

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

Historic Preservation Commission
Meeting Agenda
May 15, 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:** April 17, 2026
3. **Financial Report**
4. **Old Business**
   A. **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
   B. **Central Business District: 2615 & 2681 South Main Street**
   Consideration to review a Central Business District (CBD) project application to construct a mixed-use development consisting of multi-family apartments and 2,500 sq. ft. of retail located at 2615 & 2681 South Main Street (Parcel # 20016700140 & 20016700990). Case #CBD2025-01
5. **New Business**
6. **COAA Approval by City Staff and HPC Chair**
   A. COAA2026-04 - 2305 Lewis Street
7. **Discussion**

8. **Public Comments**
9. **Staff Comment**
10. **Adjourn**

The next scheduled meeting of the Historic Preservation Commission will be Friday, June 26, 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)
April 17, 2026
8:00 AM

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1. Call to Order / Roll Call

Chairman Gallagher called the meeting to order at 8:02 a.m.
Roll Call: Patrick Gallagher, Andrew Bramlett, Rachel Butler, Thomas Neaves, Alexandra DeLuca Berisford
Absent: Sharon Blandford
Staff Present: Chanelle Campbell (Planning & Zoning Administrator), Priscilla Coley (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Zach Buffington

2. Approval of the Meeting Minutes

A. **Approval of Meeting Minutes**: February 20, 2026

Chairman Gallagher asked the Commissioners if there were any comments or corrections to the meeting minutes.
Commission Neaves commented that the minutes were very thorough and complimented staff.
Chairman Gallagher conducted a vote for approval of the meeting minutes.
Vote taken, motion unanimously approved 4-0. Motion carried.

3. Financial Report

Ms. Chanelle Campbell presented the financial report. The carrying balance remains unchanged from previous months with a balance of $23,398. There have been no new activities for this budget period.
Chairman Gallagher called for a motion.
Motion to approve by Commissioner Neaves
Seconded by Vice Chair Bramlett
Chairman Gallagher proceeded with a vote for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

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

Ms. Chanelle Campbell presented this agenda item. This is a consideration for a Central Business District (CBD) Project application requested by the City of Kennesaw for the construction of a public parking lot on approximately 0.5+/- acres located at 2250

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Lewis Street. Currently on the site is a library building, which has fallen into disrepair. The building is outside the historic district but within the CBD. Therefore required to go through the CBD Project application process. The project went before the Kennesaw Downtown Development Authority(KDDA) on April 10, 2026, and was unanimously approved. Once a decision is made by the Historic Preservation Commission (HPC), the recommendation will then be brought before Mayor and Council, who will hold the final vote on the project. Ms. Campbell announced that Mr. Zach Buffington with Patterson & Dewar would be available to answer any questions. She also announced that staff would be available to answer questions.

Commissioner Butler asked when the library was built. Ms. Campbell responded that she did not know when the library was built. She explained that the library had been owned by Cobb County and was recently acquired by the City. Mr. Zach Buffington stated that he did not know the exact year the library was built but believed the original portion of the library was built in the 1960s and the addition was built between the late 1970s or mid 1980s. Commissioner Butler asked when the North Cobb Regional Library was built, as it was approximately around the time the Kennesaw Library closed. Mr. Buffington responded that he believed the library was built in either 2018 or 2019 and remembered the City had been looking to purchase the Kennesaw Library during the pandemic. He stated that the Kennesaw Library had been closed for some time.

Vice Chair Bramlett asked if there were any plans for the dedication plaques around the building. Mr. Buffington stated that he was aware of the dedication plaques inside the building. He responded that he did not know of any plans for the plaques.

Chairman Gallagher asked if there would be any landscaping in the traffic islands or perimeter of the parking lot. Mr. Buffington responded in the affirmative. He stated that they were currently in the concept phase, but noted there would be landscaping in the design phase.

Commissioner Neaves asked if the street trees in the public right-of-way along Lewis Street would be retained during the project's construction. Mr. Buffington responded that he was unsure because the project was still in the concept phase. He explained a significant ditch fronted Lewis Street that might need to be piped. If the ditch was piped, it would impact the placement of the trees. He stated that they would not know if the ditch would be piped until they get further into the project design. Commissioner Neaves explained that he asked about the street trees because he did not see a lot of space remaining on the site plan for landscaping. He stated that there were requirements in the Historic District Design Standards for screening in the form of berms, landscape hedges, walls, or something similar. He expressed that he wanted to ensure there would be enough space for landscaping or that the existing street trees would remain. Ms. Campebll responded that staff had discussed landscaping with the applicant. She explained that the applicant would be able to provide a more conclusive answer regarding landscaping once the engineering details were finalized. Commissioner Neaves asked if a landscaping plan would be brought before the HPC

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review. Ms. Campbell responded that a landscaping plan would be brought before the HPC once finalized. Chairman Gallagher noted that the HPC could approve the concept for a parking lot as presented with the provision that the applicant would return to the Commission with finalized landscaping plans. Ms. Campbell reiterated that once engineering of the site was finalized, a landscaping plan would be provided. She noted that the landscaping plan would be for review by the HPC to provide an understanding of the end product, but the HPC would not have final decision-making over the landscaping plan.

Commissioner Butler asked if other options besides a parking lot were considered for the site. Ms. Campbell responded that other options had initially been considered. She stated that because of the building's state of disrepair, there were no other viable options for the site. Mr. Buffington added that a portion of the parking spaces on the site would support the Collier Building, which currently has no dedicated parking. He stated that he did not know the exact number of spaces that would be for use by the Collier Building. Commissioner Butler asked what businesses were currently in the Collier Building. Ms. Campbell responded that staff was working with a proposed business. The proposed business would be commercial retail space that would require parking. She added that the parking lot would also provide additional parking to downtown.

Chairman Gallagher commented that it was his understanding that Cobb County abandoned the library building and let it fall into disrepair when they moved the library to North Cobb Regional Library. Ms. Campbell confirmed Chairman Gallagher's understanding. Commissioner Butler asked if the library has been owned by Cobb County for the last few years. Ms. Campbell responded in the affirmative. She stated that the City has just recently acquired the library building. She explained that when the City got access to the building, there was flooding and the roof had caved in. Commissioner Butler asked if the transom window above the door was broken in that time. Ms. Campbell responded in the affirmative. She explained that the building was in its current condition when the City took ownership of the building.

Chairman Gallagher called for a motion.
Motion by Commissioner Neaves to approve with the condition that a landscaping plan will be provided to the Historic Preservation Commission for review.
Seconded by Vice Chair Bramlett
Chairman Gallagher proceeded with a vote for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

Ms. Campbell noted that the applicant would move forward with the project. She stated that once the project is finalized, it would be brought back to the HPC for an update.

5. COAA Approval by City Staff and HPC Chair

A. COAA2026-03 - 3001 North Main Street

This is a Certificate of Appropriateness application submitted by Fred Moore for the

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removal of trees at 3001 North Main Street. The applicant submitted an arborist report showing that the trees were disease. The trees were replaced with other trees permitted within the Historic District. The application was administratively approved on March 16, 2026.

6. Discussion

Chairman Gallagher opened the floor for discussion. Hearing none, he closed the floor for discussion.

7. Public Comments

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

8. Staff Comment

Ms. Chanelle Campbell welcomed Commissioner DeLuca Berisford to the HPC. Ms. Campbell announced that there was now only one vacancy on the Commission and that staff was working to fill the vacancy. Ms. Campbell also welcomed Planning and Zoning's new Assistant Zoning Administrator and City Planner, Ms. Priscilla Coley.

Ms. Campbell provided an update to the Commissioners on the Historic Design Standards. She stated that staff had been working on updating the document based on comments from the HPC and from the public. She explained that there had been some difficulty updating the document due to formatting issues. She expressed that it was staff's goal to get the updates brought before the HPC.

Ms. Campbell encouraged the Commissioners to attend trainings, which is a requirement of being on the HPC. She asked the Commissioners to share any trainings they come across with staff.

Commissioner Neaves asked if the training requirement was per year. Ms. Campbell responded in the affirmative. She explained that as part of the City's renewal process, staff would collect information on trainings the Commissioners had attended. She stated that staff having a record of Commissioners attending trainings was sufficient for the requirements. Commissioner Neaves asked if there was a continuing education number that had to be met. Ms. Campbell stated that there was not a continuing education number. She clarified that the information gathered was the amount of conferences, trainings, and zoom seminars attended relating to Historic Preservation. Commissioner Neaves asked if the requirement was for the fiscal year or for the calendar year. Ms. Campbell responded that it was for the calendar year.

9. Adjourn

Chairman Gallagher adjourned the meeting at 8:18 a.m.

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Item Report

TO: The Historic Preservation Commission

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: May 15, 2026

TITLE: **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

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. CBD2025-04 - 2861 & 2871 N Main St_Conceptual Plans_REVISED
2. 06-20-25 Historic Preservation Commission Approved Minutes
3. CBD2025-04 - 2861 & 2871 N Main St Approval Letter

DRAWING INDEX

A0.00 - TITLE SHEET
EX2.01 - BUILDING 2871 EXISTING PLAN
EX2.02 - BUILDING 2871 EXISTING ELEVATIONS
A1.01 - SURVEY AND SITE PLAN
A2.01 - BUILDING 2861 FIRST FLOOR PLAN
A2.02 - BUILDING 2861 SECOND FLOOR PLAN
A2.03 - PRODUCTION FACILITY, STAGE & RESTROOMS FLOOR PLAN
A3.01 - FRONT MAIN ST. ELEVATIONS
A3.02 - SIDE J.O. STEPHENSON ELEVATIONS
A3.03 - REAR ELEVATIONS
A3.04 - SIDE (COURTSIDE) ELEVATION
A3.05 - PRODUCTION BUILDING ELEVATIONS
A3.06 - RESTROOM & STAGE ELEVATIONS
A4.01 - DOOR SCHEDULE
A4.02 - WINDOW SCHEDULE
A9.01 - TYPICAL WALL SECTION

APPLICABLE CODES:

International Building Code, 2024 Edition, with Georgia Amendments

International Residential Code, 2024 Edition, with Georgia Amendments

International Fire Code, 2024 Edition, with Georgia Amendments

International Plumbing Code, 2024 Edition, with Georgia Amendments

International Mechanical Code, 2024 Edition, with Georgia Amendments

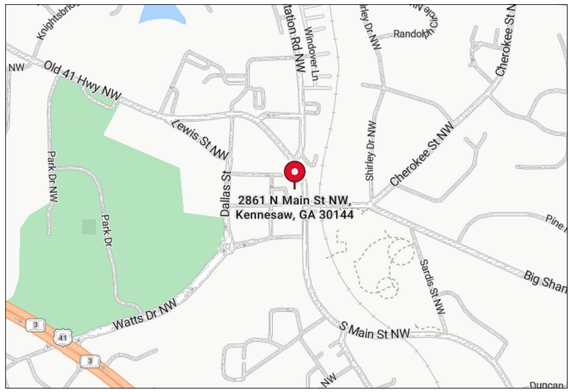
International Fuel Gas Code, 2024 Edition, with Georgia Amendments

National Electrical Code, 2023 Edition, with Georgia Amendments

International Energy Code, 2024 Edition, with Georgia Supplements and Amendments

NFPA 101 - Life Safety Code, 2024 Edition with State Amendments

PROJECT LOCATION MAP





PROJECT TEAM

OWNER:
DALE HUGHES AND RENE FOWLER
EVERYDAY PEOPLE GROUP
2861 N MAIN ST. LLC
2871 N MAIN ST. LLC

ARCHITECT:
BRANDY MORRISON
MORRISON DESIGN, LLC
485 OAKLAND AVE SE
ATLANTA, GA 30312

STRUCTURAL ENGINEER:
XXX

CONTRACTOR:
XXX

SCOPE OF WORK

FACADE FOR NEW (2) STORY RESTAURANT/BAR BUILDING, BREWERY PRODUCTION BUILDING AND NEW OUTDOOR PLAZA/COURTYARD WITH STAGE, BATHROOMS AND BARS.
EXISTING 1-STORY BUILDING TO BE USED FOR KITCHEN AND RESTAURANT.

Brandied History, LLC

485 Oakland Ave, SE
Atlanta, GA 30312

1601 Mansfield St
Brunswick, GA 31520

(404) 723-7240

HPC Submittal

2861-2871 Main St
Kennesaw, GA 30144

May 01, 2026

A0.00

TITLE SHEET

01 - GENERAL REQUIREMENTS

1. ALL DIMENSIONS ARE TAGGED TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR OBTAINING DIMENSIONAL INFORMATION.
3. THE SCOPE OF THE DRAWINGS DOES NOT INCLUDE CIVIL (ANY GRADING OR EROSION CONTROL SPECIFICATIONS), STRUCTURAL, OR MEP ENGINEERING. IF REQUIRED, THEY SHALL BE PROVIDED AT OWNER'S EXPENSE.
4. BRANDIED HISTORY, LLC. IS NOT RESPONSIBLE FOR STRUCTURAL ISSUES. FRAMING PLANS, AND SIZING OF MEMBERS TO BE DETERMINED BY STRUCTURAL ENGINEER OR CONTRACTOR.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE CITY OF KENNESAW AND COBB COUNTY.
6. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING OSHA STANDARDS FOR ALL WORKERS, INCLUDING SUBCONTRACTORS.
7. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL APPLICABLE CODES.
8. CONTRACTOR IS TO CONDUCT A CONSTRUCTION KICK-OFF MEETING WITH OWNER AND ARCHITECT PRESENT.
9. CONTRACTOR IS TO PROVIDE OWNER WITH ANTICIPATED SCHEDULE AT BEGINNING OF PROJECT.
10. CONTRACTOR TO PROVIDE SAMPLES OR MOCK-UPS OF ALL NEW MATERIALS FOR OWNER'S APPROVAL.
11. CONTRACTOR TO PROVIDE PRODUCT DATA ON ALL APPLIANCES AND FIXTURES FOR OWNER REVIEW.
12. CONTRACTOR TO PROVIDE ALL SAMPLES, MOCK-UPS OR PRODUCT DATA FOR OWNER REVIEW IN A TIMELY MANNER TO AVOID DELAYS.
13. ALL INSTALLERS ARE TO BE LICENSED AND INSURED PER APPLICABLE LAWS.
14. ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND BEST PRACTICES. IF A DISCREPANCY ARISES, NOTIFY ARCHITECT.
15. UPON COMPLETION, CONTRACTOR IS TO SUBMIT AN OPERATIONS & MAINTENANCE MANUAL TO THE OWNER. IT IS TO INCLUDE AS-BUILT DRAWINGS, ALL EQUIPMENT INFORMATION, MSDS, USER MANUALS, WARRANTIES AND OTHER PRODUCT INFORMATION REQUIRED FOR SUCCESSFUL MAINTENANCE OF THE BUILDING.
16. CONTRACTOR IS TO SECURE THE SITE AT ALL TIMES
17. CONTRACTOR IS TO CLEAN SITE UPON COMPLETION.

02 - EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. "VERIFY" INDICATES AN ASSUMED EXISTING CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING, IN THE FIELD, THAT THE ACTUAL EXISTING CONDITION IS ACCURATELY DESCRIBED IN THESE DRAWINGS. IF THE EXISTING CONDITIONS ARE DIFFERENT, THE CONTRACTOR SHALL NOTIFY MORRISON DESIGN, LLC. AND AWAIT NOTICE OF HOW TO PROCEED. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY BRACING OF ALL WORK DURING CONSTRUCTION.
3. ALL EXISTING SPECIMEN TREES SHALL BE PROTECTED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED.
4. FOR ALL CLEANING AND REFINISHING WORK, CONTRACTOR IS TO TEST THE METHOD IN AN INCONSPICUOUS AREA AND SUBMIT TO ARCHITECT FOR APPROVAL.
5. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ARCHITECT OF ANY SUSPECTED HAZARDOUS MATERIALS, INCLUDING ASBESTOS AND LEAD CONTAINING MATERIALS.

04 - MASONRY

1. CONCRETE BLOCK INSTALLED PER BEST PRACTICES. USE TYPE S MORTAR FOR HORIZONTAL AND VERTICAL JOINTS.
2. CONCRETE FOOTINGS DESIGNED FOR 2000 PSI SOIL. REINFORCING TO MEET ASTM A615.
3. BRICK TO MEET ASTM C62-17 "Standard Specification for Building Brick (Solid Masonry Units Made From Clay or Shale".

06 - WOOD PLASTICS AND COMPOSITES

1. LUMBER TO BE SYP #2 UNO. ALL LUMBER WITHIN 30" OF GRADE TO BE PRESSURE TREATED.
2. EXTERIOR TRIM PER DRAWINGS, PAINTED.
3. INTERIOR DOOR AND WINDOW TRIM PER INTERIOR DESIGN DRAWINGS.

07 - THERMAL AND MOISTURE PROTECTION

1. INSULATION VALUES PER DRAWINGS.
2. DO NOT USE CLOSED CELL INSULATION ON OLD LUMBER.
3. ASPHALT SHINGLE ROOFING PER MANUFACTURER INSTRUCTIONS. BITUMEN ROOFING AT LOW SLOPE ROOFS.
4. FLASHING PER SMACNA AT ALL VALLEYS, RIDGES, HIPS, CHIMNEYS, ETC.
5. INSTALL HALF ROUND GUTTERS WITH SPLASH BLOCKS AT BASE OF DOWNSPOUTS.
6. INSTALL FRENCH DRAIN IN GRAVEL BED AT FOUNDATIONS.

08 - OPENINGS

1. REFER TO FLOOR PLAN, ELEVATIONS AND DOOR AND WINDOW SCHEDULE FOR ALL OPENINGS AND REQUIREMENTS.

09 - FINISHES

FLOORS

1. NEW DECK FLOOR WOOD, SPECIES AND FINISH OWNER SPECIFIED.
2. ALL OTHER FLOORS PER INTERIOR DESIGN DRAWINGS.

WALLS AND CEILINGS

3. ALL WALLS PER INTERIOR DESIGNER.

EXTERIOR PAINTING

4. ALL WOODWORK TO RECEIVE PAINT NEEDS ONE COAT PRIMER.
5. ALL WOOD TO BE BACK & END PRIMED.
6. ALL WOODWORK: TWO COATS FINISH PAINT, OVER ONE PRIMER COAT. COLOR O.S.

INTERIOR PAINTING

7. FINISH PAINT AND MILLWORK PAINT PER INTERIOR DESIGN DRAWINGS.

12- FURNISHINGS

1. ALL FURNISHING PER INTERIOR DESIGNER.

ABBREVIATIONS

BD	- BOARD
C.O.	- CASED OPENING
CL	- CENTER LINE
EQ	- EQUAL
EXT	- EXTERIOR
GWB	- GYPSUM WALLBOARD
H	- HEIGHT
MECH	- MECHANICAL
MFR	- MANUFACTURER
N.I.C.	- NOT IN CONTRACT
O.C.	- ON CENTER
O.S.	- OWNER SPECIFIED
P.T.	- PRESSURE TREATED
PTD	- PAINTED
SQ	- SQUARE
T&G	- TONGUE & GROOVE
TBD	- TO BE DETERMINED
U.N.O.	- UNLESS NOTED OTHERWISE
V.I.F.	- VERIFY IN FIELD
W	- WIDTH
WD	- WOOD

Brandied History, LLC

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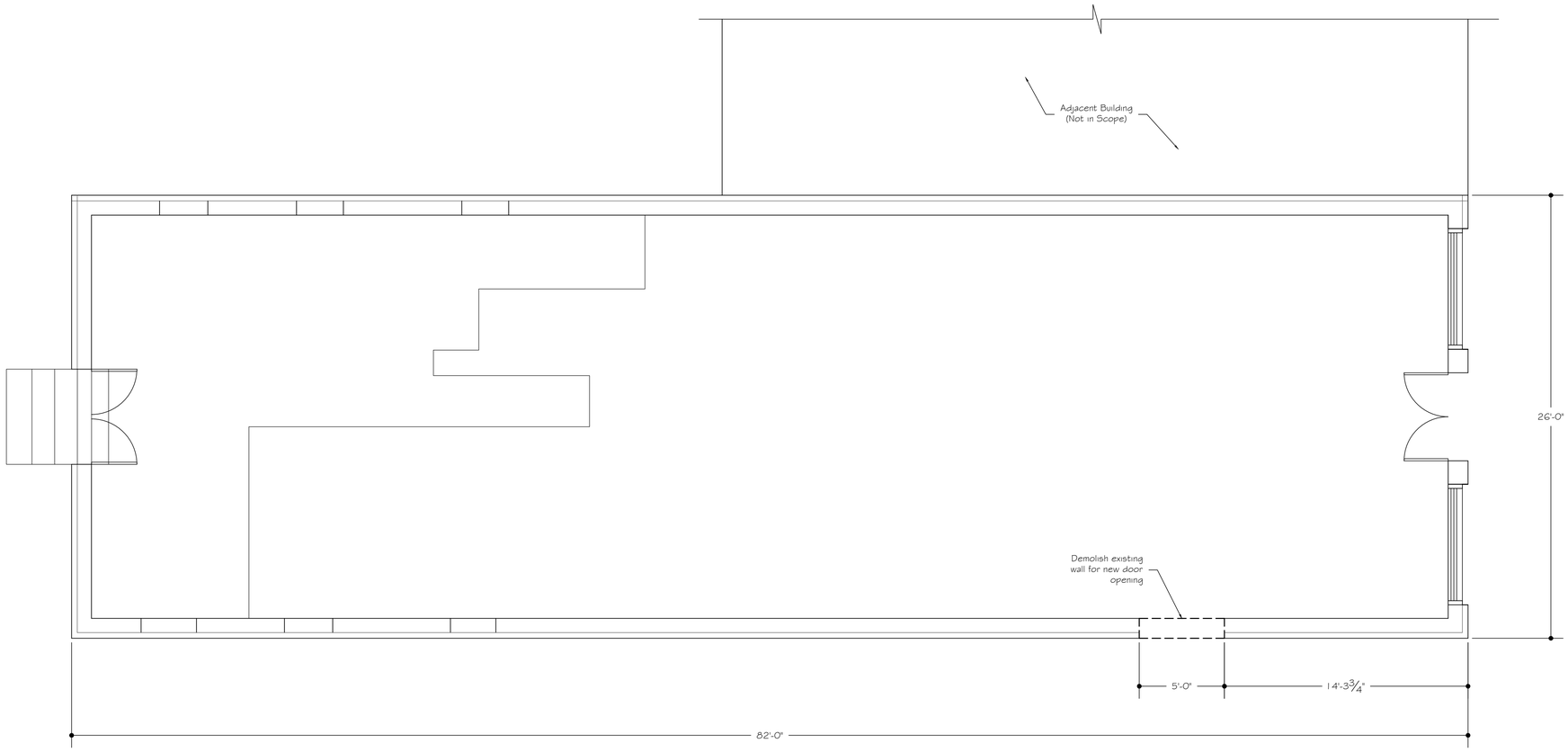
HPC Submittal

