



Commissioners:

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

**Historic Preservation Commission
Meeting Agenda
February 16, 2024 8:00 AM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

This meeting may be accessed in-person or by using the following link: [www.Facebook.com/City of Kennesaw/](https://www.Facebook.com/City_of_Kennesaw/). Comments on this video feed are not monitored.

HPC Application Acronyms:

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

- 1. Call to Order / Roll Call**
- 2. Approval of the Meeting Minutes**
 - A. Approval of Meeting Minutes: January 19, 2024
- 3. Financial Report**
- 4. Old Business**
- 5. New Business**
 - A. **Public Arts Exhibit: 2871 North Main Street**
Consideration of approval for the renewal of a public arts exhibit application submitted by Sean Mills for property located at 2871 North Main Street. Case #PA2023-01.
- 6. COAA Approval by City Staff and HPC Chair**
 - A. COAA2024-01 - 3096 Cherokee Street
 - B. COAA2024-02 - 3048 Cherokee Street
 - C. COAA2024-03 - 2986 N. Main Street
- 7. Discussion**
- 8. Public Comment**

9. Staff Comment

A. Training Opportunities

10. Adjourn

**The next scheduled meeting of the Historic Preservation Commission will be
Friday, March 15, 2024 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
January 19, 2024
8:00 AM**

1. Call to Order / Roll Call

The meeting was called to order by Chairman Whipple at 7:59 a.m.

Roll Call: Commissioner Gallagher, Commissioner Blandford, Commissioner Bramlett, and Commissioner Butler

Absent: Commissioner Buffington

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

Speakers Present: Ellen Harris (President of Ethos Preservation)

2. Election of Officers

Commissioner Blandford nominated Kevin Whipple as Chair.

Commissioner Buffington nominated Patrick Gallagher as Chair.

Vote taken, Kevin Whipple was declared elected Chairman by majority of votes (3-1) and accepted the position.

Commissioner Blandford nominated Patrick Gallagher as Vice Chair.

Vote taken, Patrick Gallagher is declared elected Chairman by majority of votes (4-0) and accepted the position.

Mr. Darryl Simmons introduced the new Assistant Planning and Zoning Administrator and City Planner to the Commissioners. Ms. Campbell came to the podium and further introduced herself.

3. Approval of the Meeting Minutes

A. Meeting Minutes from December 6, 2023

Chairman Whipple called for a motion to approve the meeting minutes from December 6, 2023 as submitted.

Motion by Commissioner Gallagher to approve.

Seconded by Commissioner Butler.

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

4. Financial Report

Mr. Darryl Simmons reported that the finances have been unchanged from December 23, 2023 to January 24, 2024. At the time of this meeting, there was a \$1,000 department budget, \$2,500 for training, and \$20,213 collected for historic preservation action by the city from fees. He reported no new expenditures.

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

Motion by Commissioner Blandford to approve.

Seconded by Commissioner Gallagher.

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

5. Old Business

6. New Business

7. COAA Approval by City Staff and HPC Chair

A. COAA2023-23 - 3000 N Main Street

This Certificate of Appropriateness application was submitted by William Benson for tree pruning and the removal of one tree that is causing damage to the roof and likely to the foundation of his home at 3000 N Main Street. The applicant submitted professional recommendations from a tree company and home inspector to remove the tree posing risk. It was administratively reviewed and approved on December 8, 2023.

8. Discussion

A. Discussion of Kennesaw Ordinance Revisions as prepared by Ethos Preservation

Mr. Simmons gave a brief background on the creation of the Central Business District and discussed some of the issues the city has faced regarding redevelopment downtown. The city has asked Ethos Preservation to revise the ordinances regarding the historic districts and interview key stakeholders. Mr. Simmons introduced Ms. Ellen Harris, President of Ethos Preservation to present the scope of work, methodology, and recommendations they provided.

Ms. Harris began by reviewing the introduction and scope of work, methodology, and summary feedback from stakeholder interviews from the Ethos Preservation report. She noted a recurring comment among stakeholders was the loss of historic buildings, which has resulted in stringent criteria applying to areas that may not have the same defining features and characteristics as other historical areas. It was also noted that the ordinance contained some conflicting standards, and it was not stated which took precedent.

She continued to discuss her recommendations for revision.

