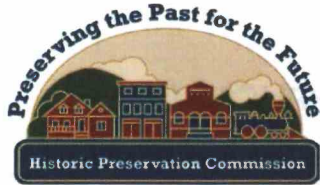
Application for landscaping to include

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

N.A.

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: Fred Moore

- Owner
- Other
- Other, please specify _____

APPLICANT MAILING ADDRESS: 3001 North Main St. NW
Kennesaw GA 30144

(Home#) _____ (Cell#)  (mail) 

PROPERTY ADDRESS: 3001 North Main St, Kennesaw, GA 30144

Land Lot 139 Tax Parcel 012 Lot Size .928 ACRES
20TH District, 2nd section, Cobb City

Current zoning on property: _____

2. NAME OF ATTORNEY OR REPRESENTATIVE:

N.A.

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

NAME OF OWNER:

Fred Moore

(Home#) _____ (Cell#)  (l) 

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).**

Cut down & remove Leuland Cypress trees - will replace with three (3) October Glory maple trees - 10 ft. tall, 1 1/2" caliper

Cut down one dead/dying Green Japanese Maple tree, replant with either Redbud tree or Redwood tree

* Note - I planted these trees about 30 years ago

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.

Fred W. Moore
Signature of Applicant

March 9, 2026
Date

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



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

[Handwritten signature]

Chanelle Campbell (Application Deemed Complete)
Planning & Zoning Administrator

Date: 03/16/2026

Patrick Gallagher

(Application Administratively Approved)
HPC Chair

Date: March 16, 2026

- 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



Leyland Cypress trees



↑
Japanese Maple tree
(dead)



Top Tier Trees
1531 Gresham Road NE
Marietta GA 30062

Proposal #29192

Created: 03/12/2026

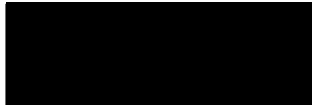
From: Matthew Bowman

Proposal For

Fred Moore
3001 N Main St
Kennesaw, GA 30144

Location

3001 N Main St
Kennesaw, GA 30144



3001 N Main St 30144

Terms
Due on receipt

ITEM DESCRIPTION

AMOUNT

1) Arborist Consultation

\$ 0.00

ARBORIST ASSESSMENT:

The following Leyland Cypress trees are mature specimens exhibiting age related decline and structural vulnerability that is common to Leyland Cypress at this age, and are recommended for removal to mitigate future failure risk.

Address:

3001 N Main St, Kennesaw, GA 30144, USA

17" DBH Leyland located along the right side of the property.

11" DBH Leyland located along the right side of the property.

7" DBH Leyland located along the right side of the property.

12" DBH Leyland located along the right side of the property.

5" DBH Leyland located along the right side of the property.

11" DBH Leyland located along the right side of the property.

8" DBH Leyland located along the right side of the property.

12" DBH Leyland located along the right side of the property.

8" DBH Leyland located along the right side of the property.

11" DBH Leyland located along the right side of the property.

12" DBH Leyland located along the right side of the property.

The following Japanese Maple tree is a mature specimens exhibiting age related decline with tip dieback throughout the canopy.





Top Tier Trees
1531 Gresham Road NE
Marietta GA 30062

Proposal #29192

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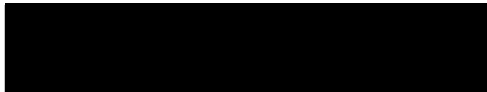
From: Matthew Bowman

- 8 DBH Japanese Maple located on the left side of the driveway.
- This tree is in decline with tip dieback throughout the canopy and is recommended for removal.