2861-2871 Main St
Kennesaw, GA 30144

May 01, 2026

A0.01

SPECIFICATIONS



N

1 / ex2.01 Existing First Floor & Demolition Plan
1/4" = 1'-0"

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2861-2871 Main St
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ex2.01

BUILDING 2871
EXISTING DRAWINGS



1 ex2.02 Main St Streetscape (East) Elevation
1/4" = 1'-0"



2 ex2.02 Bldg 2871 Rear (West) Elevation
1/4" = 1'-0"

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HPC Submittal

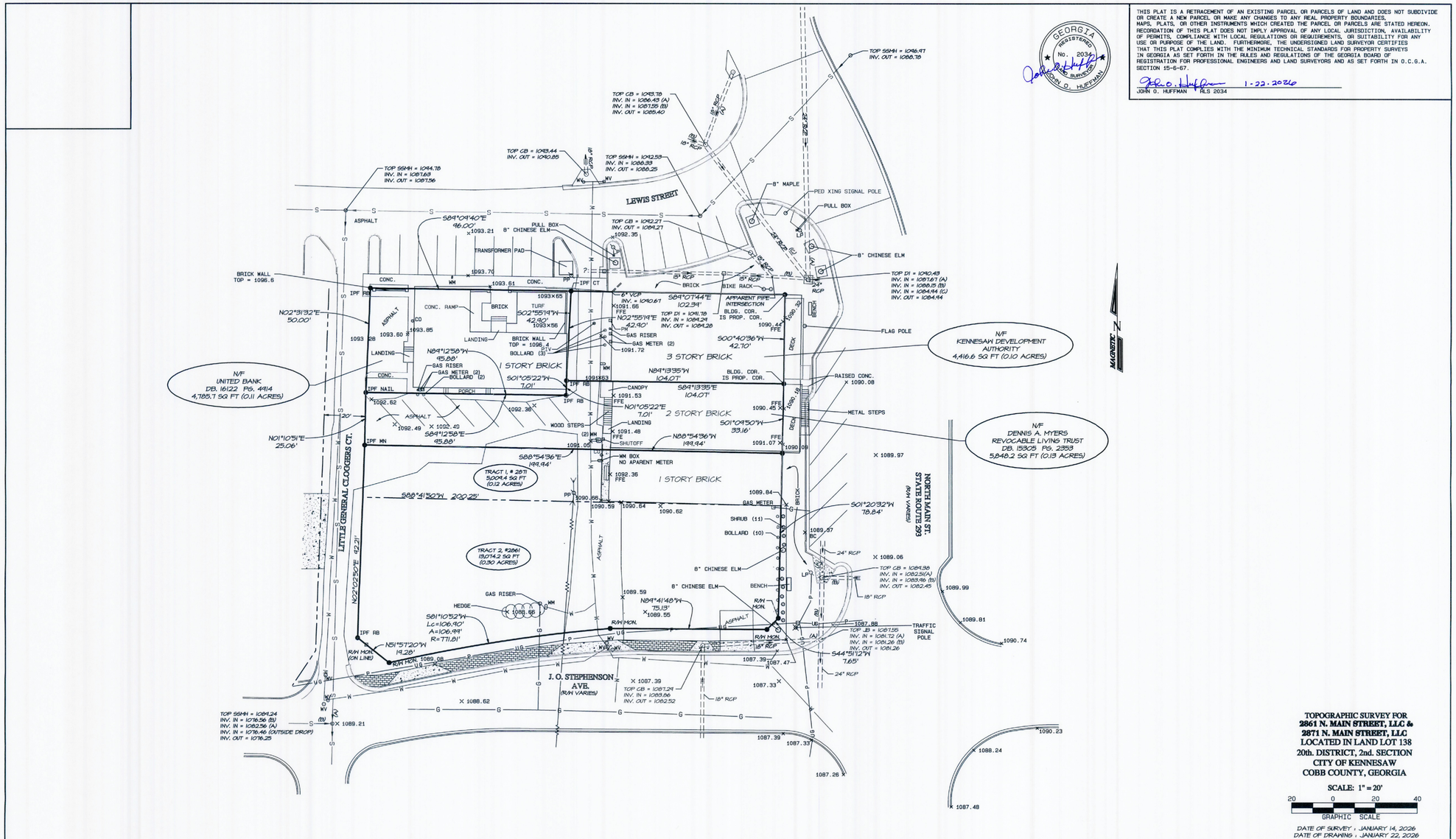
2861-2871 Main St
Kennesaw, GA 30144

May 01, 2026

ex2.02

BUILDING 2871
ELEVATIONS

SURVEY



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. 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.

JOHN O. HUFFMAN 1-22-2026
JOHN O. HUFFMAN RLS 2034

GEORGIA REGISTERED No. 2034 LAND SURVEYOR JOHN O. HUFFMAN

TOPOGRAPHIC SURVEY FOR
2861 N. MAIN STREET, LLC &
2871 N. MAIN STREET, LLC
LOCATED IN LAND LOT 138
20th. DISTRICT, 2nd. SECTION
CITY OF KENNESAW
COBB COUNTY, GEORGIA

SCALE: 1" = 20'

20 0 20 40
GRAPHIC SCALE

DATE OF SURVEY : JANUARY 14, 2026
DATE OF DRAWING : JANUARY 22, 2026

UTILITIES LOCATION BY : UTILISURVEY, LLC
514 DUNELLA LANE
PEACHTREE CITY, GA. 30269

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A 15-6-67.

CERTIFICATE OF AUTHORIZATION NUMBER LSF 000196

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE; EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.R.M. FLOOD MAPS, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USED : TOPCON GPT-8205A, GEOMAX ZOOM 95

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 66,907 FEET, AND AN ANGULAR ERROR OF 6" PER ANGLE POINT, AND WAS ADJUSTED USING: NO ADJUSTMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 76,307 FEET.

LEGEND

SANITARY SEWER
GAS MAIN
WATER MAIN
UNDERGROUND POWER
OVERHEAD POWER

PIV - POST INDICATOR VALVE
FDC - FIRE DEPT. CONNECTION
FH - FIRE HYDRANT
WV - WATER VALVE
WM - WATER METER
GM - GAS METER
PM - POWER METER
FFE - FINISH FLOOR ELEVATION
PP - POWER POLE
LP - LIGHT POLE
IPF - IRON PIN FOUND
IPS - IRON PIN SET
RB - REBAR
OT - OPEN TOP
R/W - RIGHT-OF-WAY
MON - MONUMENT
CB - CATCH BASIN
JB - JUNCTION BOX
DI - DROP INLET
SS - SANITARY SEWER
MH - MANHOLE
CO - CLEAN OUT

H. B. & P. SURVEYING, INC.
850 KENNESAW AVE. C-8
MARIETTA, GA. 30060
PHONE (770) 425-0141
FAX (770) 425-8579

JOB # 26-003

Brandied History, LLC
485 Oakland Ave, SE
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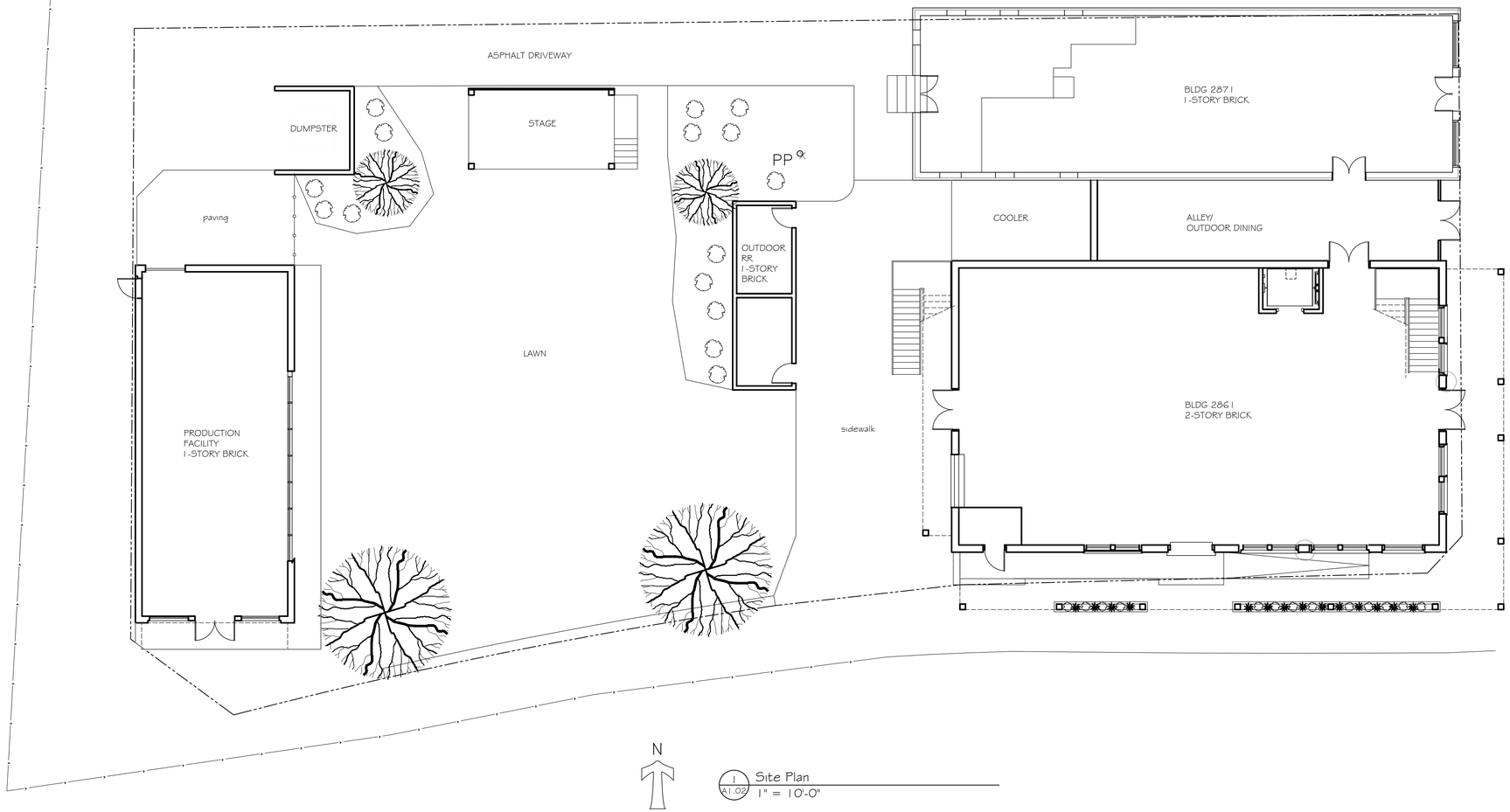
HPC Submittal

2861-2871 Main St
Kennesaw, GA 30144

May 01, 2026

A1.01

SURVEY



1 / A1.02 Site Plan
1" = 10'-0"

LOT INFORMATION

ZONED:	CBD historic district
LOT SIZE:	18,083 S.F.
EXISTING BLDG 2871:	2,150 S.F.
EXISTING ASPHALT DW:	1,504 S.F.
NEW BLDG 2861:	3,285 S.F. PER FLOOR
COVERED DECK:	1,082 S.F.
ALLEY:	642 S.F.
PRODUCTION FACILITY:	1,296 S.F.
OUTDOOR RR:	272 S.F.
STAGE:	268 S.F.
STAGE STEPS:	39 S.F.
DUMPSTER:	160 S.F.
COOLER:	255 S.F.
PAVING AREA:	331 S.F.
SIDEWALKS:	1791 S.F.
LOT COVERAGE:	68 %
F.A.R.	57 %

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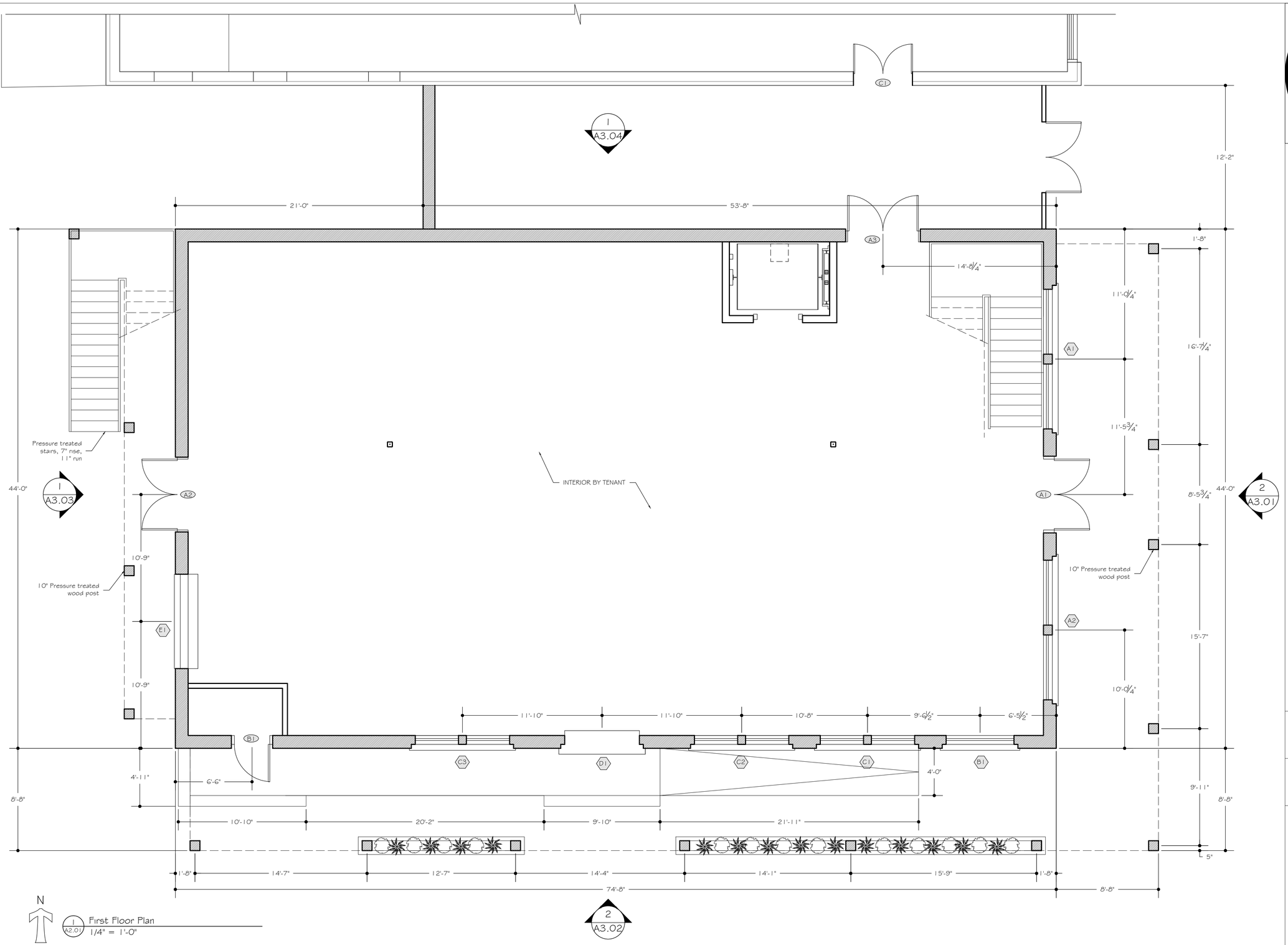
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A1.02

SITE PLAN



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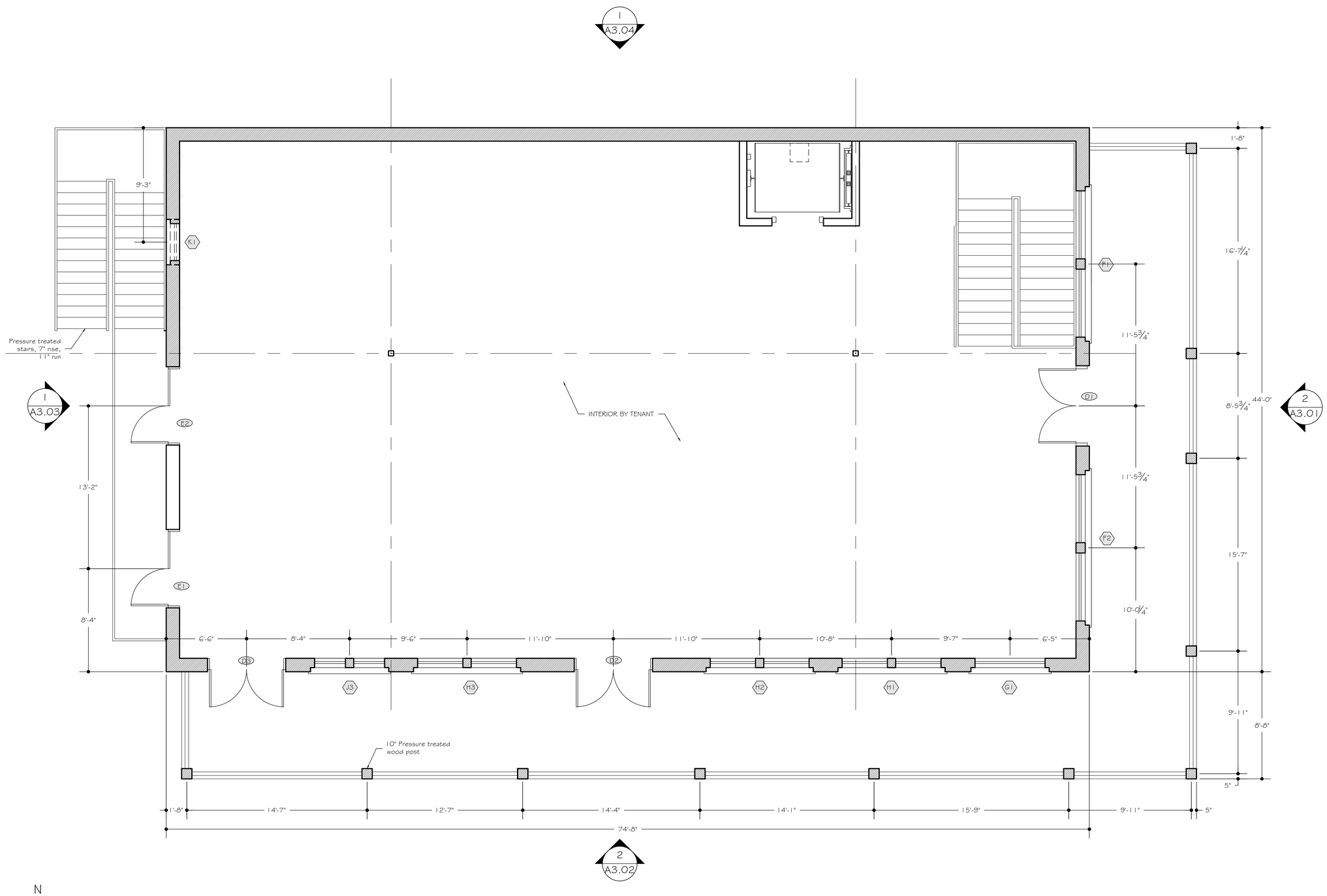
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A2.01

BUILDING 2861
FIRST FLOOR
PLAN



N

1 A2.02 Second Floor Plan
1/4" = 1'-0"

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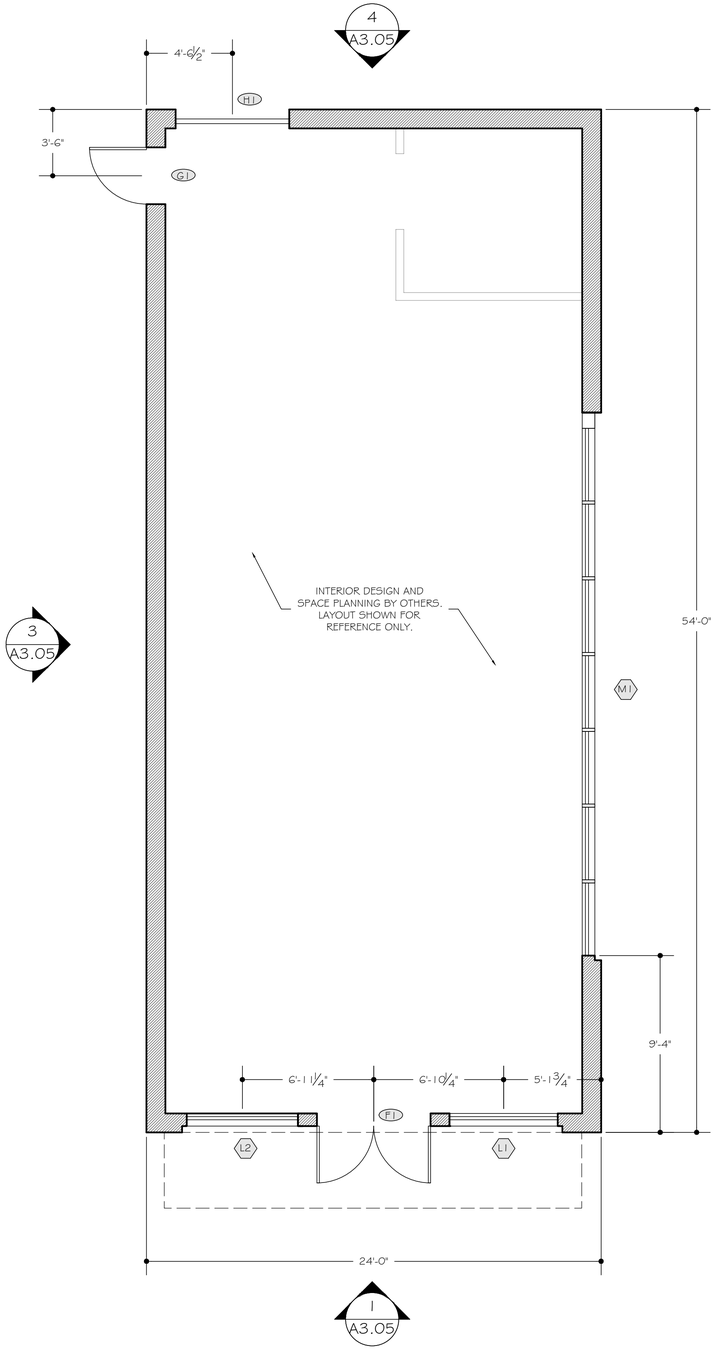
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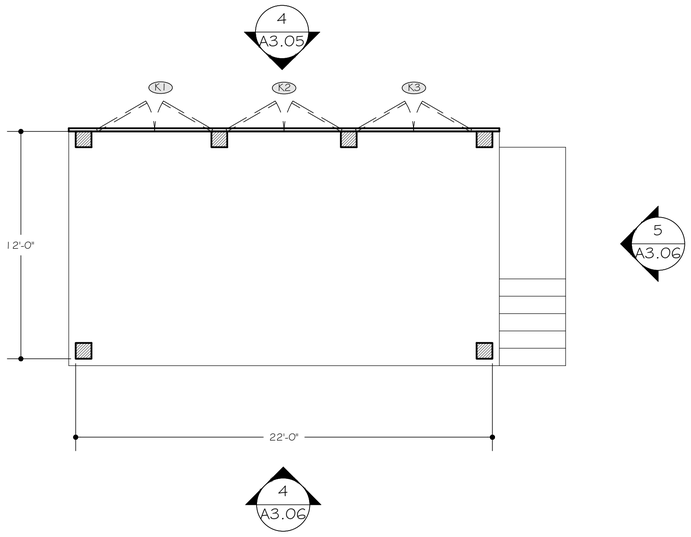
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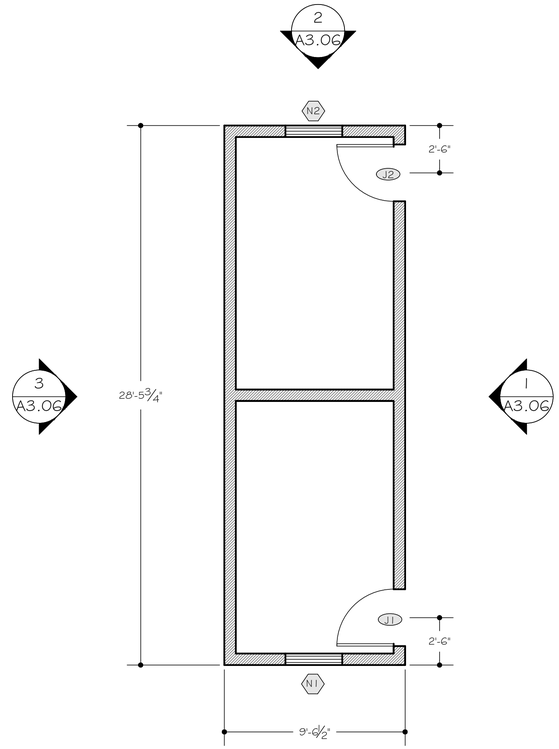
BUILDING 2861
SECOND FLOOR
PLAN