- At this time, all buildings and districts that are listed on the National Register are also included in the local historic overlay districts. It is recommended to separate

the National Register District from the local historic overlay districts, as each district type has different implications for property owners.

- There are currently 5 historic district designations in the city's code (historic, historic-obscured, non-historic, intrusion, and vacant). Ethos Preservation recommends simplifying the classification of buildings to simply historic and non-historic.
- The review of paint colors is specifically not permitted within the Georgia Historic Preservation Act, so it should be removed.
- In regards to the Site Design Standards for the Central Business District, it is not clear which standards should apply if there is a conflict. The code should be amended to clearly state where conflicts existing between the CBD standards and the historic districts standards, the historic district standards shall apply. It is also of note that there is inconsistent use of terminology when referencing the historic district standards, which are often referred to as "guidelines." Ethos Preservation recommends revisions to refer to historic district standards consistently.
- It is recommended that the city removes subjective, repetitive, overly explanatory, and irrelevant information to make it easier to find necessary information.
- Additionally, Ethos Preservation found the list of all application materials required for each review type to be unnecessary, as legislative action should not be required to change the application materials needed.
- Next Ms. Harris expanded on a recommendation from the 2018 New South Associates review of the historic districts. They recommended the creation of a single new district which would reduce the boundaries of the original 5 historic districts to account for the loss of historic character in some areas of the city. Ms. Harris recommends that the city revises the local historic district to match the reduced boundary that was recommended by New South Associates. However, she does not recommend including the newly proposed historic areas to this until after they have been listed on the national register and public outreach has been completed.
- Some details of the ordinance, such as platings, should be moved to an appendix.
- Ethos Preservation recommends removing parts of the code that can be deemed unenforcable.
- It is noted that the city would benefit with implemting clear and consistent definitions for terms used throughout the code.
- The city should consider whether the permitted building materials are consistent with historic preservation best practices, and if the level of documentation required for some permits is appropriate.

Mr. Whipple mentioned that the goal moving forward is to update the historic district design standards to account for the difference between historic and non-historic buildings so the city is not holding all buildings in the historic district to the same standard. Further, it would be beneficial for the design standards to consider the time

period in which the structure was built when standardizing the building materials that may be used in construction.

Mr. Whipple goes on to address the conflict between the CBD and HPC standards, especially in relation to variances that have been approved in the area. Mr. Simmons mentioned the importance of revising the five existing districts based on the loss of historical assets. Mr. Whipple and Mr. Simmons discussed the challenges the city will face while cataloging and re-classifying the structures in the historic district. Mr. Andrew Bramlett asked about the methodology to be used in the cataloging and reclassifying of historic properties, and Mr. Simmons explained some methods that have been used in the past and what is being considered for the future. Mr. Whipple mentioned that New South Associate's 2018 report includes photo documentation from the right-of-way.

Mr. Whipple asked Mr. Simmons to walk the Commissioners through what going through the next steps might look like. Mr. Simmons emphasized the importance of public outreach and feedback from professionals such as building inspectors, architects and engineers.

Mr. Whipple and Mr. Simmons discussed some of the priorities of this project, such as ensuring the city gives residents a clear summary of the proposed changes and give them an opportunity to give feedback on not only the ordinance, but how the historic district functions as a whole. They also considered how each of the five existing historic districts in Kennesaw have their own unique characteristics, and the implications of changing or combining them. They went on to discuss the recent variances approved, and how the revised code should reflect the precedent set from those decisions.

Commissioner Butler pointed out the recommended changes to section 4.5.04 and 5.5.10 of the Historic District Design Standards, which proposes removing the provisions that disallow the painting of brick, marble and granite. She mentioned that removing this revision would go against the best practices recommended by historic preservation professionals. Ms. Harris clarified that this recommendation is intended to make a distinction between historic masonry, which should never be painted, and new masonry that can hold up over time. Mr. Simmons further discussed the distinction between historic and non-historic masonry.

Chairman Whipple asked about the proposed timeline, and Mr. Simmons responded that it is difficult to determine at this time. Mr. Simmons explained some of the factors that contribute to the time it will take to complete this project, such as receiving and incorporating community feedback. Commissioner Butler asked what will be expected of the Commissioners' in order to ensure full participation from the public as well as the Commission, and Mr. Simmons mentioned the possibility of scheduling some extra public meetings to appropriately address everything.