Matthew Bowman
ISA Certified Arborist GO-0097A
+TRAO



Date:
3/12/2026





Top Tier Trees
1531 Gresham Road NE
Marietta GA 30062

Proposal #29192

Created: 03/12/2026

From: Matthew Bowman

Please sign here to accept the terms and conditions

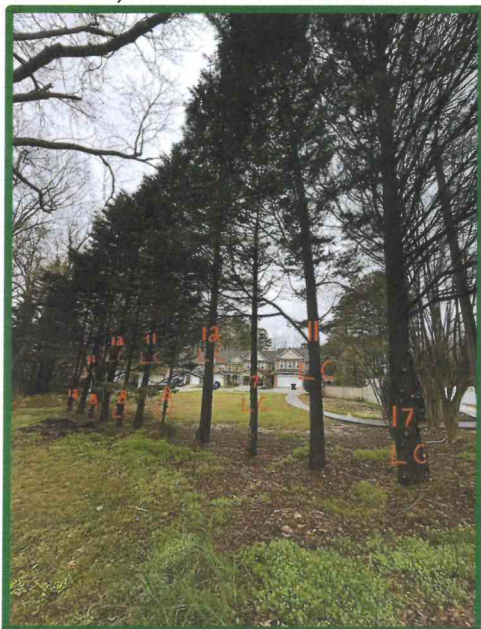
Sales Reps

Matthew Bowman

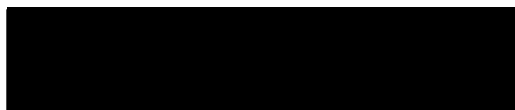
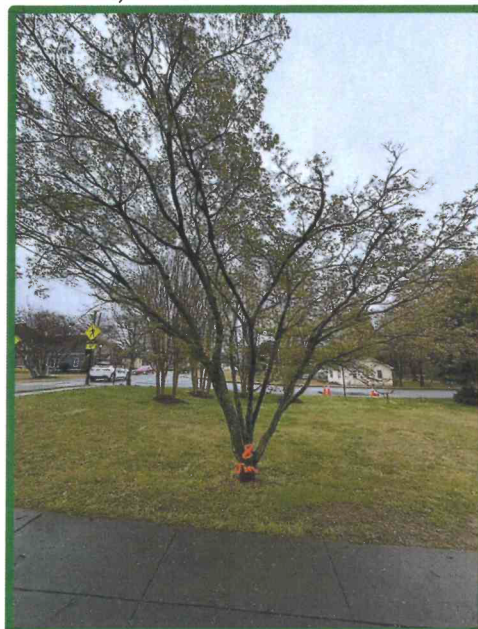


Photos

1) Arborist Consultation



1) Arborist Consultation

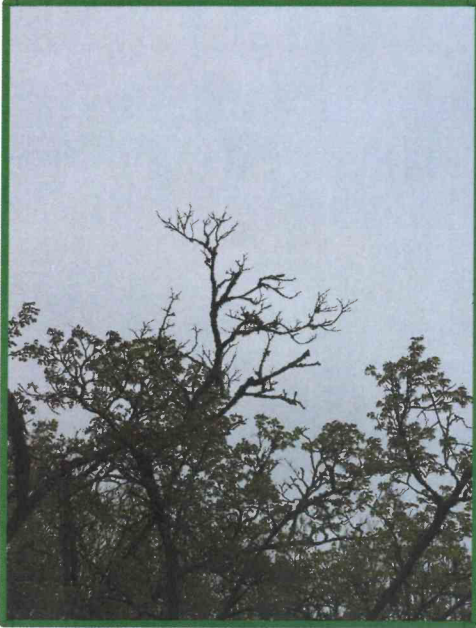




Top Tier Trees
1531 Gresham Road NE
Marietta GA 30062

Proposal #29192
Created: 03/12/2026
From: Matthew Bowman

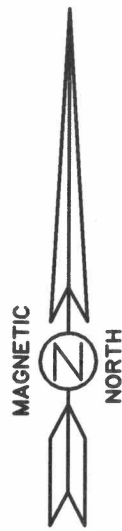
1) Arborist Consultation



1) Arborist Consultation



05-15-07A08:13 RCVD



COURSE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	122.35'	69.99'	N 68° 06' 18" E	69.04'
COURSE	BEARING		DISTANCE	
L1	S 13° 53' 22" E		32.37'	
L2	S 24° 26' 16" W		26.27'	
L3	S 65° 33' 43" E		6.34'	
L4	N 88° 09' 00" E		32.99'	
L5	N 81° 05' 37" E		66.13'	

LEGEND

- ☒ R/W MON. FOUND
- IRON PIN SET/FOUND
- ⚡ POWER POLE
- ☒ DOUBLE WING CATCH BASIN
- ☒ SINGLE WING CATCH BASIN
- STORM MANHOLE
- ⊙ LIGHT POLE
- D - - DRAINAGE PIPE

N/F
DOMINION AT
KENNESAW HOA INC.

CLOSURE STATEMENT

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN + 25,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN + 25,000 FEET.