1 A2.03 Production Facility Floor Plan
1/4" = 1'-0"



2 A2.03 Stage Floor Plan
1/4" = 1'-0"



3 A2.03 Outdoor Restrooms Floor Plan
1/4" = 1'-0"

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A2.03

PRODUCTION FACILITY, STAGE & RESTROOMS FLOOR PLAN



1 / A3.01 Main St Streetscape (East) Elevation
1/8" = 1'-0"



2 / A3.01 Front (East) Elevation - 2861 Main St
1/4" = 1'-0"



3 / A3.01 Front (East) Elevation - 2871 Main St
1/4" = 1'-0"

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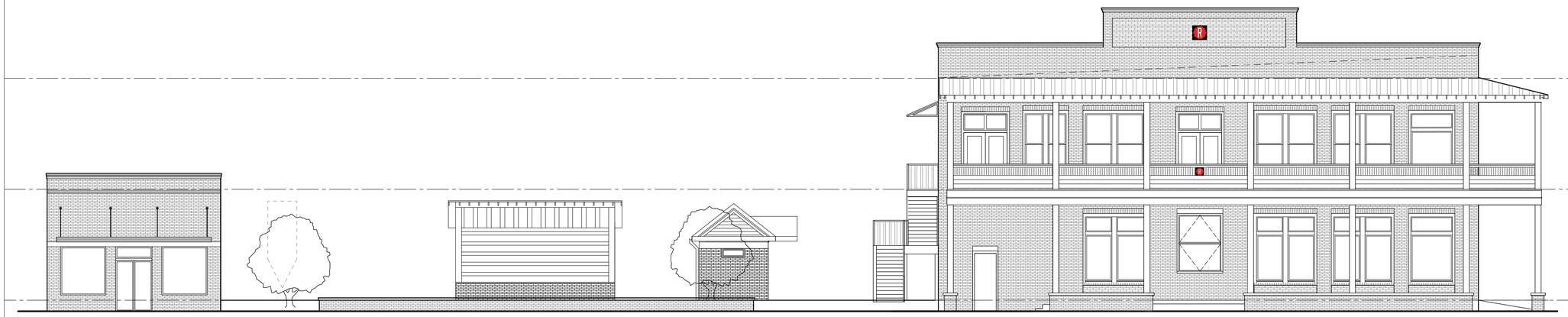
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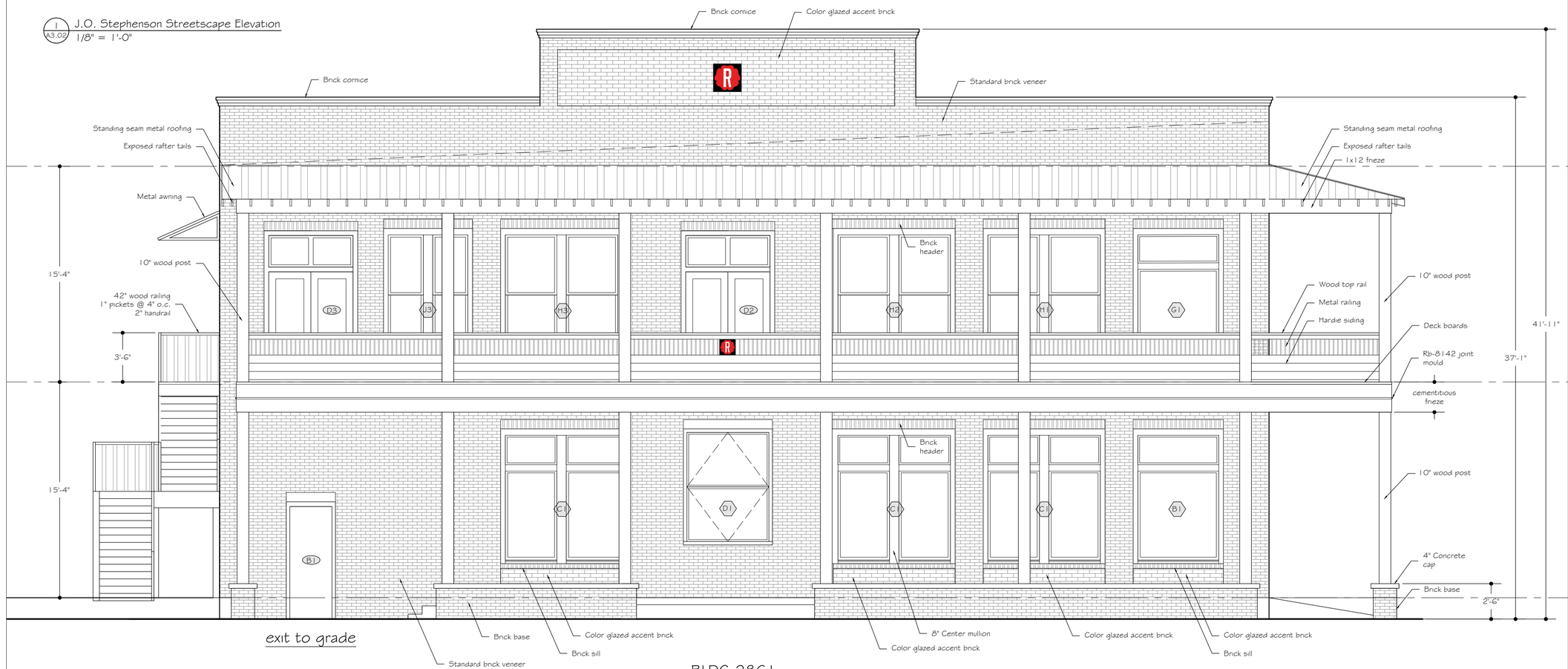
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A3.01

FRONT (MAIN ST.) ELEVATIONS



1 A3.02 J.O. Stephenson Streetscape Elevation
1/8" = 1'-0"



BLDG 2861

2 A3.02 Side (South) Elevation - Building 2861
1/4" = 1'-0"

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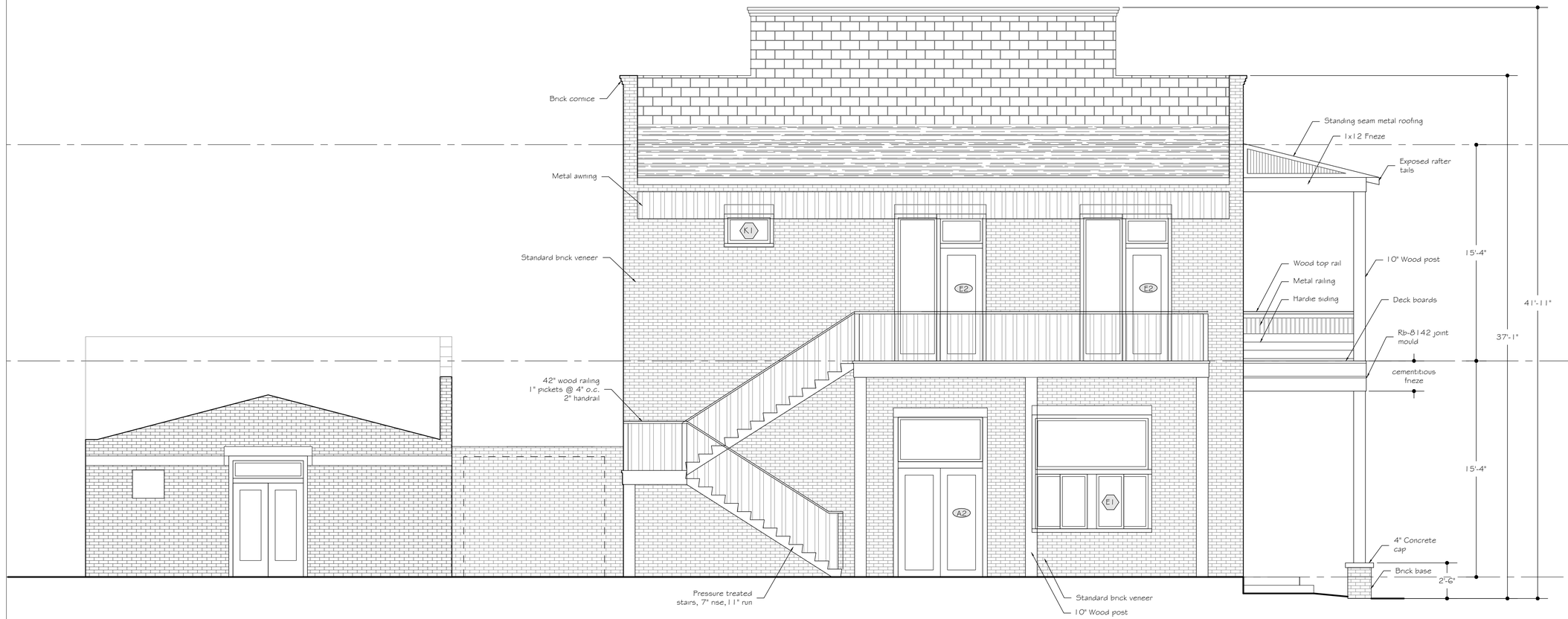
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A3.02

SIDE (J.O. STEPHENSON) ELEVATIONS



BLDG 2871 Cooler BLDG 2861

1 / A3.03 Rear Elevation
1/4" = 1'-0"

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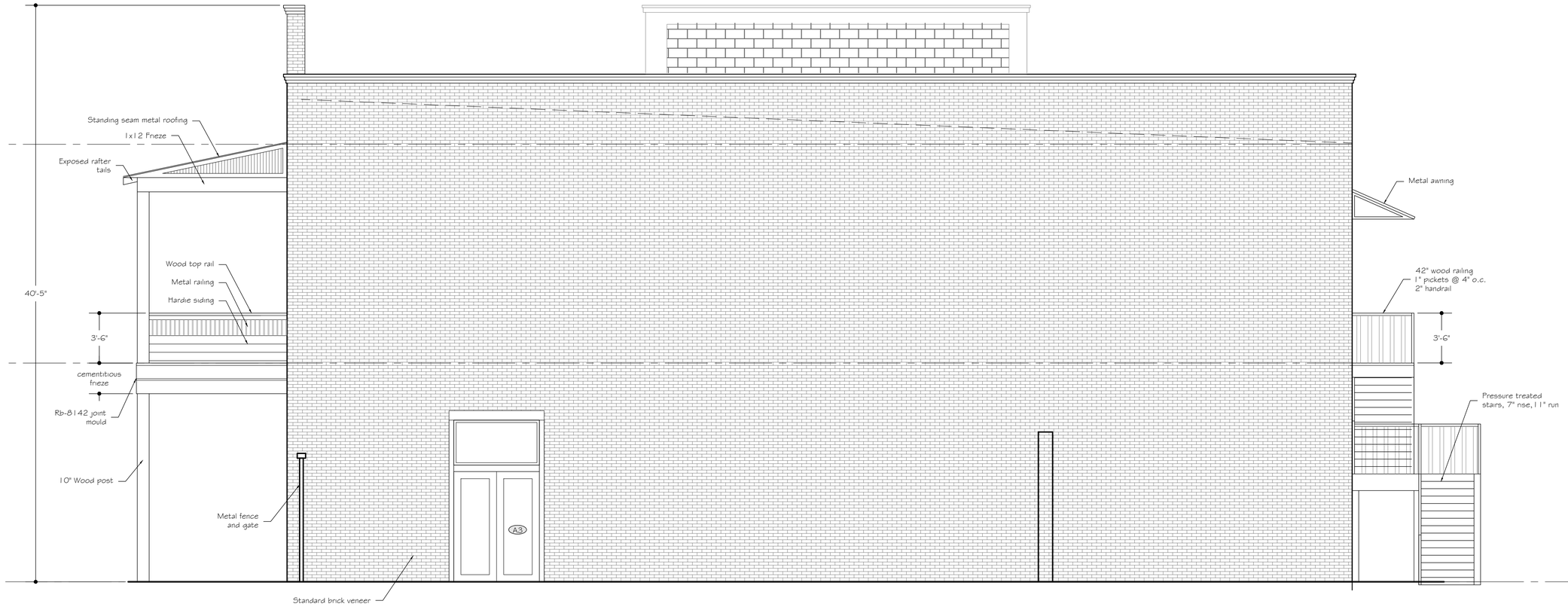
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A3.03

REAR ELEVATION



BLDG 2861

1 / A3.04 Side (Courtyard) Elevation
1/4" = 1'-0"

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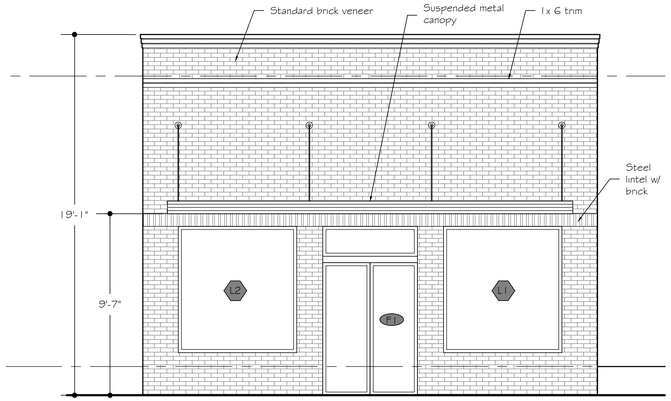
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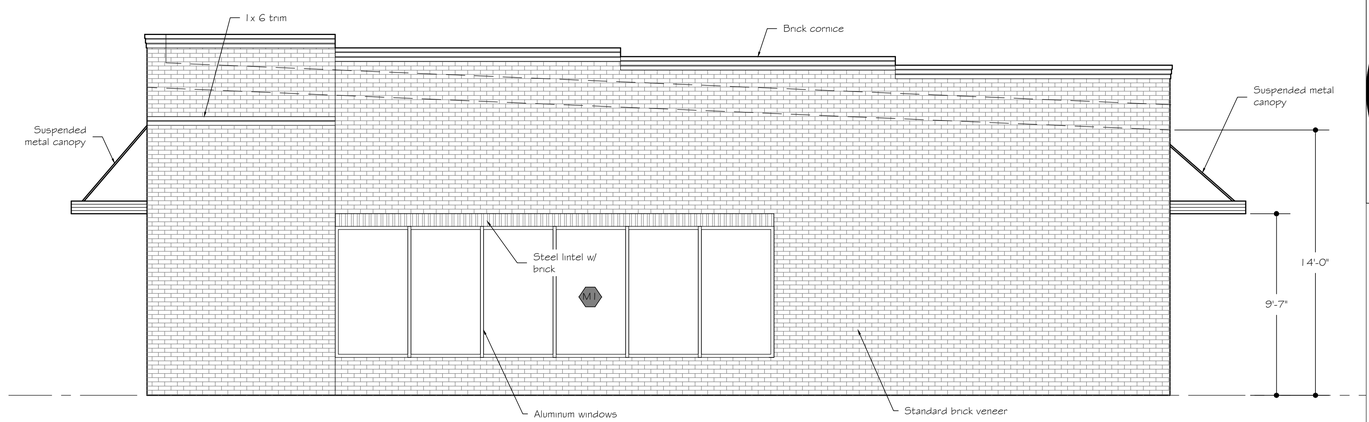
May 01, 2026

A3.04

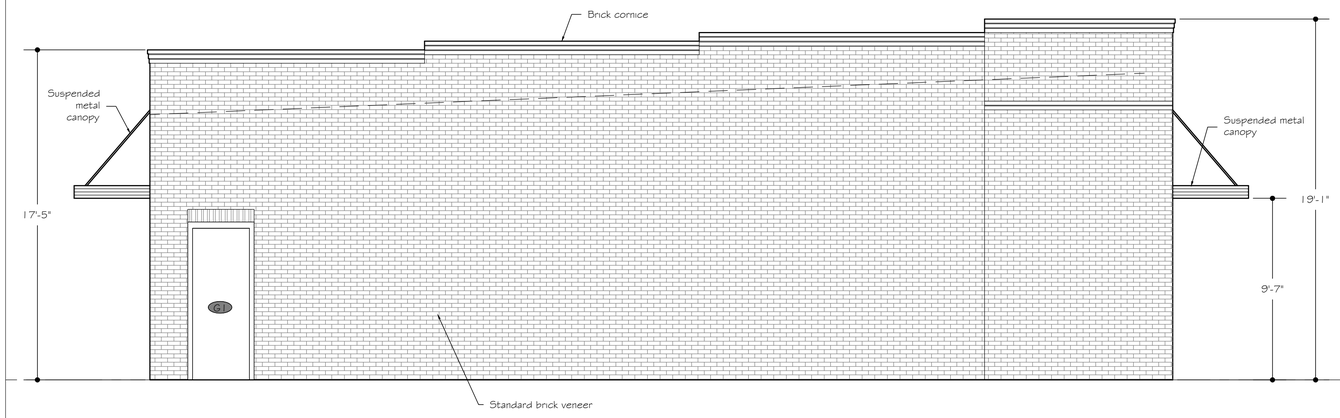
SIDE (COURTYARD) ELEVATION



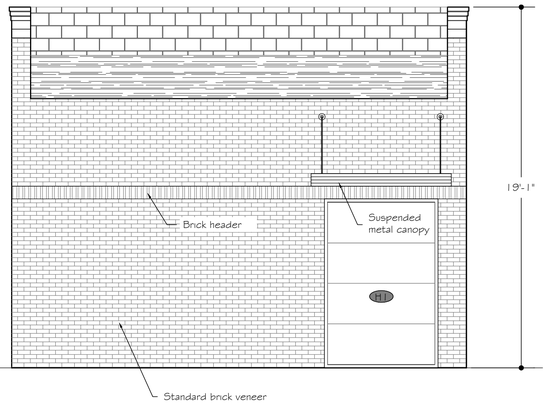
1 A3.05 Production Building Front (South) Elevation
1/4" = 1'-0"



2 A3.05 Production Building Side (East) Elevation
1/4" = 1'-0"



3 A3.05 Production Building Side (West) Elevation
1/4" = 1'-0"



4 A3.05 Production Building Rear (North) Elevation
1/4" = 1'-0"

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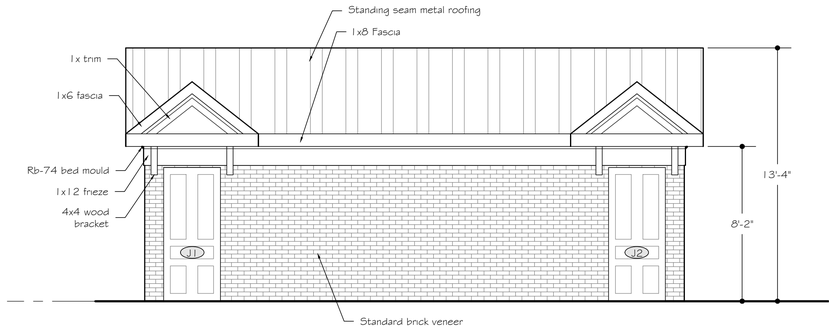
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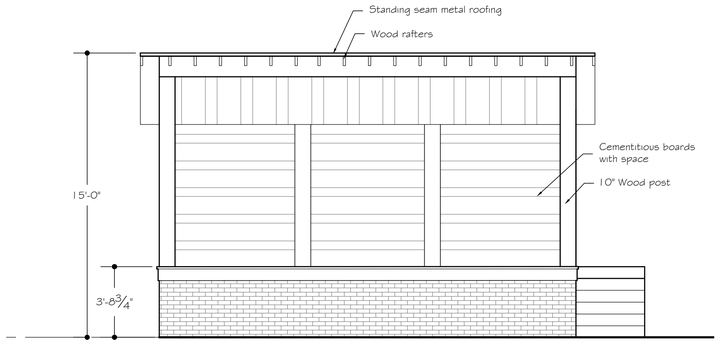
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A3.05

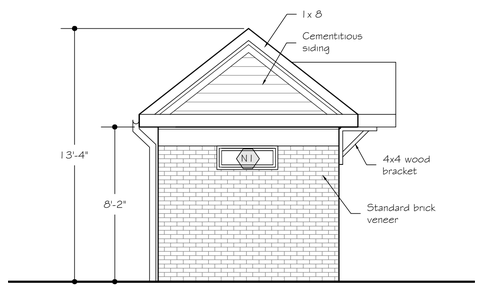
PRODUCTION BUILDING ELEVATIONS



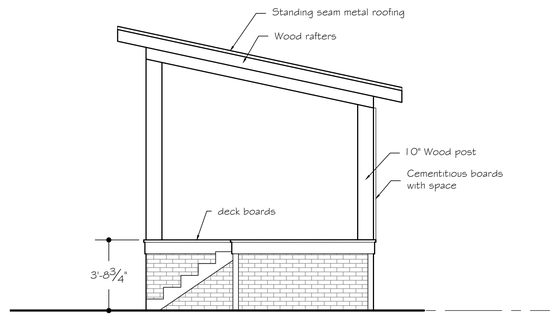
1 A3.06 Restroom Front (East) Elevation
1/4" = 1'-0"