Chairman Whipple opened the floor for comments by staff. Mr. Simmons and Chairman Whipple thanked Ethos Preservation and Ms. Harris for their time and hard work.

Mr. Bramlett discussed expanding the historic tours available in Kennesaw, and the Commissioners agreed that it is a good idea and he should proceed in making those arrangements.

9. Public Comment

10. Staff Comment

Mr. Simmons thanked the Commissioners for their time and mentioned that the city is still accepting applications regarding a vacancy on the Commission.

11. Adjourn

Chairman Whipple adjourned the meeting at 8:57 a.m.

DRAFT



Item Report

TO: The Historic Preservation Commission

FROM:

DATE: February 16, 2024

TITLE: **Public Arts Exhibit: 2871 North Main Street**
 Consideration of approval for the renewal of a public arts exhibit application submitted by Sean Mills for property located at 2871 North Main Street. Case #PA2023-01.

Summary:

The proposal is to renew the public art exhibit permit for mural art on the boarded-up windows and door opening facing Main Street. The property was the former location for the Whistle Stop Restaurant which is currently vacant. This will be a temporary exhibit lasting six months. The required approval process involves public meetings before the Art and Culture Commission on February 15, 2024, the Historic Preservation Commission on February 16, 2024, and the Mayor and City Council on February 19, 2024. The city staff followed the public notification procedures as per adopted code by posting signs at the subject property and mailing letters to the adjacent property owners.

Recommendation:

Fiscal Impact:

Attachments:

1. PA2023-01_2871NorthMainSt_Application_Redacted
2. PA2023-01_2871NorthMainSt_ArtworkFullScreen
3. RENEWAL_PA2023-01_2871 N Main St_NotificationLetter
4. RENEWAL_PA2023-01_2871 N Main St_PublicNotificationSignPicture1
5. RENEWAL_PA2023-01_2871 N Main St_PublicNotificationSignPicture2
6. PA2023-01_2971NorthMainSt_Aerial Map
7. 2871 North Main Street Art Property Owner Letter



Case #PA2023-01
2871 N Main Street
Window Mural

APPLICATION FOR PUBLIC ART EXHIBITS

Please complete and return to Kennesaw City Hall, 2529 J.O. Stephenson Avenue, Kennesaw, Georgia 30144, email dsimmons@kennesaw-ga.gov, or fax to (770-429-4548)

Contact the Planning & Zoning office for further information: 770-590-8268

Name: Sean Mills

Date Received: 3/1/23

Business Name: Yes Maam

Received by: AT

Address:

Work Phone:

Fax#:

Email Address:

Cell Phone:

Applicant Signature:

2.03.05 Review and approval process of public art exhibits

- A. All public art exhibits shall be required to submit a written application on forms provided by the City of Kennesaw Planning and Zoning Department for a site plan permit. A complete permit application will include an artist rendering or visual representation of the art work proposed, owners affidavits, photos of existing conditions on the property including location on permanent structures or buildings, description of materials to be used in association with art work, maintenance agreement and schedules of maintenance, a rendering or visual representation of the plaque or image of acknowledgements and titles, and permit fee as adopted in the City of Kennesaw fee schedule. A complete application packet will be submitted to the Planning and Zoning Administrator or designee.
- B. The Planning and Zoning Administrator or designee will process the application and forward for review to the City of Kennesaw Art and Culture Commission on their prepared agenda within thirty days of receipt of application. The Planning and Zoning Administrator upon receipt of application, will review property for issues dealing with traffic issues and other city ordinances prior to processing for Art and Culture meeting agenda. The Planning and Zoning Administrator or designee will implement the following procedures for public notification: 1. Post a sign at the property alerting public of the time, date and location of the meeting where application will be considered; 2. Post application information and meeting information on the City of Kennesaw website; 3. Mailing of letters to property owners listed on the Cobb County Tax assessors records whose property are adjacent or about the property that is referenced on the application. Said letter will provide application information, time, date and location of the Art and Culture Commission and Mayor and Council meetings. After the application has been reviewed, a written recommendation is rendered by the Art and Culture Commission. The application will then be forwarded to the Mayor and Council for final review and action by vote.

C. The commission will review and render written recommendations to the Mayor and Council by vote on all submitted site plan permit applications during a scheduled meeting. The property owner(s) or an official representative must be present at all meetings. The commission will provide a findings document in the form of minutes that will provide the basis of decisions. Permit applications will reflect the recommendation of the commission to the Mayor and Council with the appropriate signature from the chairperson of said commission.