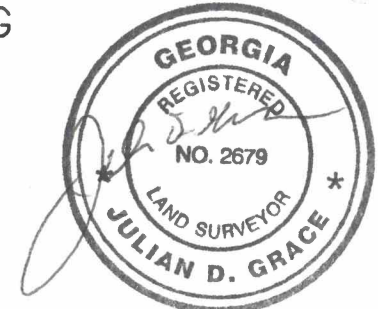
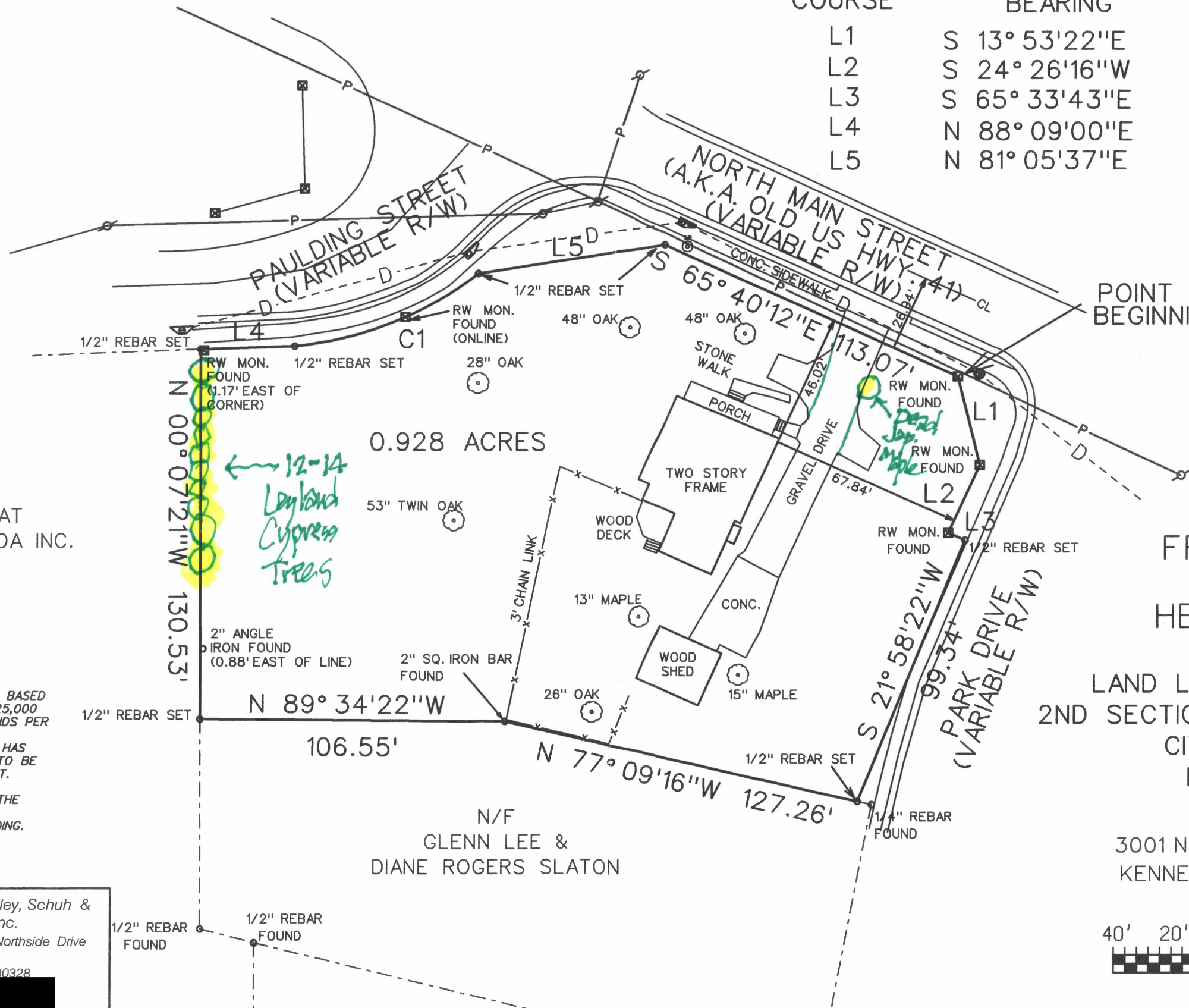
THIS PLAT WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT AND IS SUITABLE FOR RECORDING.

TYPE OF EQUIPMENT: TC 1600 TOTAL STATION

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Post, Buckley, Schuh & Jernigan, Inc.
5665 New Northside Drive
Suite 400
Atlanta, GA 30328



FRED W. MOORE
AND
HELEN S. MOORE

LAND LOT 139, 20TH DISTRICT
2ND SECTION, COBB COUNTY, GEORGIA
CITY OF KENNESAW
MARCH 20, 2007

ADDRESS:
3001 NORTH MAIN STREET, NW
KENNESAW, GEORGIA 30144