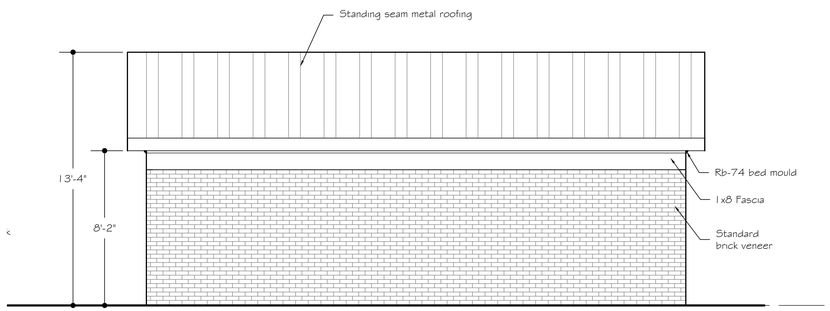
4 A3.06 Stage Front (South) Elevation
1/4" = 1'-0"



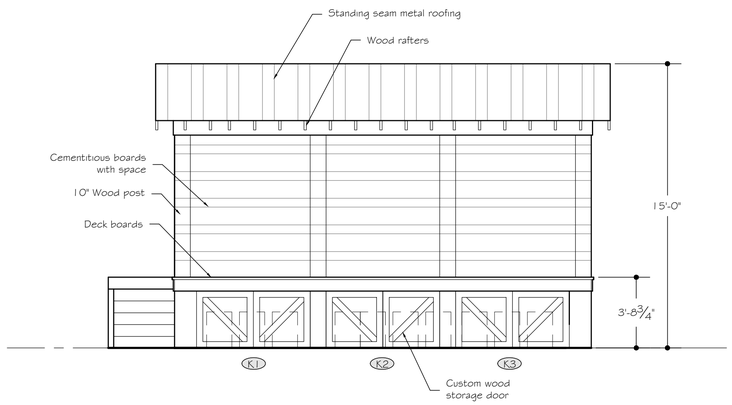
2 A3.06 Restroom Side (South) Elevation
1/4" = 1'-0"



5 A3.06 Stage Side (East) Elevation
1/4" = 1'-0"



3 A3.06 Restroom Rear (West) Elevation
1/4" = 1'-0"



6 A3.06 Stage Rear (North) Elevation
1/4" = 1'-0"

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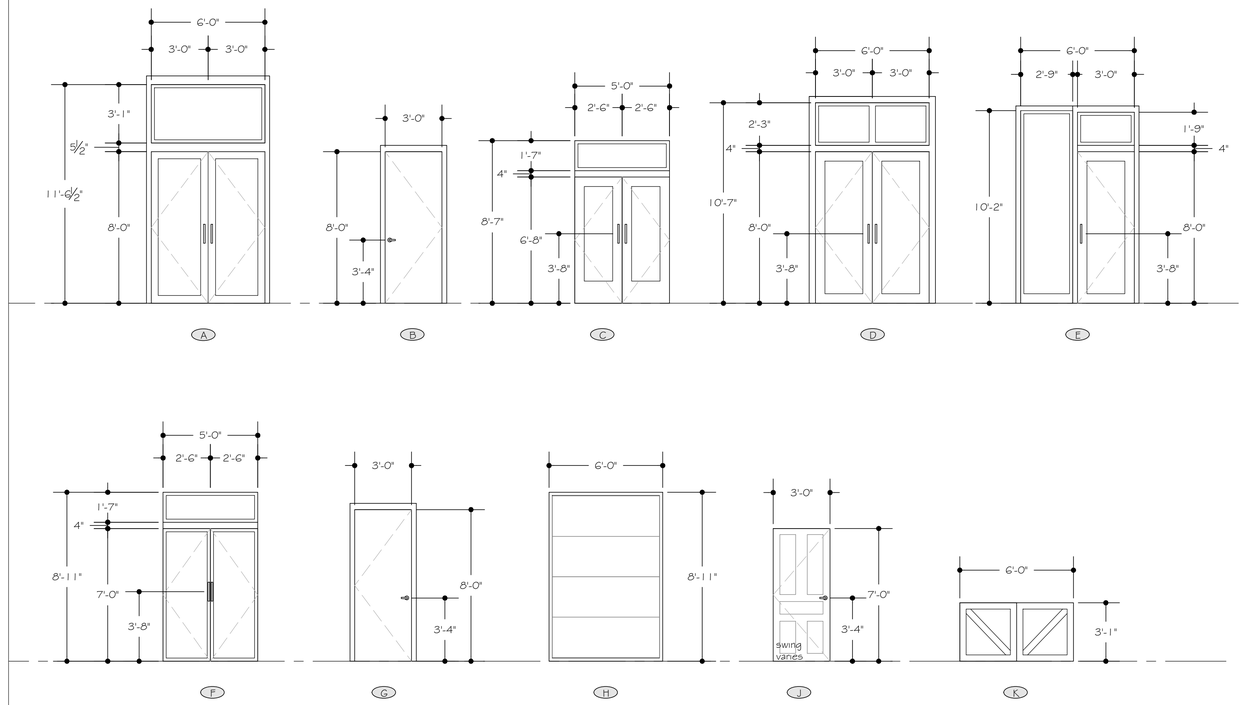
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A3.06

RESTROOM AND STAGE ELEVATIONS



DOOR SCHEDULE					
TYPE	N.	SIZE	DESCRIPTION	LOCATION	REMARKS
A	1	6' 0" x 11' 6½"	2 lite door with transom	Bldg 2861 - first floor	Tempered glass lites
	2	6' 0" x 11' 6½"	2 lite door with transom	Bldg 2861 - first floor	Tempered glass lites
	3	6' 0" x 11' 6½"	2 lite door with transom	Bldg 2861 - first floor	Tempered glass lites
B	1	3' 0" x 8' 0"	Metal door	Bldg 2861 - fire nser room	Right hand door reverse
C	1	5' 0" x 8' 7"	2 lite door with transom	Bldg 2871 - alley	Tnmless, Tempered glass lites
D	1	6' 0" x 10' 7"	2 lite door with 2 lite transom	Bldg 2861 - second floor	Tempered glass lites
	2	6' 0" x 10' 7"	2 lite door with 2 lite transom	Bldg 2861 - second floor	Tempered glass lites
	3	6' 0" x 10' 7"	2 lite door with 2 lite transom	Bldg 2861 - second floor	Tempered glass lites
E	1	6' 0" x 10' 2"	1 lite door with transom and side lite	Bldg 2861 - second floor	Tempered glass lites
	2	6' 0" x 10' 2"	1 lite door with transom and side lite	Bldg 2861 - second floor	Tempered glass lites
F	1	5' 0" x 8' 11"	2 lite door with transom	Production facility storefront	Tnmless, Tempered glass lites
G	1	3' 0" x 8' 0"	Paneled wood door	Production facility	
H	1	6' 0" x 8' 11"	Metal roll-up door	Production facility	
J	1	3' 0" x 7' 0"	Wood door with paneling	Restroom	Tnmless. Left hand door
	2	3' 0" x 7' 0"	Wood door with paneling	Restroom	Tnmless. Right hand door
K	1	6' 0" x 3' 1"	Custom wood storage door	Under the stage	Outdoor-rated wood
	2	6' 0" x 3' 1"	Custom wood storage door	Under the stage	Outdoor-rated wood
	3	6' 0" x 3' 1"	Custom wood storage door	Under the stage	Outdoor-rated wood

DOOR SCHEDULE NOTES

1. REFER TO FLOOR PLANS AND ELEVATIONS FOR DOOR LOCATIONS.
2. SEE DOOR TYPE ELEVATIONS FOR DETAILS. ELEVATIONS DRAWN FROM EXTERIOR SIDE.
3. ALL DOORS INDICATED ARE EXTERIOR DOORS. INTERIOR DOORS TO BE SPECIFIED BY INTERIOR DESIGNER.

1 / A4.01 Door Elevations
1/4" = 1'-0"

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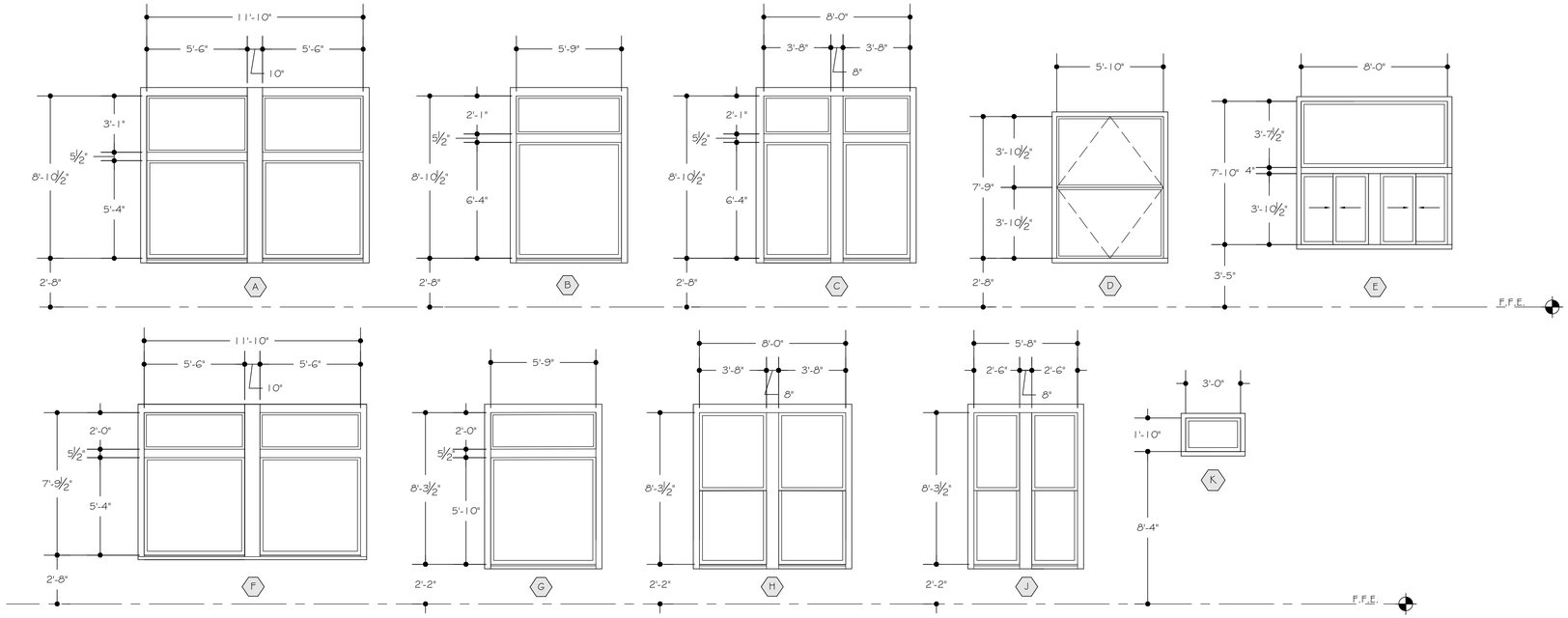
HPC Submittal

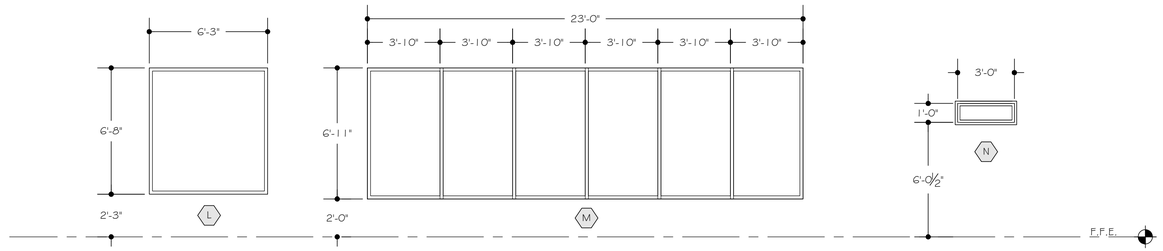
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May 01, 2026

A4.01

DOOR SCHEDULE





1 A4.02 Window Elevations
1/4" = 1'-0"

WINDOW SCHEDULE					
TYPE	N.	SIZE	DESCRIPTION	LOCATION	REMARKS
A	1	11' 10" x 8' 10½"	Fixed window unit with center mullion	Bldg 2861 - first floor	Tempered glass
	2	11' 10" x 8' 10½"	Fixed window unit with center mullion	Bldg 2861 - first floor	Tempered glass
B	1	5' 9" x 8' 10½"	Fixed window with transom	Bldg 2861 - first floor	Tempered glass
C	1	8' 0" x 8' 10½"	Fixed window unit with center mullion	Bldg 2861 - first floor	Tempered glass
	2	8' 0" x 8' 10½"	Fixed window unit with center mullion	Bldg 2861 - first floor	Tempered glass
	3	8' 0" x 8' 10½"	Fixed window unit with center mullion	Bldg 2861 - first floor	Tempered glass
D	1	5' 10" x 7' 9"	Casement window (2) operable	Bldg 2861 - first floor	Tempered glass
E	1	8' 0" x 7' 10"	Sliding window unit with transom	Bldg 2861 - first floor	Tempered glass
F	1	11' 10" x 7' 9½"	Fixed window unit with center mullion	Bldg 2861 - second floor	Tempered glass
	2	11' 10" x 7' 9½"	Fixed window unit with center mullion	Bldg 2861 - second floor	Tempered glass
G	1	5' 9" x 8' 3½"	Fixed window with transom	Bldg 2861 - second floor	Tempered glass
H	1	6' 0" x 8' 11"	Single-hung window unit w/ center mullion	Bldg 2861 - second floor	Tempered glass
	2	6' 0" x 8' 11"	Single-hung window unit w/ center mullion	Bldg 2861 - second floor	Tempered glass
	3	6' 0" x 8' 11"	Single-hung window unit w/ center mullion	Bldg 2861 - second floor	Tempered glass
J	1	3' 0" x 7' 0"	Single-hung window unit w/ center mullion	Bldg 2861 - second floor	Tempered glass
K	1	3' 0" x 1' 10"	Fixed window	Bldg 2861 - second floor	
L	1	6' 3" x 6' 8"	Alum. trimless storefront	Production facility storefront	Trimless. Tempered glass
	2	6' 3" x 6' 8"	Alum. trimless storefront	Production facility storefront	Trimless. Tempered glass
M	1	26' 4" x 6' 11"	Alum. trimless fixed window (7) unit	Production facility	Trimless. Tempered glass
N	1	3' 0" x 1' 0"	Fixed window	Restroom	
	2	3' 0" x 1' 0"	Fixed window	Restroom	

WINDOW SCHEDULE NOTES

1. REFER TO FLOOR PLANS AND ELEVATIONS FOR WINDOW LOCATIONS.
2. SEE WINDOW TYPE ELEVATIONS FOR DETAILS. ELEVATIONS DRAWN FROM EXTERIOR SIDE.

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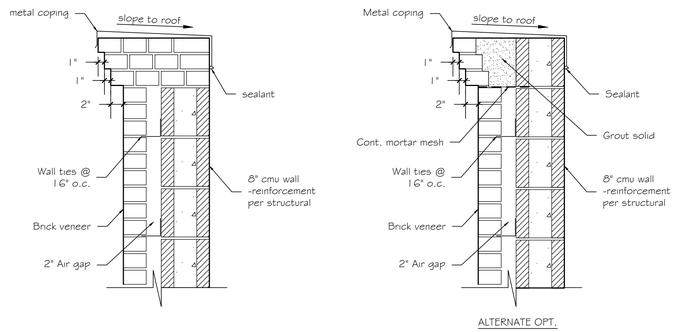
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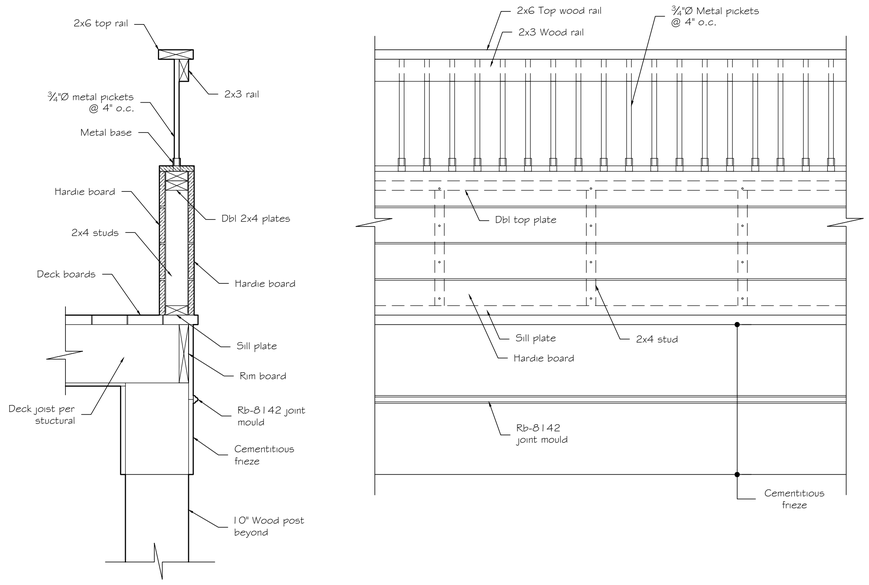
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A4.02

WINDOW SCHEDULE



1 / A9.01 Cornice detail
1" = 1'-0"



2 / A9.01 Deck Railing Detail
1" = 1'-0"

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May 01, 2026

A9.01

TYPICAL DETAILS

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

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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 Kenne 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 tresses 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.

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

COUNCIL
Mayor Pro Tem Pat Ferris
Antonio Jones
Madelyn Orochena
Tracey Viars
Anthony Gutierrez

July 8, 2025

2861 N Main St, LLC & 2871 N Main St, LLC
2950 Cherokee Se, Ste 400
Kennesaw, GA 30144

Subject: Central Business District Application (Case #CBD2025-04)
2861 & 2871 N Main St, Kennesaw, GA (Parcel ID:20013801060 & 20013801080)

Dear 2861 N Main St, LLC & 2871 N Main St, LLC:

The City of Kennesaw Mayor and Council held their regularly scheduled meeting on July 7, 2025 to review the above subject application. This letter is written to inform you of their actions.

The Mayor and Council voted to **approve** the Central Business District application subject to specific conditions pertaining to which include:

1. The applicant will submit design development drawings for review by the Historic Preservation Commission with additional details on design of the stage area and landscaping drawings; and
2. The applicant will submit construction drawings at ninety percent (90%) completion for review by the Historic Preservation Commission; and
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.

Please keep a copy of this letter for your records. If you have questions or concerns, please contact me at (770) 590-8268 or dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosed: Conceptual Site Plan approved by Mayor and Council

Item Report

TO: The Historic Preservation Commission

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: May 15, 2026

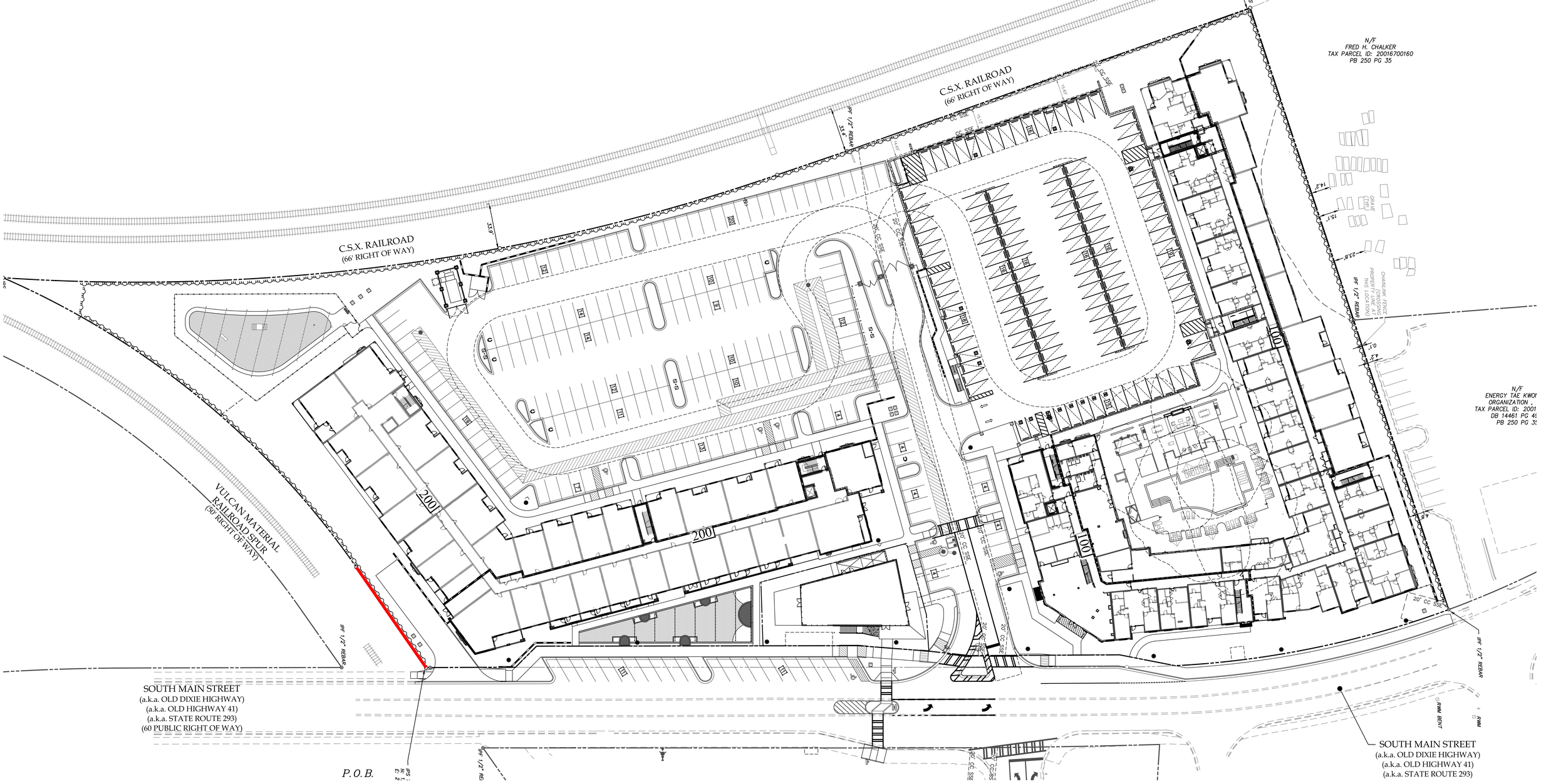
TITLE: **Central Business District: 2615 & 2681 South Main Street**
Consideration to review a Central Business District (CBD) project application to construct a mixed-use development consisting of multi-family apartments and 2,500 sq. ft. of retail located at 2615 & 2681 South Main Street (Parcel # 20016700140 & 20016700990). Case #CBD2025-01

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. CBD2025-01_2615 & 2681 S. Main St_Packet_Updated
2. 02-21-25 Historic Preservation Commission Approved Minutes
3. CBD2025-01_2615 & 2681 S. Main St_CBD Approval Letter
4. ORD 2025-03 2615 S. Main Street Rezoning