D. Any proposed locations in the Central Business District, Historic Preservation District or other historic districts will require a written recommendation from the Historic Preservation Commission.

E. The applicant shall be required to attend all scheduled meetings of the commission and all scheduled meetings of the Mayor and Council.

F. All approved site plan permits for permanent art exhibits will be in effect for seven years from the date of approval. The commission will accept a renewal application if art exhibit is to continue.

G. All site plan permits for temporary and rotating exhibits shall have expiration dates based on the time period scheduled for the exhibit.

H. All proposed changes to public art exhibits, including acknowledgement and titles, shall be submitted to the commission for review and approval.

(Ord. No. 2013-15, 9-16-13; Ord. No. 2014-09, 7-21-14; Ord. No. 2015-03, 2-16-15)

Briefly describe your artist rendering and submit a visual representation of the art work:

Location for the art exhibit:

2861 and 2871 N. Main Street,
Kennesaw, GA 30144

Supply description of materials to be used:

Paint

Additional information about proposed project

Mural will be painted on front boarded up windows.

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: _____

Historic Preservation Commission

Date: _____

☐ GRANTED

☐ DENIED

Reason for denial: _____

Arts and Culture Commission

Date: _____

☐ GRANTED

☐ DENIED Reason for denial: _____

Mayor and City Council

Date: _____

☐ GRANTED

☐ DENIED

Reason for denial: _____



MAYOR

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC

**COUNCIL**

Mayor Pro Tem Antonio Jones

Madelyn Orochena

Tracey Viars

Pat Ferris

Trey Sinclair

January 17, 2024

Subject: Public Art Exhibit

2871 North Main Street, Kennesaw, GA 30144 – Parcel ID 20013801070

Dear Property Owner,

This letter serves as a written notice that the City of Kennesaw received a request to renew the application for the public art display on the facade of the structure referenced above for an additional six months.

Please be advised that this application, which was approved in 2023, will go back through a project review by the Art and Culture Commission, Historic Preservation Commission and the Mayor and City Council. The request for renewal will be presented to the Mayor and Council at a scheduled meeting referenced below. Please find enclosed with this letter a copy of the application.

The adopted zoning ordinance section 2.03 .05 requires city staff to notify all owners whose property is adjacent or abuts to the property on the application. For a list of all of these requirements including permitted uses, restrictions and design standards, please consult the appropriate provisions which may be viewed online by visiting <https://www.municode.com/>. Please note the dates, times, and location of the required public meetings where this project will be reviewed:

Meeting Dates: Art and Culture Commission: February 15, 2024 @ 5:30pm
 Historic Preservation Commission: February 16, 2024 @ 8:00am
 Mayor and Council: February 19, 2024 @ 6:30pm

All meetings will be heard in the City Council Chambers, City Hall or you can follow the process on Facebook Live. Please visit www.kennesaw-ga.gov to view meeting agendas and access virtual meetings.

Thank you for your attention. Should you have any questions, you may call me at (770) 590 - 8268 or send an e-mail to dsimmons@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons, Planning and Zoning Administrator



Public Notice

Project Address: 2871 North Main St

This sign serves as written notice for public art per section 2.03.05

The following public hearings will take place for a public art exhibit application. All meetings will be held in the City Hall Council Chambers at 2529 JO Stephenson Ave.

Meeting Dates

Art and Culture Commission - February 15, 2024 @5:30pm

Historic Preservation Commission - February 16, 2024 @8:00am

Mayor and Council - February 19, 2024 @6:30pm

Should you have any questions, contact Planning & Zoning at (770) 424-8274 or zoningdept@kennesaw-ga.gov

ED
PG
Every Day
People Group

01.30.2024 10:40

Public Notice
Project Address: 2871 North Main St
This sign serves as written notice for public art
per section 2.03.05
The following public hearings will take place for a public art
exhibit application. All meetings will be held in the City
Hall Council Chambers at 2529 JO Stephenson Ave.
Meeting Dates
Art and Culture Commission - February 15, 2024 - 6:30pm
Historic Preservation Commission - February 16, 2024 - 8:00am
Mayor and Council - February 18, 2024 - 6:30pm
Should you have any questions, contact Planning & Zoning
at (770)424-0274 or zoning@cityofkennesawga.com

01.30.2024 10:41



LAND CASES		LAND USE OR ZONING		2871 N Main Street Land Lot 138, Tax Parcel 108			
		FROM	TO				
AV	LU			 Subject Property		 CITY OF KENNESAW PLANNING & ZONING DEPT. 770-590-8268 <i>Deirdre Estess</i> MAYOR <i>Lisa Murray</i> CITY CLERK	Scale: 1" = 100' Print Date: 3/20/2023 PA2023-01_Aerial Map
AX	PA2023-01	Public Art Exhibit Application					
DX	AV – Administrative Variance AX – Annexation	 ZONING					
HBR	DX – De-annexation HBR – Historic Board Review	 KENNESAW CITY LIMITS					
SLUP	LU – Land Use RZ – Re-zoning	 COBB COUNTY					
ZV	SLUP – Special Land Use ZV – Variance	 LAND LOT					

Scale: 1" = 100'

Print Date: 3/20/2023

PA2023-01_Aerial Map

Lea Alvarez

From: Darryl Simmons
Sent: Monday, February 12, 2024 8:19 AM
To: Lea Alvarez
Cc: Natalie Faustine; Chanelle Campbell
Subject: FW: 2871 N. Main Street, Kennesaw, GA (Whistlestop building)

Good morning Lea,

Please upload this reply from the property owner and add to the mural exhibit renewal on the M&C agenda.

From: Dale Hughes <dale@everydaypeoplegroup.com>
Sent: Thursday, January 4, 2024 3:39 PM
To: Darryl Simmons <dsimmons@kennesaw-ga.gov>
Subject: 2871 N. Main Street, Kennesaw, GA (Whistlestop building)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Darryl,

It has been a pleasure and an honor to allow the art of Sean Mills to have a home on the front of our building at 2871 N. Main.

We are glad that Tracey and Madelyn made the introductions and suggested this collaborate project. It is a beautiful concept and foreshadows the inclusive entertainment and welcoming commercial areas we will be constructing on our downtown sites.

We believe in Kennesaw and we believe in its beautification through art and projects that encourage inclusivity.

It would be an honor to continue this mural and candidly to do more together!

Sincerely,
Dale Hughes



Certificate of Appropriateness



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

to: Kristal Gonsalves

For: 3096 Cherokee Street NW

Scope of Work: Sign

Approval

Darryl Simmons

*Darryl Simmons, Administrator
Planning & Zoning Department*

01/16/2024

Date

Kevin Whipple

*Kevin Whipple, Chairperson
Historic Preservation Commission*

01/16/2024

Date

*Expires
01/16/2025*

COAA2024-01

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES




Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 1-16-24


(Application Administratively Approved)
HPC Chair

Date: 01/16/2024



GRANTED

☐ DENIED Reason for denial _____

☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

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

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

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

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

Application for signage to include

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

Application for landscaping to include

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

Application for exterior renovations and additions to include

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



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

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

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

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

1. NAME OF APPLICANT: Kristal Gonsalves

Owner

Other ☒

Other, please specify Occupying Tenant

APPLICANT MAILING ADDRESS: _____

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

PROPERTY ADDRESS: 3096 Cherokee Street N.W. Kennesaw, GA. 30144

Land Lot 129 Tax Parcel 20-129-111(P177500) Lot Size .84 +/-

Current zoning on property: NS

2. NAME OF ATTORNEY OR REPRESENTATIVE:

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

NAME OF OWNER: Larrys Legacy LLC.

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

3. ACTIVITY

☐ New Construction

☐ Demolition

☐ Awnings

☐ Fence

☐ Repairs or Alterations

☐ Landscaping

☐ Exterior Architectural Features

☐ Exterior Environmental Feature Change

☐ Moving a Building

☐ Sign Erection

☒ Sign Placement *

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

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

Replace current Sign and make repairs to existing monument with new tenants signage and logo.
Sign to be produced out of 3 Mill Poly Metal and attached with Screws to existing monument sign structure. The new sign will be 4'x8' to match the current sign.