C.S.X. RAILROAD
(66' RIGHT OF WAY)
C.S.X. RAILROAD
(66' RIGHT OF WAY)
N/F
FRED H. CHALKER
TAX PARCEL ID: 20016700160
PB 250 PG 35
N/F
ENERGY TAE KWO
ORGANIZATION
TAX PARCEL ID: 2001
DB 14461 PG 4
PB 250 PG 3
VULCAN MATERIAL
RAILROAD SPUR
(50' RIGHT OF WAY)
IPF 1/2" REBAR
IPF 1/2" REBAR
IPF 1/2" REBAR
IPF 1/2" REBAR
IPF 1/2" REBAR
33.4'
33.9'
200
200
100
100
20' CC SSE
20' CC SSE
20' CC SSE



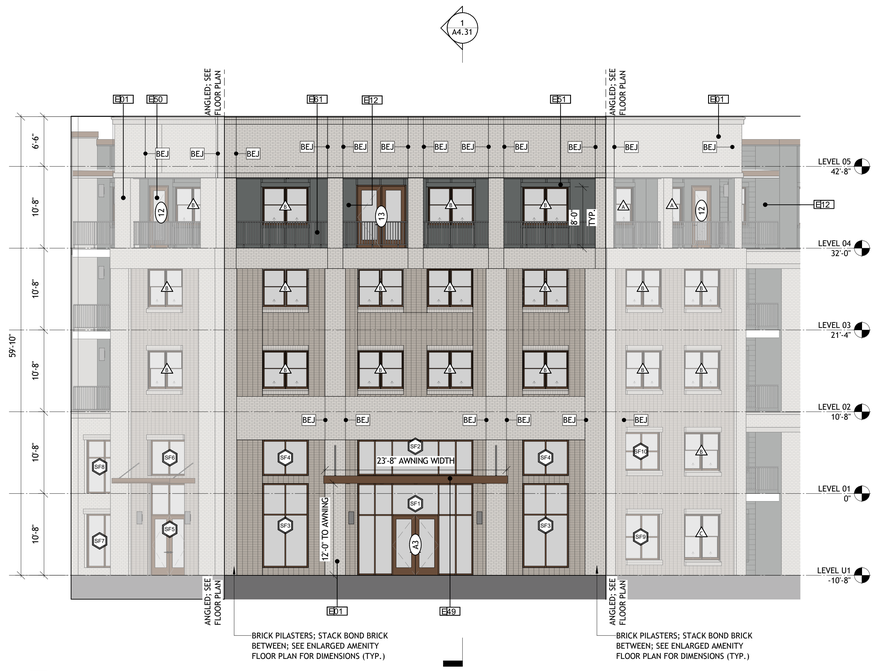
4 A3.10 ELEVATION - OVERALL - BUILDING 100B
1/16" = 1'-0"



3 A3.10 ELEVATION - PARTIAL - BUILDING 100B
1/8" = 1'-0"

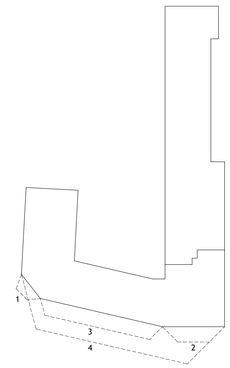


2 A3.10 ELEVATION - PARTIAL - BUILDING 100B
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1 A3.10 ELEVATION - PARTIAL - BUILDING 100B
1/8" = 1'-0"

KEYPLAN:



KEYNOTE LEGEND- ELEVATIONS

TAG	Keynote Text
E01	BRICK - CHEROKEE ANTIQUE WHITE - QUEEN - 1/2 RUNNING BOND - COOSA WHITE MORTAR
E02	BRICK SOLDIER/ROWLOCK - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
E03	BRICK ROWLOCK - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
E04	BRICK SOLDIER - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
E10	FC PANEL BOARD AND BATTEN - SW 7055 LIGHT FRENCH GRAY (BATTENS MATCH ADJACENT COLOR)
E12	FC PANEL BOARD AND BATTEN - SW 2848 ROYCROFT PEWTER (BATTENS TO MATCH ADJACENT COLOR)
E15	
E22	FC LAP SIDING 6" REVEAL - SW 2848 ROYCROFT PEWTER
E24	1X10 FC TRIM (MATCH ADJACENT COLOR)
E38	FC BATTEN; ALIGN WITH OPENINGS AND BE EQUALLY SPACED AS SHOWN U.N.O.; MATCH FC PANEL COLOR
E41	PREFINISHED METAL COPING - DARK BRONZE
E49	WOOD FRAMED STANDING SEAM METAL ROOF
E50	COMPOSITE BALCONY DOOR (SEE SCHEDULE)
E51	VINYL WINDOW (SEE SCHEDULE)
E55	CONCRETE BALCONY WOOD JOIST (SEE STRUCTURAL)
E61	2-LINE VINYL BALCONY RAIL WITH VERTICAL PICKETS @ 4" O.C. MAX - MATCH FINISH OF WINDOWS AND PATIO DOOR

STATE OF GEORGIA
JAMES C. REYNOLDS
CERTIFICATE NO. 19982
REGISTERED ARCHITECT
11/19/2025

PROJECT # : 124087
DRAWN BY: JM, KW, ST, DX
CHECKED BY: JS, MK, GK, ST, AT

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600

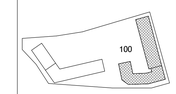
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No.	Description	Date
	SCHEMATIC DESIGN	05/16/25
	DESIGN DEVELOPMENT	07/11/25
	GMP SET	10/17/25
	CONSTRUCTION SET	11/19/25

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KENNESAW - PHASE II
2765 SOUTH MAIN STREET
KENNESAW, GA 30144
HIGHPOINT DEVELOPMENT

KEY PLAN:



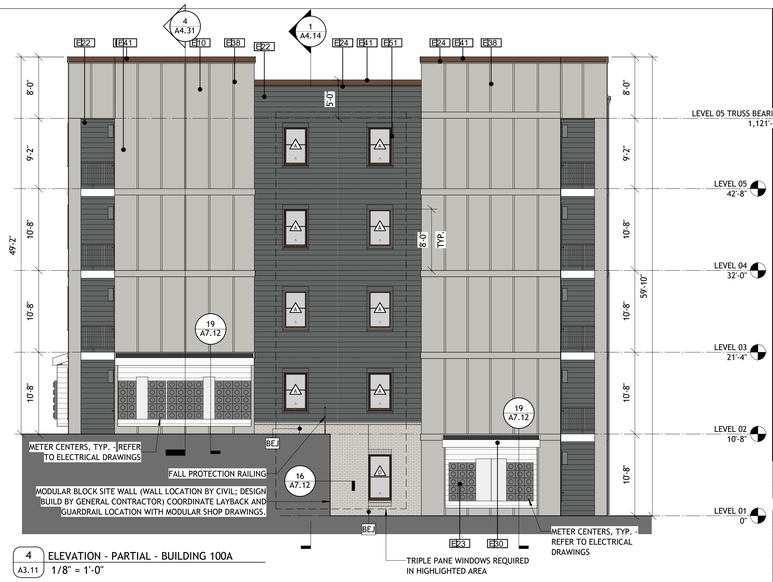
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EXTERIOR ELEVATIONS - BUILDING 100

SHEET NUMBER:
A3.10

11-19-2025

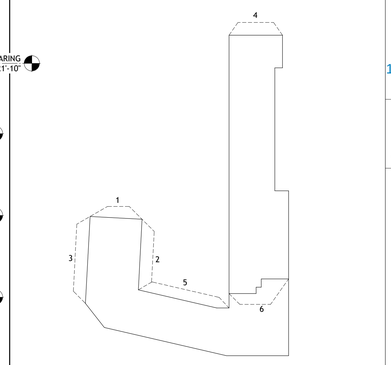


5 ELEVATION - PARTIAL - BUILDING 100B
A3.11 1/8" = 1'-0"



4 ELEVATION - PARTIAL - BUILDING 100A
A3.11 1/8" = 1'-0"

KEYPLAN:

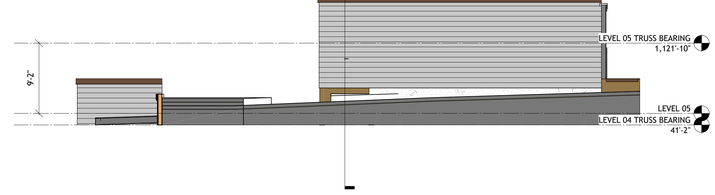


KEYNOTE LEGEND- ELEVATIONS

TAG	Keynote Text
E01	BRICK - CHEROKEE ANTIQUE WHITE - QUEEN - 1/2 RUNNING BOND - COOSA WHITE MORTAR
E02	BRICK SOLDIER/ROWLOCK - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
E03	BRICK ROWLOCK - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
E04	BRICK SOLDIER - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
E05	BRICK - CHEROKEE ANTIQUE WHITE - QUEEN - STACKED BOND - COOSA WHITE MORTAR
E10	FC PANEL BOARD AND BATTEN - SW 7055 LIGHT FRENCH GRAY (BATTENS MATCH ADJACENT COLOR)
E12	FC PANEL BOARD AND BATTEN - SW 2848 ROYCROFT PEWTER (BATTENS TO MATCH ADJACENT COLOR)
E15	
E20	FC LAP SIDING 6" REVEAL - SW 7055 LIGHT FRENCH GRAY
E22	FC LAP SIDING 6" REVEAL - SW 2848 ROYCROFT PEWTER
E23	FC LAP SIDING 6" REVEAL - SW 7064 PASSIVE
E24	1X10 FC TRIM (MATCH ADJACENT COLOR)
E30	FC FASCIA - SW 7004 SNOWBOUND
E38	FC BATTEN; ALIGH WITH OPENINGS AND BE EQUALLY SPACED AS SHOWN U.N.O.; MATCH FC PANEL COLOR
E41	PREFINISHED METAL COPING - DARK BRONZE
E42	PREFINISHED METAL SCUPPER WITH CONDUCTOR HEAD - DARK BRONZE
E43	PREFINISHED METAL OVER-FLOW SCUPPER - DARK BRONZE
E46	PREFINISHED METAL DOWNSPOUT - DARK BRONZE
E50	COMPOSITE BALCONY DOOR (SEE SCHEDULE)
E51	VINYL WINDOW (SEE SCHEDULE)
E52	ANNODIZED DARK BRONZE STOREFRONT (SEE SCHEDULE)
E55	CONCRETE BALCONY WOOD JOIST (SEE STRUCTURAL)
E61	2-LINE VINYL BALCONY RAIL WITH VERTICAL PICKETS @ 4" O.C. MAX - MATCH FINISH OF WINDOWS AND PATIO DOOR
E81	PREMANUFACTURED METAL CANOPY WITH INTERGRAL LIGHTING AND GUTTER - DARK BRONZE



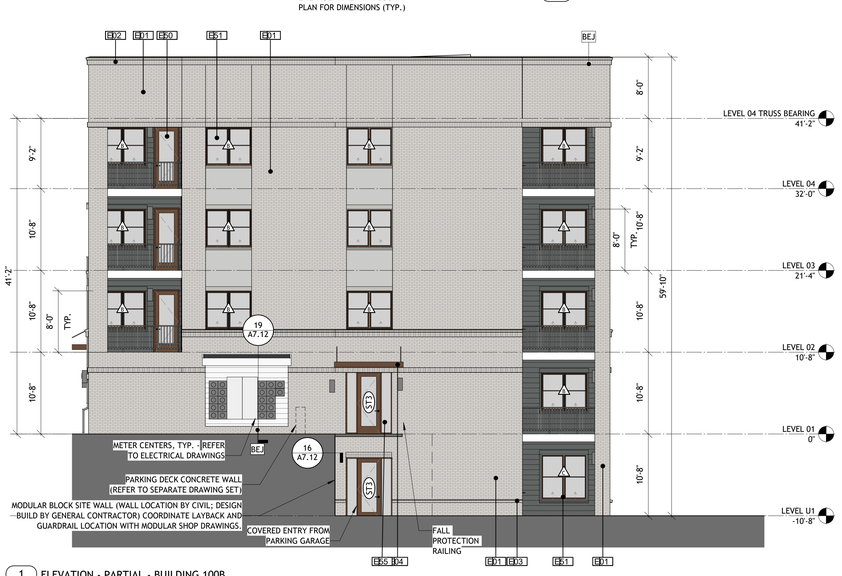
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A3.11 1/8" = 1'-0"



6 ELEVATION- EXTERIOR B100 AT FIREWALL
A3.11 1/8" = 1'-0"



2 ELEVATION - PARTIAL - BUILDING 100B
A3.11 1/8" = 1'-0"



1 ELEVATION - PARTIAL - BUILDING 100B
A3.11 1/8" = 1'-0"

STATE OF GEORGIA
JAMES C. REYNOLDS
CERTIFICATE NO. 19867
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11/19/2025

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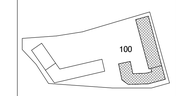
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KENNESAW, GA 30144

HIGHPOINT DEVELOPMENT

KEY PLAN:



SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING 100

SHEET NUMBER:
A3.11

11-19-2025



3 A3.12 ELEVATION - OVERALL - BUILDING 100A
1/16" = 1'-0"

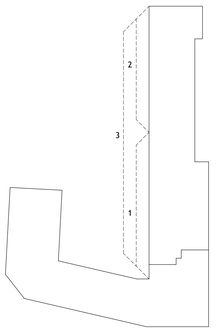


2 A3.12 ELEVATION - PARTIAL - BUILDING 100A - AREA B
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1 A3.12 ELEVATION - PARTIAL - BUILDING 100A - AREA A
1/8" = 1'-0"

KEYPLAN:



KEYNOTE LEGEND- ELEVATIONS

TAG	Keynote Text
E10	FC PANEL BOARD AND BATTEN - SW 7055 LIGHT FRENCH GRAY (BATTENS MATCH ADJACENT COLOR)
E20	FC LAP SIDING 6" REVEAL - SW 7055 LIGHT FRENCH GRAY
E22	FC LAP SIDING 6" REVEAL - SW 2848 ROYCROFT PEWTER
E24	1X10 FC TRIM (MATCH ADJACENT COLOR)
E25	FC FASCIA - SW 7055 LIGHT FRENCH GRAY
E38	FC BATTEN; ALIGN WITH OPENINGS AND BE EQUALLY SPACED AS SHOWN U.N.O.; MATCH FC PANEL COLOR
E41	PREFINISHED METAL COPING - DARK BRONZE
E42	PREFINISHED METAL SCUPPER WITH CONDUCTOR HEAD - DARK BRONZE
E43	PREFINISHED METAL OVER-FLOW SCUPPER - DARK BRONZE
E50	COMPOSITE BALCONY DOOR (SEE SCHEDULE)
E51	VINYL WINDOW (SEE SCHEDULE)
E61	2-LINE VINYL BALCONY RAIL WITH VERTICAL PICKETS @ 4" O.C. MAX - MATCH FINISH OF WINDOWS AND PATIO DOOR

STATE OF GEORGIA
CHARLES C. REYNOLDS
REGISTERED ARCHITECT
11/19/2025

PROJECT # : 124087
DRAWN BY: JM, KW, ST, DX
CHECKED BY: JS, MK, GK, ST, AT

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
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Atlanta, GA 30305

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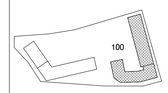
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No.	Description	Date
	SCHEMATIC DESIGN	05/16/25
	DESIGN DEVELOPMENT	07/11/25
	GMP SET	10/17/25
	CONSTRUCTION SET	11/19/25

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KENNESAW - PHASE II
2765 SOUTH MAIN STREET
KENNESAW, GA 30144
HIGHPOINT DEVELOPMENT

KEY PLAN:



SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING 100

SHEET NUMBER:
A3.12

11-19-2025



3 A3.13 ELEVATION - OVERALL - BUILDING 100A
1/16" = 1'-0"



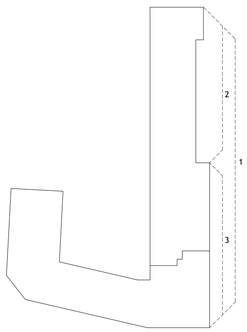
2 A3.13 ELEVATION - PARTIAL - BUILDING 100A
1/8" = 1'-0"



METER CENTERS, TYP. - REFER TO ELECTRICAL DRAWINGS

1 A3.13 ELEVATION - PARTIAL - BUILDING 100A
1/8" = 1'-0"

KEYPLAN:



KEYNOTE LEGEND- ELEVATIONS

TAG	Keynote Text
E01	BRICK - CHEROKEE ANTIQUE WHITE - QUEEN - 1/2 RUNNING BOND - COOSA WHITE MORTAR
E02	BRICK SOLDIER/ROWLOCK - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
E03	BRICK ROWLOCK - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
E04	BRICK SOLDIER - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
E10	FC PANEL BOARD AND BATTEN - SW 7055 LIGHT FRENCH GRAY (BATTENS MATCH ADJACENT COLOR)
E15	
E20	FC LAP SIDING 6" REVEAL - SW 7055 LIGHT FRENCH GRAY
E22	FC LAP SIDING 6" REVEAL - SW 2848 ROYCROFT PEWTER
E23	FC LAP SIDING 6" REVEAL - SW 7064 PASSIVE
E24	1X10 FC TRIM (MATCH ADJACENT COLOR)
E30	FC FASCIA - SW 7004 SNOWBOUND
E38	FC BATTEN; ALIGN WITH OPENINGS AND BE EQUALLY SPACED AS SHOWN U.N.O.; MATCH FC PANEL COLOR
E39	FC WINDOW TRIM
E40	ROOF SHINGLES - CERTAINTEED MOIRE BLACK
E41	PREFINISHED METAL COPING - DARK BRONZE
E50	COMPOSITE BALCONY DOOR (SEE SCHEDULE)
E51	VINYL WINDOW (SEE SCHEDULE)
E61	2-LINE VINYL BALCONY RAIL WITH VERTICAL PICKETS @ 4" O.C. MAX - MATCH FINISH OF WINDOWS AND PATIO DOOR

STATE OF GEORGIA
JAMES C. REYNOLDS
REGISTERED ARCHITECT
11/19/2025

PROJECT # : 124087
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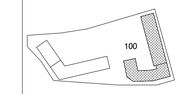
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KENNESAW - PHASE II
2765 SOUTH MAIN STREET
KENNESAW, GA 30144
HIGHPOINT DEVELOPMENT

KEY PLAN:



SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING 100

SHEET NUMBER:
A3.13

11-19-2025



3 A3.20 ELEVATION - OVERALL - BUILDING 200A
1/16" = 1'-0"

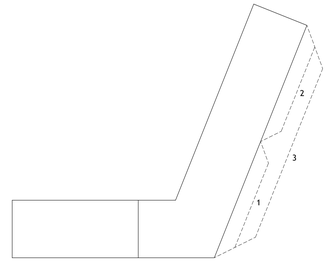


2 A3.20 ELEVATION - PARTIAL - BUILDING 200A
1/8" = 1'-0"



1 A3.20 ELEVATION - PARTIAL - BUILDING 200A
1/8" = 1'-0"

KEYPLAN:



KEYNOTE LEGEND- ELEVATIONS

TAG	Keynote Text
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E02	BRICK SOLDIER/ROWLOCK - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
E03	BRICK ROWLOCK - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
E04	BRICK SOLDIER - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
E10	FC PANEL BOARD AND BATTEN - SW 7055 LIGHT FRENCH GRAY (BATTENS MATCH ADJACENT COLOR)
E11	FC PANEL BOARD AND BATTEN - SW 7668 MARCH WIND (BATTENS MATCH ADJACENT COLOR)
E12	FC PANEL BOARD AND BATTEN - SW 2848 ROYCROFT PEWTER (BATTENS TO MATCH ADJACENT COLOR)
E22	FC LAP SIDING 6" REVEAL - SW 2848 ROYCROFT PEWTER
E23	FC LAP SIDING 6" REVEAL - SW 7064 PASSIVE
E24	1X10 FC TRIM (MATCH ADJACENT COLOR)
E25	FC FASCIA - SW 7055 LIGHT FRENCH GRAY
E30	FC FASCIA - SW 7004 SNOWBOUND
E31	PT WOOD POST CLADDED IN FC - SW 7014 EIDER WHITE
E38	FC BATTEN; ALIGN WITH OPENINGS AND BE EQUALLY SPACED AS SHOWN U.N.O.; MATCH FC PANEL COLOR
E40	ROOF SHINGLES - CERTAINTEED MOIRE BLACK
E50	COMPOSITE BALCONY DOOR (SEE SCHEDULE)
E51	VINYL WINDOW (SEE SCHEDULE)
E61	2-LINE VINYL BALCONY RAIL WITH VERTICAL PICKETS @ 4" O.C. MAX - MATCH FINISH OF WINDOWS AND PATIO DOOR

STATE OF GEORGIA
JAMES C. REYNOLDS
CERTIFICATE NO. 19867
REGISTERED ARCHITECT
11/19/2025

PROJECT # : 124087
DRAWN BY: JM, KW, ST, DX
CHECKED BY: JS, MK, GK, ST, AT

NILES BOLTON ASSOCIATES

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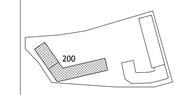
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KENNESAW - PHASE II
2765 SOUTH MAIN STREET
KENNESAW, GA 30144
HIGHPOINT DEVELOPMENT

KEY PLAN:



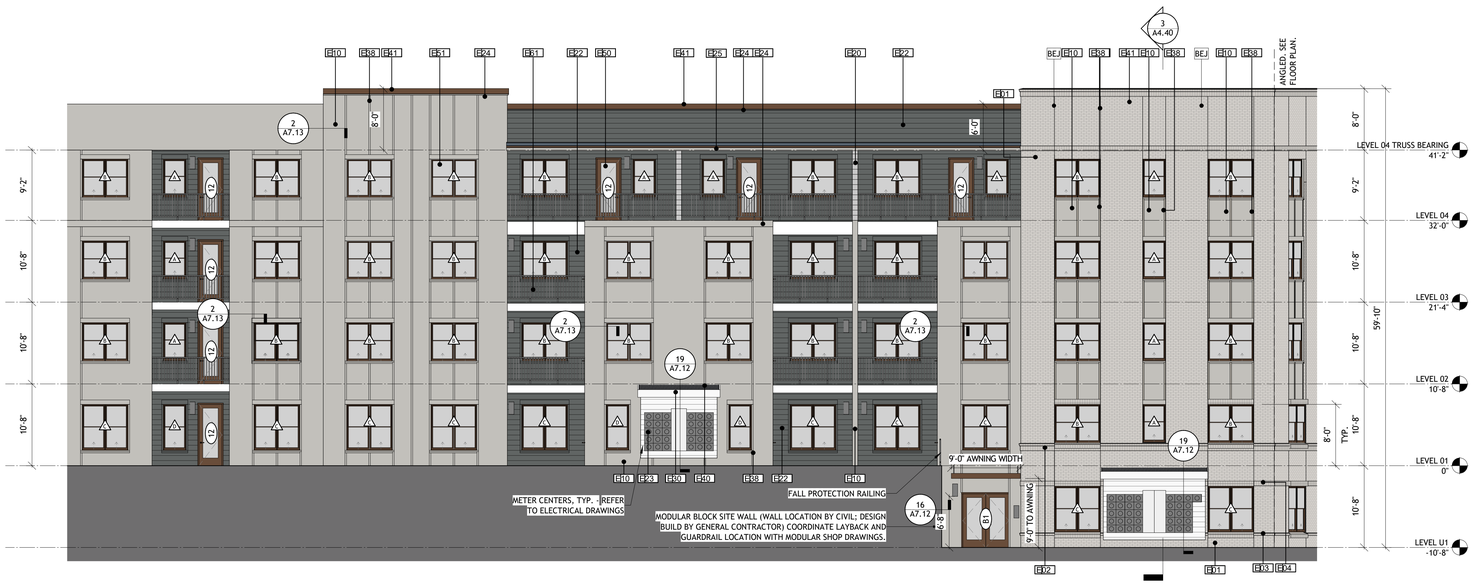
SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING 200