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

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

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

Signature of Applicant	Date
Larrys Legacy LLC., 	01/08/2024
Signature of Owner	Date

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

Our Little Flower Buds Academy







Certificate of Appropriateness



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

to: Kim Wakefield

For: 3048 Cherokee Street

Scope of Work: Sign

Approval

Darryl Simmons

*Darryl Simmons, Administrator
Planning & Zoning Department*

01/16/2024

Date

Kevin Whipple

*Kevin Whipple, Chairperson
Historic Preservation Commission*

01/16/2024

Date

*Expires
01/16/2025*



CERTIFICATE OF APPROPRIATENESS APPROVAL SIGNATURES

Darryl Simmons
Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: *1-16-24*

Kevin B. White
(Application Administratively Approved)
HPC Chair

Date: 01/16/2024



GRANTED

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

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

- ☐ GRANTED
☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial _____

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review

1. NAME OF APPLICANT: Kim Wakefield on behalf of Rockbridge Signs

- ☐ Owner
☐ Other
☒ Other, please specify Sign contractor

APPLICANT MAILING ADDRESS: PO Box 2254, Lilburn GA 30048

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

PROPERTY ADDRESS: 3048 Cherokee St NW

Land Lot 129 Tax Parcel 397 Lot Size 0.62 acres

Current zoning on property: CBD

2. NAME OF ATTORNEY OR REPRESENTATIVE:

Kim Wakefield on behalf of Rockbridge Signs

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

NAME OF OWNER:

~~3048 Cherokee Street LLC~~ BCKC Properties LLC

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

3. ACTIVITY

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

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

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

Install sand blasted double-faced sign on existing 8" x 8" wood post embedded in ground with concrete and decorative rock componenet base.

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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.

 *Kim Wakefield* *1/16/2024*
Signature of Applicant Date

 *1/16/2024*
Signature of Owner Date

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



Sandblasted double face sign with 2-
2" tube mount to post
Sandblasted pebble finish
with raised graphics
painted per specs

Sign Face

- 1/8" aluminum bleed faces
- White base coat
- Logo Background painted Sherwin Williams - SW 6869 Stop
- Applied matte black vinyl: 3M #7725-022

Gray Retainer

The 1.5" gray retainer shown on the mockup is on a non-printing "Specs" layer and is **not** part of the sign face artwork. It serves as a visual representation of the final sign and indicates the approximate visual opening. It should not be used in the production of the final sign face. Box signs can be either flat-face (for new and replacement signs) or pan-formed face (to replace pan-formed signs).

A P P R O V A L	
Approval is required to begin production.	
☐	Approved As Is - No Changes
☐	Approved with Changes Noted
☐	Not Approved - Revise and Resubmit
Client Signature _____	Date _____

THIS DRAWING IS THE PROPERTY OF Rockbridge Signs Inc.
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**ROCKBRIDGE
SIGNS**
www.RockbridgeSigns.com
PO Box 2254 Lilburn, GA 30048

Bill Parker
Ph: 678.421.4247 Cell: 678.300.3026
billparker@RockbridgeSigns.com

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FILE NAME	State Farm	SALESMAN	
JOB NAME	Brad Cooper	PHONE	
CONTACT	3048 Cherokee St NW	FAX	
LOCATION	Kennesaw, Ga 30144	E-MAIL	
Dimensions may vary slightly because of practical limitations with fabrication / Photographic representations of proposed signage are for presentation only and may not be to scale		DATE	12-12-2023
		SCALE	1/2"=1"
		DRAWN BY	bp



Mounted on existing
8" x 8" wood post
embedded in ground with
concrete
Decorative rock component
base





SITE PLAN
SCALE: 1" = 30'

STATE FARM — BRAD COOPER
3048 CHEROKEE ST NW
KENNESAW, GA 30144



Certificate of Appropriateness



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

to: Colby Collie

For: 2986 N Main Street

Scope of Work: Tree Removal

Approval

Darryl Simmons

*Darryl Simmons, Administrator
Planning & Zoning Department*

01/24/2024

Date

Kevin Whipple

*Kevin Whipple, Chairperson
Historic Preservation Commission*

01/24/2024

Date

*Expires
01/24/2025*



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

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

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

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

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

Application for signage to include

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

Application for landscaping to include

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

Application for exterior renovations and additions to include

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



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

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

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

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

1. **NAME OF APPLICANT:** Colby Collie
☐ Owner
☐ Other
☐ Other, please specify _____

APPLICANT MAILING ADDRESS: [REDACTED]

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

PROPERTY ADDRESS: 2986 North Main Street Kennesaw GA 30144 United States

Land Lot 139 Tax Parcel 008 Lot Size _____

Current zoning on property: R-20

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

Colby Collie

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

NAME OF OWNER:

Colby Collie

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

3. **ACTIVITY**

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

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

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We would like to remove a diseased tree in our front yard that poses risk to both ours and an adjacent approval. We contacted several tree trimming services that refused to trim based on perceived danger. We then contacted a certified arborist, Christie Byrant, with Speaking For The Trees, who also recommended its removal.

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01.22.2024

Signature of Applicant

Date

Signature of Owner

Date

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



CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

COAA2024-03


Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 1-24-24


(Application Administratively Approved)
HPC Chair

Date: 1-24-2024

☒ GRANTED

☐ DENIED Reason for denial _____

☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

DENIED: Reason for denial

(May re-submit within 60 days)

POSTPONED/TABLED _____

Signature, Historic Preservation Commission

Date

Upon Administrative Approval scan and send document to Commission for review



Arborist Letter for 2986 N. Main Street, Kennesaw

October 17, 2023

Colby Collie
2986 N. Main Street
Kennesaw, GA 30144
Via Email: [REDACTED]

Dear Colby:

I visited the property located at 2986 N. Main Street in Kennesaw, Georgia to inspect a 32" Water Oak located to the left of the driveway, and a 40" dead Pine located at the back of the property. I used my eyes to do a Level 2 Assessment of the trees.

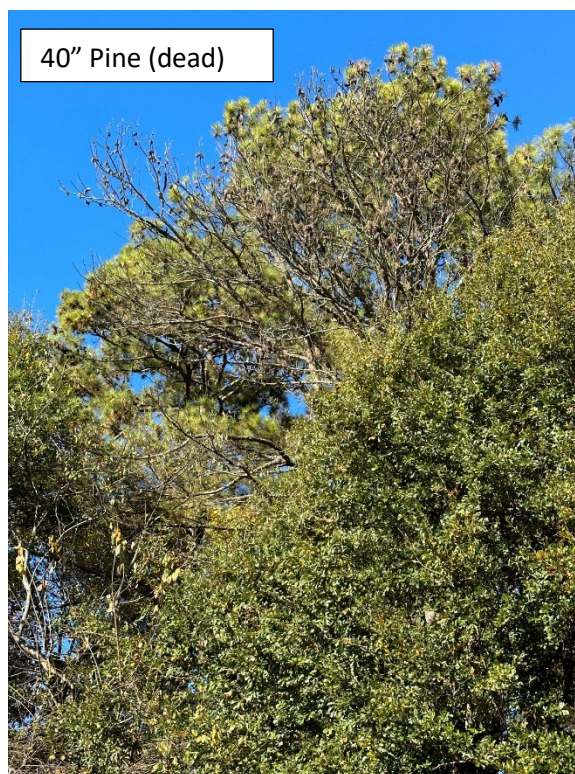
32" Water Oak: There are multiple conchs of 2 different types of root rot mushrooms. These types of fungi attack the tree and rot the structure roots. There are also multiple areas of obvious decay in the upper crown. This tree has a high propensity for large branch failure as well as blow over in extreme weather events. We can't predict when this tree will fail, and there are 2 houses in the drop line and additional targets of a road and a sidewalk that cannot be moved or used reduced.



32" Water Oak



32" Water Oak

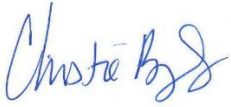


I recommend removing both trees.

The client has been guided as to replacement species and places for planting large trees.

If you have any questions or concerns, please feel free to give me a call on [REDACTED].

Sincerely,



Christie Bryant
ISA Arborist SO 6310 A
TRAC Certified

Training Opportunities

#	Organization	Training	Location	Date
1	Georgia Planning Association	Spring Conference 2024	College Park, GA	March 27th
2	Georgia Department of Community Affairs HPD	2024 Statewide Historic Preservation Conference	Columbus, GA	Sept 18-20, 2024
3	American Planning Association	2024 National Planning Conference	Minneapolis, MN	April 13-16, 2024
			Online	May 8-10, 2024
4	Georgia Planning Association	Fall Conference 2024	Augusta, GA	October 9-11, 2024
5	City of Kennesaw	Meeting Procedures with the City Clerk	City Hall	TBD