SHEET NUMBER:
A3.20

11-19-2025



3 / A3.21 ELEVATION - OVERALL - BUILDING 200B
1/16" = 1'-0"

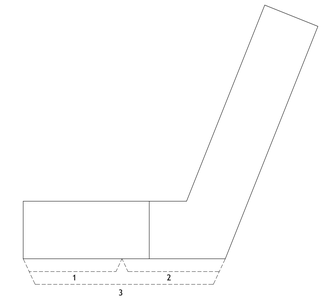


2 / A3.21 ELEVATION - PARTIAL - BUILDING 200B
1/8" = 1'-0"



1 / A3.21 ELEVATION - PARTIAL - BUILDING 200B
1/8" = 1'-0"

KEYPLAN:



KEYNOTE LEGEND- ELEVATIONS

TAG	Keynote Text
E01	BRICK - CHEROKEE ANTIQUE WHITE - QUEEN - 1/2 RUNNING BOND - COOSA WHITE MORTAR
E02	BRICK SOLDIER/ROWLOCK - CHEROKEE ANTIQUE WHITE - COOSA WHITE MORTAR
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E10	FC PANEL BOARD AND BATTEN - SW 7055 LIGHT FRENCH GRAY (BATTENS MATCH ADJACENT COLOR)
E20	FC LAP SIDING 6" REVEAL - SW 7055 LIGHT FRENCH GRAY
E22	FC LAP SIDING 6" REVEAL - SW 2848 ROYCROFT PEWTER
E23	FC LAP SIDING 6" REVEAL - SW 7064 PASSIVE
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STATE OF GEORGIA
JAMES C. REYNOLDS
CERTIFICATE NO. 19982
REGISTERED ARCHITECT
11/19/2025

PROJECT # : 124087
DRAWN BY: JM, KW, ST, DX
CHECKED BY: JS, MK, GK, ST, AT

NILES BOLTON ASSOCIATES

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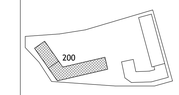
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2765 SOUTH MAIN STREET
KENNESAW, GA 30144
HIGHPOINT DEVELOPMENT

KEY PLAN:



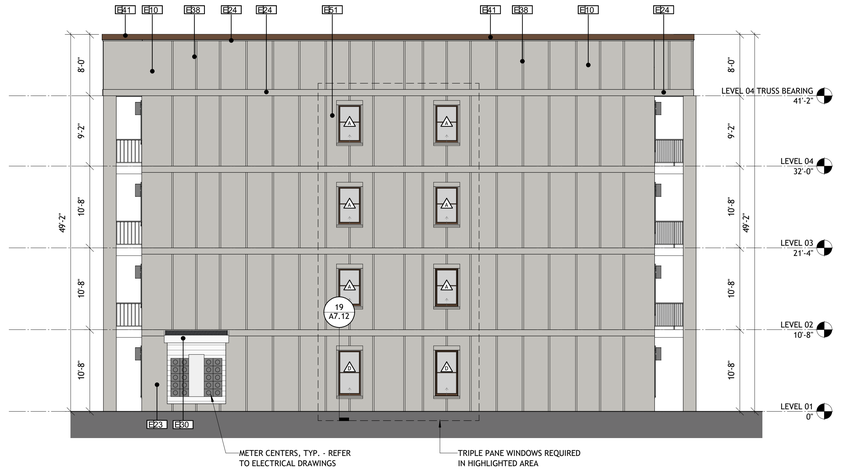
SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING 200

SHEET NUMBER:
A3.21

11-19-2025



3 ELEVATION - OVERALL - BUILDING 200A
A3.22 1/8" = 1'-0"

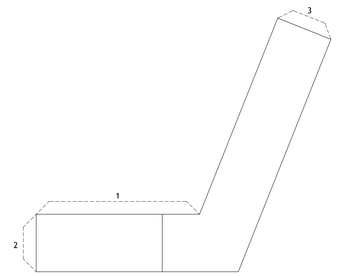


2 ELEVATION - OVERALL - BUILDING 200B
A3.22 1/8" = 1'-0"



1 ELEVATION - OVERALL - BUILDING 200B
A3.22 1/8" = 1'-0"

KEYPLAN:



KEYNOTE LEGEND- ELEVATIONS

TAG	Keynote Text
E01	BRICK - CHEROKEE ANTIQUE WHITE - QUEEN - 1/2 RUNNING BOND - COOSA WHITE MORTAR
E10	FC PANEL BOARD AND BATTEN - SW 7055 LIGHT FRENCH GRAY (BATTENS MATCH ADJACENT COLOR)
E20	FC LAP SIDING 6" REVEAL - SW 7055 LIGHT FRENCH GRAY
E22	FC LAP SIDING 6" REVEAL - SW 2848 ROYCROFT PEWTER
E23	FC LAP SIDING 6" REVEAL - SW 7064 PASSIVE
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E30	FC FASCIA - SW 7004 SNOWBOUND
E38	FC BATTEN; ALIGN WITH OPENINGS AND BE EQUALLY SPACED AS SHOWN U.N.O.; MATCH FC PANEL COLOR
E39	FC WINDOW TRIM
E41	PREFINISHED METAL COPING - DARK BRONZE
E42	PREFINISHED METAL SCUPPER WITH CONDUCTOR HEAD - DARK BRONZE
E43	PREFINISHED METAL OVER-FLOW SCUPPER - DARK BRONZE
E51	VINYL WINDOW (SEE SCHEDULE)
E61	2-LINE VINYL BALCONY RAIL WITH VERTICAL PICKETS @ 4" O.C. MAX - MATCH FINISH OF WINDOWS AND PATIO DOOR

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STATE OF GEORGIA
CHARLES C. REYNOLDS
CERTIFICATE NO. 19987
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11/19/2025

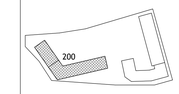
PROJECT # : 124087
DRAWN BY: JM, KW, ST, DX
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KENNESAW, GA 30144
HIGHPOINT DEVELOPMENT

KEY PLAN:



SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING 200

SHEET NUMBER:
A3.22

11-19-2025



3 A3.23 ELEVATION - OVERALL - BUILDING 200A
1/16" = 1'-0"

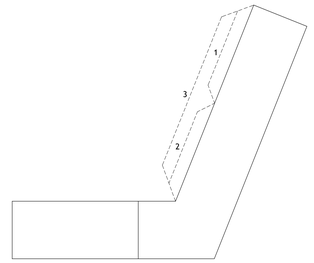


2 A3.23 ELEVATION - PARTIAL - BUILDING 200A
1/8" = 1'-0"



1 A3.23 ELEVATION - PARTIAL - BUILDING 200A
1/8" = 1'-0"

KEYPLAN:



KEYNOTE LEGEND- ELEVATIONS

TAG	Keynote Text
E12	FC PANEL BOARD AND BATTEN - SW 2848 ROYCROFT PEWTER (BATTENS TO MATCH ADJACENT COLOR)
E20	FC LAP SIDING 6" REVEAL - SW 7055 LIGHT FRENCH GRAY
E22	FC LAP SIDING 6" REVEAL - SW 2848 ROYCROFT PEWTER
E24	1X10 FC TRIM (MATCH ADJACENT COLOR)
E25	FC FASCIA - SW 7055 LIGHT FRENCH GRAY
E38	FC BATTEN; ALIGN WITH OPENINGS AND BE EQUALLY SPACED AS SHOWN U.N.O.; MATCH FC PANEL COLOR
E39	FC WINDOW TRIM
E41	PREFINISHED METAL COPING - DARK BRONZE
E42	PREFINISHED METAL SCUPPER WITH CONDUCTOR HEAD - DARK BRONZE
E43	PREFINISHED METAL OVER-FLOW SCUPPER - DARK BRONZE
E50	COMPOSITE BALCONY DOOR (SEE SCHEDULE)
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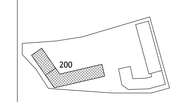
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11/19/2025

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NILES BOLTON ASSOCIATES

KENNESAW - PHASE II
2765 SOUTH MAIN STREET
KENNESAW, GA 30144
HIGHPOINT DEVELOPMENT

KEY PLAN:



SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING 200

SHEET NUMBER:
A3.23

11-19-2025



MSD
LANDSCAPE ARCHITECTURE

2090 DUNWOODY CLUB DR
SUITE 109-41
ATLANTA, GA 30350
678.313.7403

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CLIENT

HIGHPOINT DEVELOPMENT
1776 PEACHTREE ST NW
SUITE 250B
ATLANTA, GA 30309
678.306.4239

PROJECT

SOUTH MAIN STREET MIXED USE PHASE 2

2615 S MAIN ST
KENNESAW, GA 30144

DATE	RELEASE	NO.
10.17.25	GMP	

NORTH

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

SHEET TITLE

SITE PLAN

SHEET NUMBER

L0.00

NOT ISSUED FOR CONSTRUCTION.


RESTAURANT
The Henley



MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
February 21, 2025
8:00 AM

---

1. Call to Order / Roll Call

Chairman Gallagher called the meeting to order at 8:00 a.m.
Roll Call: Rachel Butler, Andrew Bramlett, Kevin Whipple, Sharon Blandford
Staff Present: Chanelle Campbell (Assistant Zoning Administrator & City Planner) and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Kevin Lares (Applicant), Orlando Orochena (Property Owner/Applicant), Andrew Mackey (Property Owner/ Applicant), Elliot Van Dyke (Applicant), David Shelton (Property Owner/Applicant), and Jennifer Dickey (Project Coordinator).
Absent: Darryl Simmons (Planning & Zoning Administrator)

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: January 17, 2024

Chairman Gallagher called for a motion.
Motion to approve the meeting minutes by Commissioner Bramlett.
Seconded by Vice Chair Whipple.
Chairman Gallagher proceeded with a roll call vote for approval of the meeting minutes.
Vote taken, motion unanimously approved 4-0. Motion carried.

3. Financial Report

Ms. Chanelle Campbell introduced the financial report. As of January 2025, there were no new expenses. The balance remains at $23,398.00 for collected assets for use by the Historic Preservation Commission (HPC). The balance has remained the same since the previous month's financial report. Ms. Campbell notified the HPC that additional funds are always available for the board to attend trainings and conferences.
Chairman Gallagher called for a motion.
Motion to approve the financial report by Vice Chair Whipple.
Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a roll call vote for approval of the financial report.
Vote taken, motion unanimously approved 4-0. Motion carried.

4. Old Business

A. **Exterior Renovation (Alteration): 2908 Moon Station Rd**
Consideration of approval of a Certificate of Appropriateness application

submitted by Kevin Lares for Arturo Paella Wine & Tapas Restaurant for an alteration of the historic structure located at 2908 Moon Station Rd. Said alterations include a new roof, repairing and adding new siding, installing new gutters, constructing a pergola and adding landscaping. Case #COA2025-01

Ms. Chanelle Campbell introduced this agenda item. This is a Certificate of Appropriateness application submitted by Kevin Lares for the historic property located at 2908 Moon Station Road. This request was heard by the board on January 17th and the applicant has submitted revised plans based on the comments received at the previous meeting. The applicant is requesting to complete alterations to the historic structure, which includes a new roof, repairs and additions to the siding, and the construction of a pergola. On January 17th, the application was approved with the following conditions: 1. The applicant will return to the HPC with detailed plan specifications of exterior materials for the siding and roof, and added lighting fixtures for review and approval; 2. The chimneys will be designed and reconstructed to the existing form, function, shape, and mass to the building line with final review and approval by the HPC; 3. The pergola will be redesigned and reestablished to be a free-standing structure to the building, and the materials used for the pergola will be presented to the HPC for review and approval; 4. The applicant will return with a detailed landscaping plan for any site improvements; 5. The applicant will coordinate with and return to the Building Services department with a plan and detailed specifications to shore and brace the building to retain structural stability and prevent futher damage to the structure in the interim as the final plans for the foundation and exterior renovations are completed.

During the last meeting, there were some issues with the potential integrity of the building that required immediate response to secure the structure. The applicant has since obtained a building permit for footing repairs to stabilize the foundation of the structure. Ms. Campbell does not believe work has started, but stated the applicant would be available to answer any questions and provide updates on the status of the permit. Mr. Lares has returned to the HPC seeking approval for the revisions made to the plan.

Vice Chair Whipple requested that Mr. Kevin Lares (Applicant and Contractor) explain the modifications made to the plans. Mr. Lares stated that all comments from the HPC were addressed. Corrections were notated on the building plans and elevations, which were submitted to the HPC. Mr. Lares used the pergola as an example, stating that the plans now detail that the pergola will be detached and constructed with pressure-treated, fire-retardant wood. Additional notations were made to indicate that the carriage lights will be similar to existing fixtures. The roof and siding will also be similar to existing materials. The only HPC requested item missing is a landscaping plan. The owner has not yet decided on a final landscaping plan.

Chairman Gallagher asked if the stop work order on the project had been lifted. Mr. Lares responded that the stop work order has not yet been lifted. Mr. Lares also noted that work on the footings had not yet begun due to weather obstacles. Mr. Lares expects work to commence the following week to pour concrete for the footings,

pending improved weather. Chairman Gallagher asked what steps would be taken once work on the footings is complete. Mr. Lares responded that once work to stabilize the foundation was completed and inspections passed, they would return to the building department to work on obtaining a building permit for the structure. Ms. Campbell stated that Mr. Lares' explanation was correct. She further stated that HPC approval was required for Mr. Lares to obtain a building permit and continue work on the internal and external portions of the structure. Commissioner Butler asked if Scott Banks (Building Official) approved the permit for work on the footings. Ms. Campbell responded that only permits for the footings were approved. The applicant is thus only permitted to stabilize the structure; no additional work can move forward until the HPC approves the plans.

Chairman Gallgher asked if materials have been sourced for the project to match the existing materials. Mr. Lares responded that he had not yet sourced materials. He stated he knew where the materials would be purchased from, but contracts have not been signed with suppliers.

Chairman Gallagher commented that restoring the chimneys was of immediate concern. He asked if the owner was intending on reconstructing the chimneys. Mr. Lares responded that the chimneys were on the plans and would be rebuilt in the same shape.

Commissioner Bramlett asked if the pergola would be a finished wood or painted to match the house. Mr. Lares responded that the pergola would be painted, pressure-treated wood. He stated the paint color would likely be a shade of brown to complement the surrounding environment.

Vice Chair Whipple stated that it appeared the applicant met the HPC's stipulations from the last meeting regarding the exterior materials, the pergola, the brick chimneys, and the lights. The only item that has not been met is the landscaping plan, which is still in progress.

Commission Blandford asked if the arch at the front entrance was still part of the project. Mr. Lares responded that the arch was still part of the project. Commissioner Blandford referenced the Historic District Design Standards for the applicant, including section 7.2.05 "The application of details that do not belong to the period or style of the house is not permitted," and section 7.3.07," The addition of materials or architectural details not appropriate to the period of style of the house is not permitted ." She stated that the arch on the plans is not within the period of the house.

Chairman Gallagher commented that the board appeared in agreement that the applicant met the HPC's stipulations of the previous meeting and requirements for additional submissions. He stated that there appears to be adequate information to advance the application and allow the applicant to start sourcing materials and continue restoration work.

Mr. Lares stated that page A 4.0 of the plans shows the arch removed. Vice Chair Whipple stated that the arch was on the rendering. He asked if the arch was on the building elevation. Mr. Lares stated that the arch was not on the building elevations.

Chairman Gallagher called for a motion.
Motion to approve the Certificate of Appropriateness application by Commissioner Bramlett with the following conditions:
1. The arched arbor showed on sheet A.0.0 will not be part of the project, contingent upon sections 7.2.05 and 7.3.07 of Historic District Design Standards;
2. All previous conditions for approval placed on this property by the Historic Preservation Commission will continue to apply;
3. The applicant will return to the Historic Preservation Commission with a submitted landscaping plan.
Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a roll call vote for approval with conditions. Vote taken, motion unanimously approved 4-0. Motion carried.

Ms. Campbell clarified that Mr. Lares would now be allowed to apply for building permits.

B. **Exterior Renovation (Alteration): 2981 North Main Street**
Consideration of approval of a Certificate of Appropriateness application submitted by Orlando Orochena for an alteration of the historic structure located at 2981 North Main Street. Said alteration includes the addition of two dormers to the roof and the removal of the two unsafe chimneys for an attic renovation. Case # COA2025-02

Ms. Chanelle Campbell presented this agenda item. This is a Certificate of Appropriateness application submitted by Orlando Orochena for the alteration of the historic structure located at 2981 North Main Street. This request was heard by the HPC on January 17th. The applicant has submitted revised plans based on the comments received at the previous meeting. At the last meeting, the board voted to table the request to allow the applicant to investigate an alternative location and size for the dormers and alternatives to the chimney removal, and reiterate on the plans that the porch would remain intact. The revised application proposes adding dormers of the same size and style currently on the house. The applicant has also included a letter from a Certified Engineer with details regarding the chimney.

Mr. Orochena stated that the board's considerations were taken into account for this iteration of the design. The new design includes the addition of dormers on the sides of the house that replicate the dormer currently on the front of the house. A picture of the rear of the house was submitted, showing inadequate space to place two dormers. A letter from an engineer was also submitted detailing the condition and concerns about the chimneys. Mr. Orochena stated that they are willing to rebuild the chimneys on the top of the house in a brick color that matches the existing chimneys.

Chairman Gallagher commented that it appeared that the size and scale of proposed

dormers had been reduced and that the roof line on the front dormer is being carried through to the other dormers. One of the concerns was the windows in the dormers, which have been reduced from large double windows to a smaller single window. He stated that a primary concern would be the chimneys because they are a defining feature of the Georgian Cottage style in Kennesaw. Chairman Gallagher further commented that he appreciates the inclusion of the chimneys in the revision. He stated that rebuilding or stabilizing the chimneys or the exterior of the chimneys would be an appropriate consideration. Mr. Orochena responded that they were willing to rebuild the exterior of the chimneys and match the bricks to the existing.

Commissioner Bramlett commented that section 7.8.05 of the Historic District Design Standards states that the design of a new addition is to be clearly differentiated so the addition is not mistaken for part of the original building. Other parts of the standards require renovations to look similar to the existing building. He asked fellow commissioners how they thought the sections applied to the case. Mr. Orochena commented that they are flexible as to what material will be used on the dormers. He stated that Hardie Plank siding was presented as the dormer material in the previous meeting, but he changed the material to concrete siding to match the existing material on the house based on the HPC's comments. Commissioner Butler asked what material is on the existing dormer. Mr. Orochena responded that the material is concrete siding. Commissioner Butler commented that a shake material might be appropriate, but asked the commissioners for their comments on the material. Vice Chair Whipple commented that choosing a materials that does not look out of place while abiding by the differentiated requirement in the Design Standards has always been a challenge. Mr. Orochena commented that other houses on the street use dormer material that matches the siding on the rest of the structure. He expressed that using a different material on the dormers might make the structure look out of place. Chairman Gallagher stated that at the previous meeting, the HPC came to the conclusion that this project was not an addition to the building footprint, but rather, an additional architectural feature. There is a provision in the guidelines that allows for the siding on the dormers to match the existing material on the house. He expressed that he thought a similar material would be permissible as long as the color and width of the siding were consistent with the structure. Vice Chair Whipple referenced Section 7.5.06 for new dormers, which states, "these new features must be compatible with the period, style, and details of the historic building." He concluded that the guidelines warrant matching the historic details of the existing building.

Vice Chair Whipple commented the chimneys will need to remain in some form or fashion, whether restructured internally or reappointed. He stated that the chimneys are character-defining elements to this style of house. Mr. Orochena asked if they were able to rebuild new chimneys. Vice Chair Whipple responded that Section 7.5.06 talks about chimney replacement and states, "Chimney repair and replacement must match the existing mortar, brick color, size and texture." Vice Chair Whipple stated that it would be preferable for the applicant to reuse portions of the bricks that are visible above the roofline. Vice Chair Whipple stated that the Commission realized that based on the photos of the brick, the ability to salvage materials would be difficult. Mr.

Orochena responded that he was not sure how many of the bricks could be salvaged because they are in bad shape. Vice Chair Whipple stated that sometimes the bricks are put in wet and the bricks will degrade as soon as they are touched. Mr. Orochena stated that if any of the bricks are touched, they fall apart.

Ms. Campbell asked the board to consider reviewing the plans for the chimneys to ensure the details are accurate and will match with the construction. Currently, staff only possess renderings of the chimneys. Chairman Gallagher stated that he thought it was important to make sure the height of the chimneys matches the current size, form, and function. Mr. Orochena stated they plan to make the chimneys the same height as they are currently. Vice Chair Whipple stated that the chimneys would be non-operable. Mr. Orochena stated that the chimneys are already non-operable and have not been used since they have lived in the house. He added that they will rebuild the chimneys to the same height with the same color brick and mortar. He asked the HPC what he would need to submit for the chimneys. Chairman Gallagher responded that the applicant should submit an elevation to show the existing height and reconstructed height to match, and if you cannot salvage the existing bricks, a color scheme. Mr. Orochena stated that he brought a sample of the brick color provided by the contractor if the HPC wanted to review it. Vice Chair Gallagher recommended the applicant submit a one-page sketch of the existing chimney height above the roofline to Planning and Zoning, who could then get the submission to the chairperson for an administrative review. Vice Chair Whipple added that he did not wish to hold up the applicant with another HPC meeting. Mr.Orochena clarified that only a sketch from the contractor would be required.

Chairman Gallagher called for a motion.
Motion to approve the Certificate of Appropriateness application as submitted and amended by Vice Chair Whipple with the following conditions:
1. Section 7.5.08 and 7.5.09 shall be followed regarding the chimney replacement and repair;
2. Section 7.5.06 shall be followed regarding the additional dormers, requiring the dormers to be constructed in like-kind to the existing dormer to match the historic nature of the house;
3. An exhibit and photo documentation of the existing chimney above the roof line, along with details for the proposed chimney (height, width, material) shall be submitted to the City and Chairperson for administrative review of the chimney replacement.
Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a roll call vote for approval with conditions. Vote taken, motion unanimously approved 4-0. Motion carried.

5. New Business

A. **Addition: 2982 North Main Street**
Consideration of approval of a Certificate of Appropriateness application submitted by Andrew Mackey for an addition to the existing house located at 2982 N. Main Street. Case #COA2025-04

Vice Chair Whipple and Commissioner Butler recused themselves from this agenda

item.

Ms. Chanelle Campbell presented this agenda item. This is a Certificate of Appropriateness application submitted by Andrew Mackey for an addition to the historic structure located at 2982 North Main Street. The structure currently sits on 0.47 +/- acres and is listed on the Historic Registry. On December 20th, the Certificate of Appropriateness application for a two-story addition to the structure was denied due to concerns about the size and scale of the addition in relation to the historic structure. The applicant has submitted a new application with revised plans and is seeking approval for the addition.

Mr. Andrew Mackey (Applicant/ Homeowner) stated revised plans have been submitted to construct an addition.

Chairman Gallagher asked the applicant to walk through the changes that had been made from previous plans. Mr. Mackey responded that his understanding from the last meeting was that the addition on the old plans dwarfed the existing structure. With the new plans, they have tried to minimize the size of the addition by adjusting the roofline and matching the new dormer on the rear of the house with the existing dormer on the front of the house. Chairman Gallagher asked if the overall height of the new roofline had changed. Mr. Mackey responded that the new roofline had been changed significantly from the last plan.

Chairman Gallagher asked if a long one-story addition to the back of the structure instead of a vertical two-story addition had been explored. Mr. Mackey responded that the addition is two and a half feet in length. Ms. Butler explained they reduced the height of the addition to minimize the commission's concerns that the addition would dwarf the historic building, but retained enough height to allow the Mackeys to do what they wanted with their residence. They tried to reduce the height by slightly sloping the roof towards the back while also trying to retain the vernacular at the front and sides of the house. She stated that they looked at one-story addition options, but it would require the rotation and replacement of lines and utilities. Because of that, a one-story addition was not feasible.

Mr. Mackey stated that they faced several challenges with the house, including a valley in the roof that causes damage to the foundation when it rains. By creating a ridge in the middle of the roof with the addition, water is diverted to the sides of the house.The yard also slopes up four and a half feet. Building a long one-story addition would not be feasible without a four-foot step inside the addition or a retaining wall around the entire structure.

Mr. Kevin Whipple on behalf of CSC Design explained that the previous proposal was a true two-story addition being attached to the additional residence where there was concern with the mass of a true two-story attached to this single story on the front. In this version of the plans, they have gone back with a single story with a raised attic with a bonus room in the attic, which reduces the massing from the two-story volume. Mr. Whipple presented the 3-D rendering of the house and addition, stating that it

provides a better understanding of the addition, the existing roofline, and the garage in the rear. In the previous presentation, the height of the addition aligned with the height of the garage. In this iteration, they tried to keep the scale of the house at a single story to relate to adjacent properties. He also showed images of the roof valley in the rear of the house, reiterating how the roof condition dumped water into the foundation during rain events and explained the intent to roof over the valley section with a slightly larger gable. Mr. Whipple stated that the design maintained the existing roof slope for the addition and showed images of the elevations. He explained that the additional will not look as tall from the street and that the gable in the rear of the house will not be visible from the street.

Mr. Whipple stated that the siding material on the addition would be board and batten siding to address comments about the addition being materially differentiated from the original historic structure. The roofline will attempt to stay low and respond well to the existing historic house. Mr. Whipple stated that Ms. Bulter and Mr. Mackey put multiple iterations into the design to try and find the best way to minimize the impact visually.

Chairman Gallagher commented that he appreciated the details. He recognized the reduction in the mass of the roofline. He commented that he is concerned with the visual of the roofline from the street given the gabled winged cottage style of the historic structure. He stated that other additions to structures on Main Street have maintained the roofline and include a long one-story addition on the back of the structure. He appreciated the applicant's challenging landscaping and utility connections with making a one-story addition that stretches along the back of the property, but noted that there has to be a balance between constructability and maintaining the integrity of the historic structure from the aesthetic side of the street. Commissioner Bramlett agreed and stated that allowing the addition as proposed would set a big precedent. He asked if there was anything like the proposal in the neighborhood. Mr. Mackey stated that a house three doors down from him had a similar addition. He stated that he has a picture from the 1950s showing a neighboring house on Main Street with an appearance similar to his current home. He further stated that the added that they built a ridge between the gables and built up a second story into the gables. Commissioner Bramlett asked if the house he was referring to was the blue house on 2996 North Main Street. Mr. Mackey confirmed. He stated that house had been significantly altered in the same way he is proposing to alter his property, but he did not know if it could be taken into consideration for his property. He commented that his family would like to stay in the house. He hoped the HPC would take into consideration that his wife is four months pregnant and that he thought the plan would be approved in January. He stated that he did not have another alternative if the proposal was not approved. He offered to submit the old picture of the adjacent house as evidence that a similar addition was added in the neighborhood. Commissioner Bramlett expressed concern that the addition to 2996 North Main Street was not approved by the HPC. Chairman Gallagher asked Ms. Campbell if staff had any historic information from any previous HPC considerations of other houses in the area that may have had additions.

Ms. Campbell did not have the information available. She assumed that the property owner would have gone through a similar process to be reviewed by a board. Commissioner Bramlett asked if Ms. Campbell knew when the addition would have been approved. Ms. Campbell responded that the addition had not come before the HPC during her employment with the City. Mr. Mackey stated that the addition was an older addition. He stated that they were trying to make the house look cohesive with the neighborhood, garage, and existing style of the house, but noted that there were limits to what they can do with the property.

Commissioner Blandoford asked the applicant if having additional research into the timing of changes, building permits, and historic preservation approvals for the house at 2996 North Main Street would be helpful. Commissioner Gallagher asked the applicant if the design team did any research on previous work down on structures on Main Street. Mr. Mackey responded no. Ms. Butler responded that they did not research other houses. Ms. Butler observed the old photo of the house at 2996 North Main Street land noted that it looked to be taken in the 1950s. She commented that the house had different vernaculars compared to its present state. Commissioner Blandford commented that the Board felt the applicant's frustration, but commented that it was important for the board to see some precedent with the changes to the other property at 2996 North Main Street. She stated that she would be interested in knowing the record of those changes.

Chairman Gallagher commented that raising the addition of the house and adding the roofline on Mr. Macey's house would make it incompatible with immediately adjacent properties. He stated that the property to the right of Mr. Mackey's house has an addition to the back with a roofline that matches the front elevation. Mr. Mackey asked where in the HPC guidelines it stated that the adjacent property has to be similar. Chairman Gallagher responded that the guidelines cover the feel of the whole neighborhood and specifically address the roofline, mass, and scale of the proposal. He summarized that the HPC would like to see some additional information on the historic work done on the referenced adjacent house with a similar style. He stated the board did not want to set new precedent.

Mr. Mackey asked what the implications would be if the addition to 2996 North Main Street was done outside of HPC approval. Commissioner Gallagher responded that the proposal for Mr. Mackey's house would need to be considered within the HPC guidelines. He stated that the addition to the other house may have been done prior to the establishment of the guidelines.

Ms. Campbell suggested that the the HPC table the agenda item while staff researched the adjacent property Mr. Mackey mentioned. She asked if Mr. Mackey would agree to the item being tabled for further research. Mr. Mackey agreed.
Chairman Gallagher called for a motion.
Motion to table this agenda item until March 21, 2025, by Commissioner Bramlett.

Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a roll call vote. Vote taken, motion to table approved 2-0. Motion to table carried.

Mr. Mackey asked for further guidance from the HPC on how to go about designing the addition. He expressed frustration that after working with an HPC member to design the project, he still has not gotten approval. He stated that he is now backed into a corner with an incoming newborn his family does not have room for. Chairman Gallagher stated he appreciates the applicant's frustration. He stated the biggest issue is the height of the building. Ms. Campbell stated that Planning and Zoning staff will sit down with Mr. Mackey to discuss some suggestions and alternatives for the proposed request.

B. **Central Business District: 2615 & 2681 South Main Street**
Consideration to review a Central Business District (CBD) project application to construct a mixed-use development consisting of multi-family apartments and 2,500 sq. ft. of retail located at 2615 & 2681 South Main Street (Parcel # 20016700140 & 20016700990). Case #CBD2025-01

Ms. Campbell introduced this agenda item. This is a Central Business District project application submitted by Highpoint Acquisitions, LLC, for the construction of a mixed-use development consisting of multi-family apartments and 5,000 sq ft of retail at 2615 and 2681 South Main Street. The agenda stated 2,500 sq. ft. of retail, but the commercial space has increased since the agenda was published. This comprehensive development aims to create a vibrant, walkable community that seamlessly integrates residential, retail, and recreational spaces, enhancing the overall appeal and connectivity. Although the property is not in the Historic District, as part of the CBD project process, the application requires review and approval from the Kennesaw Downtown Development Authority (KDDA), the Historic Preservation Commission, and the Mayor and Council. The KDDA reviewed the application last Friday and the project was unanimously approved. The application will be heard by Mayor and Council in March. The applicant has a presentation and will be available to answer any questions for the board.

Mr. Elliot Van Dyke (Applicant) introduced himself, noting that he had previously appeared before the HPC for The Lacy, Phase I of the project. He commented that he would likely need to appear before the board with more finalized plans, including a landscaping plan. Mr. Van Dyke presented items from Phase 1 to refresh the board's memory on what they did, how it turned out, and the aesthetic of Phase 1 because Phase 2 will largely be similar in quality and exterior materials. Phase 1 included a 44-unit for-sale townhome component, two multi-family buildings with retail space on the ground floor of one of the multifamily buildings, a shared parking deck, a retail out-parcel, and parking spaces. He stated that red brick was used on the building facades to complement existing historic structures located downtown. The design for the interiors took inspiration from The Lacy, a historic hotel that was located in Kennesaw.

Mr. Van Dyke began the presentation for Phase 2 with a map showing the location of the Phase 2 relative to Phase 1 and the rest of downtown. He stated that a mobile home park and auto wrecker were currently located on the site and would be demolished to construct Phase 2. The site for Phase 2 consists of approximately 7 acres and is the smallest lot size feasible for the project. A number of challenges for the site were mentioned, including the need to add a parking deck to meeting parking requirements, the need to build a basement level to maintain the grade with the site's bowl-shape typography, the need to pursue higher densities to make up for high land costs, and the need to not build on a portion of the property due to a creek running through the front of the site. The project will involve piping the portion of the creek on the site and connecting it to the piped portion of the creek on Phase 1.

Mr. Van Dyke stated that the project will have a linear park in the front consisting of approximately 2.5 acres, a 3,000 square foot stand-alone restaurant, 2,500 square feet of ground floor commercial in one of the multifamily buildings, 8,000 square feet for fitness and club area, a parking deck, and a dog park. They also intent to include pedestrian connectivity between Phase 1 and Phase 2. After working with Planning and Zoning and Public Works, they are proposing signaled crosswalks with raised medians. Mr. Van Dyke mentioned that the raised medians would improve pedestrian safety and described the design of the medians including the intent to use brick pavers or stamped concrete and vegetation that does not block site lines. They also intend to shrink the lane size. They believe the signaled crosswalks with raised medians and shrinking the lane size will provide traffic-calming. Mr. Van Dyke also stated the project will introduce a new sidewalk to boost connectivity between The Lacy and Sardis Street. They will install 5-foot wide sidewalks that will go up to 6-feet wide in some places.
Mr. Van Dyke then reviewed inspiration images for the project. The first image showed inspiration for the stand-alone restaurant. They intend to provide an atrium between the restaurant and the neighboring building on the site. Other images were shown as inspiration for the color scheme. For the project the first three stories will be a lighter brick and the fourth story will be a recessed, darker siding component.

Mr. Van Dyke reviewed the renderings for the project, showing the intent for a lighter brick and darker cementitious siding component. The rendering also showed the location of the linear park, restaurant space, club area, and the leasing area. They intend to put the buildings along the street frontage and hide the parking in the rear to create a more subtle project.

Mr. Van Dyke then reviewed the property elevations. They have included balcony elements above the first floor and awnings on the first floor to make the building look mixed-use. They also created an area on the top floor for a premium unit.

Chairman Gallagher sought to clarify that the presentation was a conceptual plan for the property. Ms. Campbell confirmed that the presentation was conceptual. She reiterated that the applicant stated the concept was at around 20% completion. She explained that in the past, applicants have returned to the HPC with more details

pertaining to the exterior of the project, which will be the case for this applicant. Ms. Campbell stated that the presentation was conceptual and the proposal will also go before Mayor and Council for review.

Commissioner Butler recalled that the Phase 1 of the project was not part of the historic district. She asked if this property is historic. Ms. Campbell responded that the property is not historic.

Chairman Gallagher commented that from the renderings and sketches, the buildings are very linear and flat without any relief or subtly. He observed that in Phase 1, there was differentiation in the color schemes and relief throughout vertically and horizontally within the façade. He stated that the Phase 1 façade appeals to the Commission. He requested that the applicant try to provide some differentiation and breaks in the façade. Mr. Van Dyke asked if Chairman Gallagher preferred the breaks. Chairman Gallagher responded in the affirmative.

Vice Chair Whipple commented that building B in the proposal is set back from the sidewalk by the extension of gateway park and provides relief from South Main. He stated that building E is directly against the sidewalk and looks flat and plain. He complemented the applicant on their work giving the The Lacy a downtown feel, but mentioned that the project was significantly set back from South Main. He reiterated that the design felt cold and stark and expressed concerns that the design would not be perceived as pedestrian friendly at the retail level. He commented that the applicant might develop the area with more detail including how the retail would interact with the hardscape and streetscape.

Mr. Van Dyke responded that there is limited space to fit buildings on the site and that there is insufficient room to set the building back due to challenging topography. He stated they could look at breaking up the massing. He also stated that there would be a decel lane in front of the building that would push the building back by twelve to fifteen feet. Vice Chair Whipple explained that his comment was not about the placement of the building in relation to South Main. Rather, he was concerned that the building appears very stark along the sidewalk without awnings, an arcade, or other forms of relief. Mr. Van Dyke responded that they were trying to starkly differentiate Phase 2 from Phase 1. They would prefer not to create the same massing and red brick elements that stick out and lighter brick elements that invert in. They were trying to create a more linear office feel instead of the residential look of Phase 1. He stated that they could break up the massing more and expressed his hopes for an open back and forth dialogue. He expressed that they liked the light brick to contrast with Phase 1 but could easily accomplish breaking up the massing. Vice Chair Whipple stated that the concern was not the color scheme. He referenced the precedent photos presented by the applicant and stated that those images had a more articulated, softer retail level the provided some relief along the street. Mr. Van Dyke referenced an inspiration photo with strong linear elements with some periodic breaks with red brick in between. Commissioner Bramlett commented that he like the appearance of the darker red brick in the inspiration photo.

Mr. Van Dyke asked if splitting the long linear massing in half with one recess would be an improvement. Commissioner Bramlett responded in the affirmative.

Commissioner Bramlett asked what consideration has been given to the cemetery neighbording the property. Mr. Van Dyke stated that considerations for the cemetery included surveying efforts to make sure unmarked cemetery uses were not on the site. They also had physical inspections and surveyors on the site to delineate the cemetery property. Commissioner Bramlett stated that he believed that there was a section in the Code of Ordinances mandating a 50 foot buffer from the nearest grave. Vice Chair Whipple showed Commissioner Bramlett where on the site plan the distance from the cemetery was marked. Commissioner Bramlett confirmed he saw the distance between the proposal and the cemetery.

Mr. Van Dayke asked if the distance requirement was different for structures and parking lots in the Code, explaining that there was parking up against the cemetery but the building was offset from the cemetery. Commissioner Bramlett stated that he thought there was a cemetery section in the Code. Ms. Campbell stated that the proposal was conceptual and that the official site plan will be reviewed by Public Works and Planning and Zoning to ensure all setbacks are adhered to before approval. She stated that this review was for the concept and exterior.

Chairman Gallagher summarized that the HPC understands the concept and agreed that there should be some addition review and a final landscaping plan that would make it appropriate for the applicant to come back to HPC for consideration as the project progresses.

Commissioner Butler commented that she did not appreciate the townhome design for Phase 1. She stated that the townhomes are close to historic buildings and are a three -story tower in comparison to the existing homes. Commissioner Butler stated that she asked for a section cut from the residential house to the residential side of your three-story buildings and that it was never brought before the Board. She expressed frustration that the buildings were so close, and while she understood the landscaping challenges of the site, she was disappointed that the section cut never came before the Board.
Vice Chair Whipple asked if Phase 2 abutted any residential properties. Mr. Van Dyke responded that they were abutted by industrial to the south and Karate studio to the north.
Chairman Gallagher called for a motion.
Motion to approve the CBD project application by Vice Chair Whipple with the following condition:
1. Applicant will present additional drawings to the Historic Preservation Commission at 80 percent, including landscaping plans, exterior building elevations with material identifications, and updated renderings reflecting material updates.
Seconded by Commissioner Blandford
Chairman Gallagher proceeded with a roll call vote for approval with conditions. Vote

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

Mr. Van Dyke asked how the updates would be submitted. Ms. Campbell responded that staff would place the project on agendas and send the documents out for review as required.

C. **Landscaping: 2966 North Main Street**
Consideration of a Certificate of Appropriateness application submitted by David Shelton for the replacement of a trident maple tree with a dogwood tree at 2966 N. Main Street. Case #COA2025-05

Ms. Chanelle Campbell introduced this agenda item. This is a Certificate of Appropriateness application submitted by David Shelton for the replacement of a maple tree with a dogwood tree at 2966 North Main Street. The applicant would like to remove the trees due to a boxelder bug infestation. Normally, an arborist report is used to determine the health of the tree. Due to the underlying circumstances, there was none submitted.

Mr. David Shelton explained that his home was being infested by boxelder bugs. He provided an overview of boxelder bugs, stating that they are often found on trident maples because they serve as a food source. The insect can be found on trident maples, silver maples, and ash trees. The bugs use the tree sap and seeds as a food source and will sometimes try to enter homes during the winter. Mr. Shelton stated that on some sunny days they cannot open the back door, garage door, or car door without the boxelders bugs swarming.

Mr. Shelton stated that the trident maple tree was not native to that property and that he planted the tree ten years ago. He asked the HPC for help to remove the tree. Mr. Shelton stated that they had pest control spray the property, but it has not been effective in removing the boxelder bugs. He stated that the bugs were trying to enter the home and that they were afraid the bugs would get into the attic. Mr. Shelton is requesting to remove the tree and replace it with as large of a dogwood tree that they could find and afford.

Commissioner Bramlett asked where the tree was located on the property. Mr. Shelton responded that the tree was to the right of the driveway between the driveway and the church.

Chairman Gallagher reiterated the applicant’s statement that the boxelder bug’s primary food source is maple. He asked if the pest control company thought that removal of the maple will facilitate removal of the bugs. Mr. Shelton responded that removing the tree was the best way to minimize the infestation per the recommendation of pest control. He stated that they went through the process to try and show the HPC that they are not just asking to cut down a tree.

Chairman Gallagher noted that per the HPC guidelines, dogwood is a recommended

native tree to be planted on the property.

Chairman Gallagher called for a motion.
Motion to approve the Certificate of Appropriateness application by Vice Chair Whipple.
Seconded by Commissioner Bramlett.
Chairman Gallagher proceeded with a roll call vote for approval. Vote taken, Motion unanimously approved 4-0.Motion carried.

6. COAA Approval by City Staff and HPC Chair

A. COAA2025-01 - 2926 Lewis St

This is a Certificate of Appropriateness application submitted by Tyler Lenn for the removal of three dead trees located at 2926 Lewis Street. This application was administratively approved on January 22, 2025.

7. Discussion

Chairman Gallagher opened the floor to Discussion.
Hearing no discussion, he closed the floor.

8. Public Comments

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

9. Staff Comment

A. Updates on the Locally Funded Survey

1. Introduction of students from the Public History Program at Kennesaw State University (KSU)

Ms. Chanelle Campbell announced that students from Kennesaw State University (KSU) were present at the meeting. She stated that staff has been providing the Board with updates regarding the locally funded survey. She introduced the students and Professor Dickey, who have been tasked with completing the survey, to the HPC so the commissioners could put a face to the students going out into the field. She stated the students would be going out into the field starting in March. She also stated that letters have gone out to the property owners so they are aware of the student's presence. Staff is working with the professor and students to take precautions to ensure that the survey is done safely, and that the students learn something from the process. The students will be working closely with the Department of Community Affairs (DCA) Historic Department to ensure that the survey meets all requirements.

Dr. Jennifer Dickey, the professor of the class, introduced herself and her students. She expressed that the survey was a great opportunity for the students to do some field work and learn something about this process. She stated that the students will be asked to wear safety vests to minimize the risk. She stated that they appreciate the opportunity to do the work on behalf of the City of Kennesaw. Chairman Gallagher thanked Dr. Dickey and the KSU students for being part of providing the survey to the

city and to the commission. Dr. Dickey thanked the HPC for the opportunity.

Ms. Campbell stated that any calls from the public about the survey can be directed to herself of Mr. Darryl Simmons. She explained that the survey is being completed based on recommendations provided by Ethos. The completed survey and updated data from KSU and DCA will be used to update the historic standards. The survey is intended to be completed during the 2025 spring semester, but may run into the summer semester.

10. Adjourn

Chairman Gallagher adjourned the meeting at 9:32 a.m.

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

COUNCIL
Mayor Pro Tem Pat Ferris
Antonio Jones
Madelyn Orochena
Tracey Viars
Anthony Gutierrez

March 18, 2025

Highpoint Acquisitions, LLC
1776 Peachtree Street NW, Suite 250
Atlanta, GA 30309

Subject: Central Business District Application (Case #CBD2025-01)
2615 & 2681 S. Main Street, Kennesaw, GA (Parcel ID: 20016700990 & 20016700140)

Dear Highpoint Acquisition, LLC:

The City of Kennesaw Mayor and Council held their regularly scheduled meeting on March 17, 2025 to review the above subject application. This letter is written to inform you of their actions.

The Mayor and Council voted to **approve** the application, subject to specific conditions requiring the applicant to return to the Historic Preservation Commission (HPC) with additional drawings finalized to 80 percent completion. These updated submissions must include detailed landscaping plans, exterior building elevations specifying material identifications, and updated renderings that reflect the proposed material updates. The approved project involves the construction of a mixed-use development, featuring 300 Class A multifamily units and a minimum of 5,000 square feet designated for commercial and retail use.

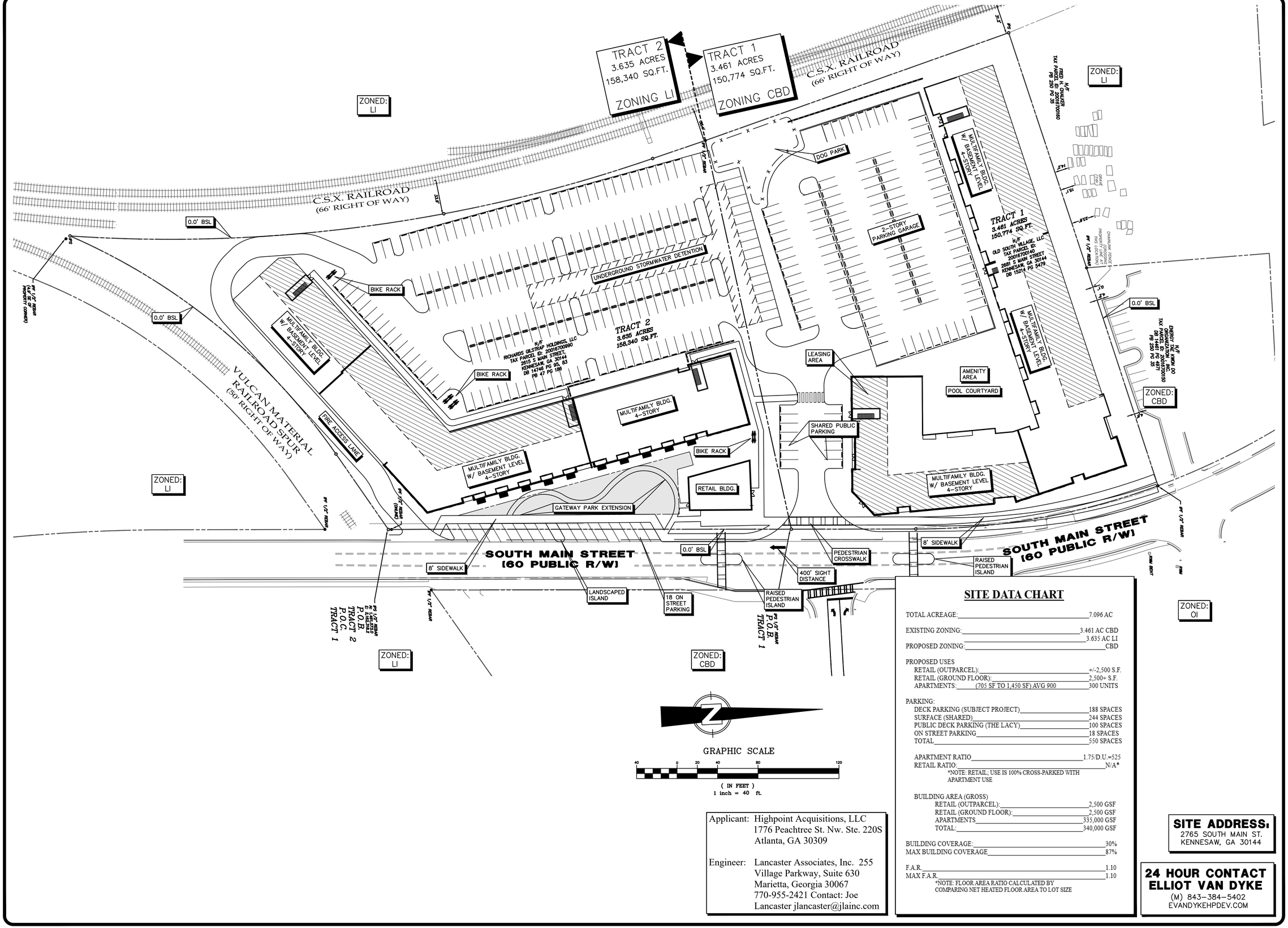
Please keep a copy of this letter for your records. If you have questions or concerns, please contact me at (770) 590-8268 or dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Enclosed: Conceptual Site Plan approved by Mayor and Council



SITE DATA CHART

TOTAL ACREAGE:	7.096 AC
EXISTING ZONING:	3.461 AC CBD 3.635 AC LI
PROPOSED ZONING:	CBD
PROPOSED USES	
RETAIL (OUTPARCEL):	+/-2,500 S.F.
RETAIL (GROUND FLOOR):	2,500+ S.F.
APARTMENTS: (705 SF TO 1,450 SF) AVG 900	300 UNITS
PARKING:	
DECK PARKING (SUBJECT PROJECT)	188 SPACES
SURFACE (SHARED)	244 SPACES
PUBLIC DECK PARKING (THE LACY)	100 SPACES
ON STREET PARKING	18 SPACES
TOTAL	550 SPACES
APARTMENT RATIO	1.75/D.U.=525
RETAIL RATIO:	N/A*
*NOTE: RETAIL; USE IS 100% CROSS-PARKED WITH APARTMENT USE	
BUILDING AREA (GROSS)	
RETAIL (OUTPARCEL):	2,500 GSF
RETAIL (GROUND FLOOR):	2,500 GSF
APARTMENTS	335,000 GSF
TOTAL:	340,000 GSF
BUILDING COVERAGE:	30%
MAX BUILDING COVERAGE	87%
F.A.R.	1.10
MAX F.A.R.	1.10
*NOTE: FLOOR AREA RATIO CALCULATED BY COMPARING NET HEATED FLOOR AREA TO LOT SIZE	

Applicant: Highpoint Acquisitions, LLC
1776 Peachtree St. Nw. Ste. 220S
Atlanta, GA 30309

Engineer: Lancaster Associates, Inc. 255
Village Parkway, Suite 630
Marietta, Georgia 30067
770-955-2421 Contact: Joe
Lancaster jlancaster@jlainc.com

SITE ADDRESS:
2765 SOUTH MAIN ST.
KENNESAW, GA 30144

24 HOUR CONTACT
ELLIOT VAN DYKE
(M) 843-384-5402
EVANDYKEHPDEV.COM

REVISIONS	BY
AS PER REQUEST PARKING CHANGES 02-26-2025	RD

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION

GEORGIA
PROFESSIONAL ENGINEER
JOSEPH LANCASTER

Lancaster Associates, inc.
Engineering Surveying Landscape Architecture
Planning Environmental Construction Management
3600 MANSELL RD., SUITE 430
ALPHARETTA, GA 30022
(678) 990-1522

KENNESAW APARTMENT OWNER, LLC
1776 PEACHTREE ST. NW, STE. 220S
ATLANTA, GA 30309
843-384-5402

ZONING SITE PLAN

SOUTH MAIN ST. MIXED-USE PHASE 2
LL 167, 20TH DISTRICT, COBB COUNTY, GEORGIA

DRAWN BY	X
CHECKED BY	JL
DATE	02-12-25
SCALE	1" = 40'
JOB NO.	24010
CAD FILE	24010-ZONING.dwg
SHEET	Z-1

2/26/2025 4:07 PM J:\Jobs\24 JOBS\24010\24010-ZONING.dwg RYAN DAVIS

CITY OF KENNESAW
GEORGIA

ORDINANCE NO. 2025-03

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM CITY LIGHT INDUSTRIAL (LI) TO CITY CENTRAL BUSINESS DISTRICT (CBD) FOR THE PROPERTY LOCATED AT 2615 SOUTH MAIN STREET

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, Highpoint Acquisition, LLC made an application to amend the Official Zoning Map of the City of Kennesaw, Georgia so as to change the zoning designation from **CITY LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD);** for property located at 2615 South Main Street (Parcel Number 20016700990), identified as 20th District, Land Lot 167 Tax Parcel 99 containing +/- 3.635 acres (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on February 14, 2025 of a public hearing before the Kennesaw Planning Commission held on March 5, 2025 and the Mayor and Council on March 17, 2025; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held March 5, 2025; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held March 17, 2025; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the zoning district designation from **CITY LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD)** for the following described property:

2615 SOUTH MAIN STREET
LEGAL DESCRIPTION
PARCEL NUMBER: 20016700990

EXHIBIT "A"

TRACT ONE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 20TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, IN THE CITY OF KENNESAW, HAVING AN AREAS OF 1.16 ACRES, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY FOR VINCENT LEE RIEKE, PREPARED BY W.E.CLONTS, GA REGISTERED LAND SURVEYOR NO. 2166, TRU-LINE SURVEYING, INC., DATED 3-9-00, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED AT THE INTERSECTION OF THE NEW WEST RIGHT OF WAY OF STATE ROUTE 293 – OLD HIGHWAY 41 (AKA SOUTH MAIN STREET) AND THE NORTHWEST RIGHT OF WAY OF THE VULCAN MATERIALS RAILROAD SPUR (50 FOOT RIGHT OF WAY) AND RUNNING THENCE ALONG SAID RAILROAD SPUR SOUTH 58 DEGREES, 17 MINUTES, 08 SECONDS WEST, A DISTANCE OF 86.59 FEET TO AN IRON PIN; CONTAINING THENCE ALONG SAID RIGHT OF WAY AND CORNER; ALONG A CURVE TO THE LEFT, AN ARC DISTANCE 344.19 FEET, (SAID ARC SUBTENDED BY A CHORD BEARING OF SOUTH 42 DEGREES, 28 MINUTES, 10 SECONDS WEST, A CHORD DISTANCE OF 339.83 FEET, AND A RADIUS OF 623.43 FEET) TO AN IRON PIN FOUND ON THE EAST RIGHT OF WAY OF THE CSX RAILROD (66 FOOT RIGHT OF WAY); RUNNING THENCE ALONG SAID CSX RAILROAD RIGHT OF WAY ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 371.04 FEET, (SAID ARC SUBTENDED BY A CHORD BEARING OF NORTH 0 DEGREES, 16 MINUTES, 37 SECONDS WEST, A CHORD DISTANCE OF 370.05 FEET, AND A RADIUS OF 1465.40 FEET) TO A POINT AND CORNER; RUNNING THEN SOUTH 84 DEGREES, 04 MINUTES, 09 SECONDS EAST, A DISTANCE OF 308.83 FEET TO AN IRON PIN AND CORNER ON THE NEW WEST RIGHT OF WAY OF STATE ROUTE 293; RUNNING THENCE SOUTH 03 DEGREES, 05 MINUTES, 24 SECONDS WEST, A DISTANCE OF 42.01 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

TRACT TWO:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING 2.4721 ACRES AS PER PLAT OF SURVEY DATES JUNE 26, 2002, AND PREPARES FOR JEANEE E. RICKY (SIC) AND VINCENT L. RICKY (SIC) BY J.A. EVANS SURVEYING CO., INC., JAMES A. EVANS JR., G.R.L.S. NO. 2167, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET, A/K/A OLD DIXIE HIGHWAY, A/K/A OLD HIGHWAY 41, A/K/A STATE ROUTE 293 (BEING A 60 FOOT RIGHT OF WAY), WHICH POINT IS 72.63 FEET NORTH OF THE INTERSECTION OF THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET AND THE CENTERLINE

OF THE VULCAN MATERIALS RAILROAD SPUR RIGHT OF WAY, AS MEASURED ALONG THE WESTERLY SIDE OF THE RIGHT OF SOUTH MAIN STREET; FROM SAID BEGINNING POINT, RUNNING THENCE NORTH 84 DEGREES 04 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 312.17 FEET TO AN IRON PIN AND CORNER LOCATED ON THE EASTERLY SIDE OF THE RIGHT OF WAY OF CSX RAILROAD (BEING A RIGHT OF WAY WHICH IS 66 FEET IN WIDTH); RUNNING THENCE ALONG THE ARC OF A CURVE TO THE LEFT, IN A COUNTERCLOCKWISE DIRECTION ALONG THE EASTERLY SIDE OF THE RIGHT OF WAY OF CSX RAILROAD, HAVING A RADIUS OF 1462.20 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 11 DEGREES 43 MINUTES 28 SECONDS WEST A CHORD DISTANCE OF 213.59 FEET) FOR AN ARC DISTANCE OF 213.78 FEET TO A POINT; RUNNING THENCE NORTH 15 DEGREES 56 MINUTES 23 SECONDS WEST ALONG THE EASTERLY SIDE OF THE RIGHT OF WAY OF CSX RAILROAD FOR A DISTANCE OF 54.98 FEET TO AN IRON PIN AND CORNER; RUNNING THENCE NORTH 80 DEGREES 38 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 393.58 FEET TO AN IRON PIN AND CORNER LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET; RUNNING THENCE SOUTH 03 DEGREES 05 MINUTES 24 SECONDS WEST ALONG THE WESTERLY SIDE OF THE RIGHT OF WAY OF SOUTH MAIN STREET FOR A DISTANCE OF 358.77 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

SECTION 2. BE IT FURTHER ORDAINED THAT the amendment to the Official Zoning Map outlined in Section 1 above is adopted to change the zoning district designation from **CITY LIGHT INDUSTRIAL (LI) to CITY CENTRAL BUSINESS DISTRICT (CBD)** +/- 3.635 acres with stipulations below:

ZONING CONDITIONS

1. The rezoning of the Subject Property to the Central Business District (CBD) zoning district shall be in accordance with the technical and conceptual site plans submitted concurrently with the application.

2. The Subject Property shall be developed as a mixed-use project, including highly amenitized Class A luxury apartments between 700 - 1450 sq. ft., a minimum of 5,000 square feet of commercial floor area (comprising of a minimum 2,500 square feet of ground-floor retail or commercial and a minimum 2,500 square feet of detached retail or commercial on the outparcel), and a minimum two-story parking deck.

3. The maximum number of residential multifamily units shall not exceed 300 units.

4. Prior to the issuance of Certificate of Occupancy for the last twenty (20) percent of residential units, the non-residential portion of the development will be required to obtain a certificate of completion.

5. The proposed retail and commercial use must adhere to the list of permitted uses as specified in the Central Business District (CBD) zoning regulations to ensure consistency with the intended character and purpose of the CBD. Additionally, the following uses shall be prohibited:
    a. Adult themed book and novelty stores as a primary use.
    b. Automotive sales, repair and/or service facility.
    c. Pawn shop.
    d. Boat sales and repairs.
    e. Farm equipment sales and service.
    f. Dry cleaning plant.
    g. Lumber, hardware and other building material establishment.
    h. Mobile home and travel trailer sales.
    i. Motorcycle sales and services.
    j. Boarding and breeding kennel.
    k. Check cashing establishment.
    l. Tattoo parlor.
    m. Video arcades as a primary use.
    n. Massage parlor.
    o. Package store (except within the context of wine/spirits sold in a market or specialty shop).
    p. Pool halls.
    q. Movie theaters.
    r. Vape and smoke shops.

6. Prior to the issuance of the final Multi-family Certificate of Occupancy, a final plat shall be recorded combining the two parcel.

7. The site plan shall incorporate public space architectural and urban features consistent with the City wide Architectural Design Standards and the City of Kennesaw Historic District Design Standards including fountains, gardens, squares, courtyards, lighting, signage, and paving that blend the mixed uses. Applicant agrees that the maximum height of the overall development will adhere to the Historic District Design Guidelines.

8. The applicant shall utilize approved building materials that will assist with mitigating sound irritation due to the development's close proximity to the CSX railroad, ensuring maximum noise reduction for residents.

9. Proposed traffic calming measures and connectivity to Phase I must be thoroughly reviewed and approved by City Staff to ensure they meet all necessary safety and regulatory standards.

10. The developer agrees to construct all of the necessary roadways and infrastructure improvements as more particularly shown and reflected on the site plan. Additionally, the developer agrees to comply in all respects with the City's

specifications concerning such infrastructure improvements which are interior to the Mixed-Use Development.

11. Per condition notated by the Historic Preservation Commission project design updates must be submitted to the Board at 80 percent or more for review and approval.

12. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted for approval by the Historic Preservation Commission.

13. The developer agrees to maintain a 50-foot undisturbed buffer around the outermost burial in the adjacent cemetery. Additionally, if the topography permits, a fence will be installed to ensure proper protection and clear delineation of the cemetery.

14. Landscaping for the entrance area, signage areas, amenity and courtyard areas and all other common areas immediately surrounding the proposed buildings shall be professionally designed, implemented and maintained, which shall include the installation of an irrigation system in areas where appropriate.

15. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.

16. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.

17. All utilities servicing the residences with the proposed community shall be underground.

18. The proposed development shall include amenities for use and enjoyment of its residents as follows:
    a. A Clubhouse with a coffee bar
    b. State-of-the-art fitness facilities
    c. A modern pool and outdoor grilling stations
    d. Community courtyards, gathering places
    e. Pedestrian connectivity
    f. A dog park

19. Proposed lighting for signs, parking lots, and entrance ways shall be environmentally sensitive and consistent with lighting styles utilized in the downtown streetscape design and approved under the City of Kennesaw Historic Design Standards and Citywide Design Guidelines.

20. Entrance signage shall be ground based, monument-style signage with finish, materials and colors being in substantial conformity to the architectural style embodied in the Mixed-Use Development. Said signage may include building-attached, vertical marquee signage and other signage allowed under and pursuant to the City of Kennesaw Sign Ordinance.

21. Dumpsters will be positioned so as to prevent visual intrusion from streets, connection points to the community spaces and, wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during their emptying. At grade trash compaction shall also be allowed and screened as appropriate.

22. Minor modifications to the within and foregoing stipulations/conditions, lighting, landscaping, signage, architecture, site fixtures and the like may be approved by the City's Planning and Zoning Administrator or staff designee as needed or necessary.

SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this Ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this 17th day of March 2025.

ATTEST:

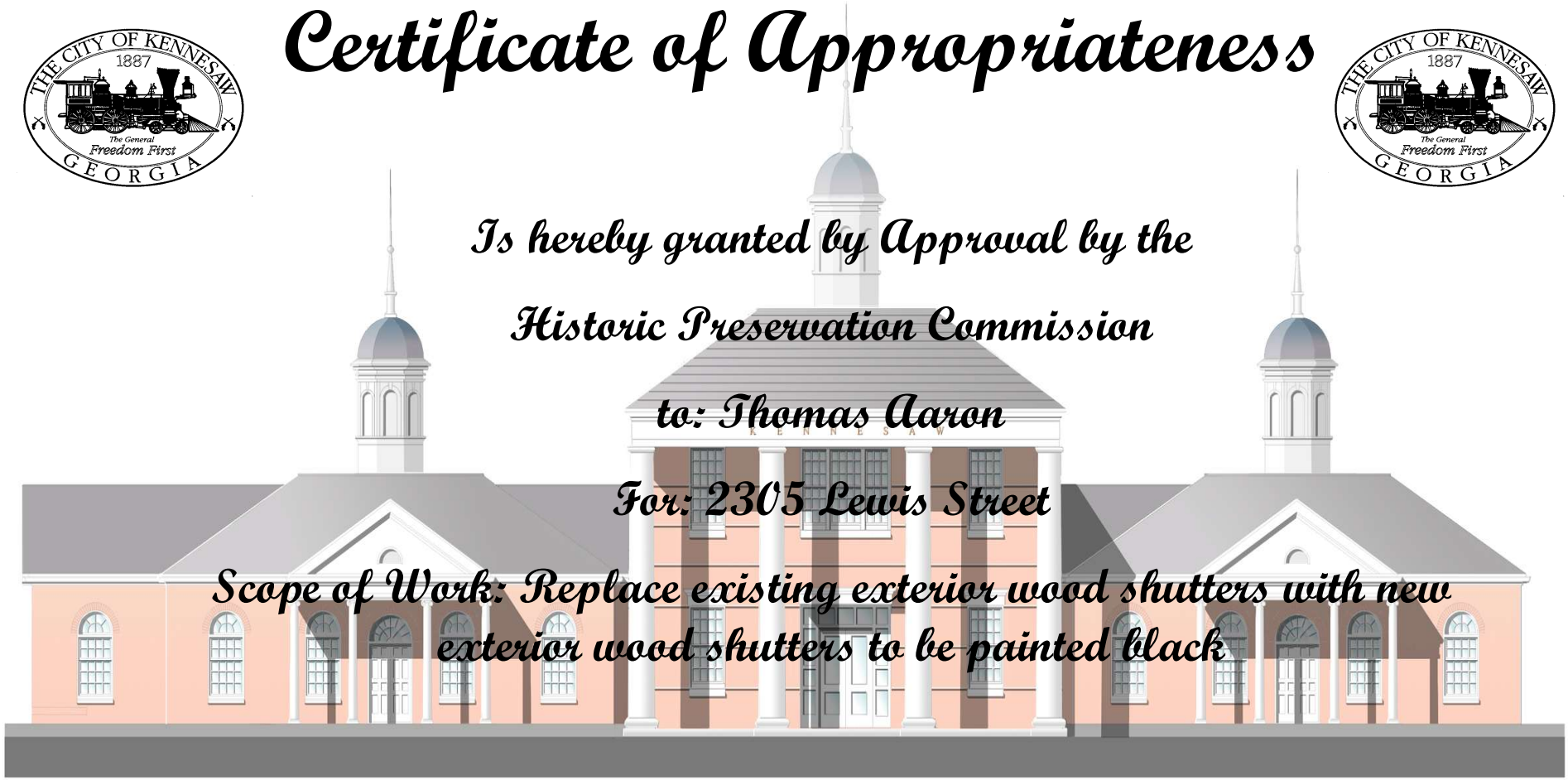
Lea Alvarez, City Clerk

CITY OF KENNESAW SEAL KENNESAW, GA

CITY OF KENNESAW:

Derek Easterling, Mayor

Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Thomas Aaron

For: 2305 Lewis Street

Scope of Work: Replace existing exterior wood shutters with new exterior wood shutters to be painted black

Chanelle Campbell

Chanelle Campbell, Administrator
Planning & Zoning Department

4/16/2026

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

4/16/2026

Date

Expires
4/16/2027

1. **NAME OF APPLICANT:** Thomas Aaron
   - ☑ Owner
   - ☐ Other
   - ☐ Other, please specify _____

   APPLICANT MAILING ADDRESS: _____

   _____

   (Home#)_____ (Cell#)[redacted] (Email[redacted]

   PROPERTY ADDRESS: 2305 Lewis St NW Kennesaw GA 30144

   Land Lot 139 Tax Parcel 20013900270 Lot Size .64 acres

   Current zoning on property: Commercial CBD

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

   _____

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

   NAME OF OWNER:

   Thomas Aaron

   (Home#)_____ (Cell#)[redacted] (Emai[redacted]

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).**

Replace existing exterior wood shutters with new exterior wood shutters to be painted black.

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.

4/14/2026

Signature of Applicant **Date**

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

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Chanelle Campbell (Application Deemed Complete)
Planning & Zoning Administrator Date: 04/16/2026

Patrick Gallagher
(Application Administratively Approved)
HPC Chair Date: April 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

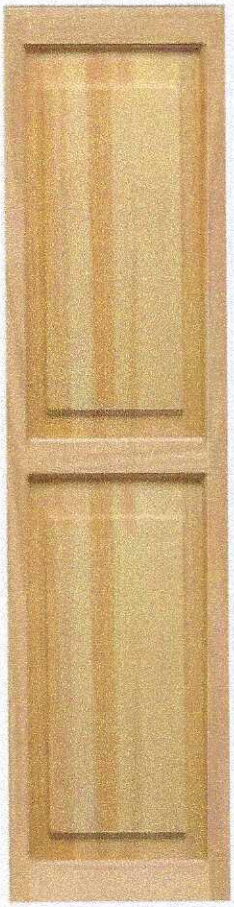
11:12
◂ Messages

Search

Lilburn **10PM** 30047

15 in. x 75 in. Raised Panel Shutters Pair Unfinished Pine

(38) Questions & Answers (13)



will be painted black

$265 74 /pair

Shop All | Services | DIY | Log In

homedepot.com







