

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
March 15, 2024
8:00 AM

1. Call to Order / Roll Call

Chairman Whipple called the meeting to order at 8:08 a.m.

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

Absent: Commissioner Gallagher

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

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: February 16, 2024

Chairman Whipple called for a motion to approve the February 16, 2024 meeting minutes.

Motion to approve by Commissioner Blandford

Seconded by Commissioner Bramlett

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

3. Financial Report

Mr. Darryl Simmons reported no new expenditures in the last 30 days. At the time of this meeting, the standing balance in the HPC account was \$23,378 based on the collection of fees, liability, and settlements from past enforcement of historic structures that were under violation. A separate account under the Planning & Zoning department allows for any special programs or training specific to Historic Preservation initiatives or workshops. Mr. Simmons stated that staff is working with other departments to find an appropriate use of the aforementioned budget. Staff is considering partnering with the Downtown Development Authority and other agencies to create a "rescue fund" to be accessed and used by residential or commercial property owners to bring historic structures in disrepair up to code standards. He says that he will be soliciting feedback on the idea in the near future.

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

Motion to approve by Commissioner Blandford

Seconded by Commissioner Buffington

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

4. Old Business

5. New Business - Certificate of Appropriateness (COA) or Central Business District (CBD) Applications

- A. **CBD2024-01** Applicant is Jackson Webb - Consideration for Central Business District (CBD) project approval to remodel the vacant property located at 2573 Summers St NW for a proposed Sherwin-Williams retail store.

Mr. Simmons introduced this agenda item. The applicant was Jackson Webb, and the application was for consideration for a Central Business District project approval to remodel the structure at the currently vacant 1.1-acre property at 2573 Summers St. The proposed new use was a Sherwin-Williams retail store. The property is located outside the historic district, but Central Business District projects require HPC recommendation as part of the approval process.

The Downtown Development Authority reviewed the application on March 8th, and there was a unanimous vote to recommend approval of the business plan. The proposed scope of work will include using the existing structure but gutting and renovating the interior. Exterior improvements to the property will include landscaping, fixing up the parking lots, and adding more parking. Commissioners were shown photos of a remodeled Sherwin-Williams in Peachtree City as a reference for the materials to be used for this renovation.

Chairman Whipple asked if the Commissioners had any questions or comments for the applicant. Seeing no questions or comments, he called for a motion to approve. Commissioner Blandford made a motion to approve CBD2024-01, consideration to approve the Central Business District project to remodel 2573 Summers Street for a Sherwin-Williams retail store, and change the zoning from Light Industrial to Central Business District, subject to plan review and approval. Seconded by Commissioner Bramlett
Vote taken, motion unanimously approved 4-0. Motion carried.

6. COAA Approval by City Staff and HPC Chair

- A. **COAA2024-04 - 2940 Dallas St**

Mr. Simmons stated that Kathy Clark submitted this Certificate of Appropriateness request for installing new signs at 2940 Dallas Street. He explained that the applicant, the Brain Station coffee shop owners, wanted to add a monument sign topper, put up a canopy sign, and install a new one. The application and sign plans from the agenda packet were presented to the Commissioners. The Zoning Administrator and Chair of the Historic Preservation Commission reviewed and administratively approved the application on February 12, 2024.

- B. **COAA2024-05 - 1930 Galt Commons**

Mr. Simmons stated that Chad Howie submitted this Certificate of Appropriateness request to install a 6-foot fence at the rear of the property at 1930 Galt Commons. He

explained that the fence's purpose was to hide an existing HVAC unit. The application and fence plans from the agenda packet were presented to the Commissioners. The Zoning Administrator and Chair of the Historic Preservation Commission reviewed and administratively approved the application on February 12, 2024.

7. Discussion

Mr. Simmons announced that staff will schedule community outreach meetings to get feedback from the community on the direction the City is taking with the HPC design standards and whether they recognize or see any issues with the proposed amendments. HPC members will be asked to participate.

Next, he promoted the city's online Zoning Dashboard, created by the GIS department. He described the data and features that could answer some frequently asked questions by citizens.

Commissioner Butler asked if the Zoning Dashboard shows the ongoing development projects. Staff responded that the Zoning Dashboard does not have that information, but another web map created by the GIS department shows that information. Staff walked the Commissioners through how to access that map.

8. Public Comment

Commissioner Butler provided a comment regarding the TUG development project. She described some details previously presented to the HPC and pointed out that construction is being done that she does not believe was part of that presentation. She expressed concern that the new development will overshadow the existing homes on Duncan Drive. Mr. Simmons stated developers found a spring that cut through that area, which drastically changed the developer's site plan and reduced the number of total units. The developers also had to ensure enough parking, so the townhomes got pushed closer to the road. Commissioner Butler stated that she knew the development was not in the historic district, but the homes on Duncan Drive were. Mr. Simmons mentioned that the development was designed to have larger buildings towards the back of the property, so it is not as daunting when you look at it from Duncan Drive. Mr. Simmons said he would contact the developers to come back and have them explain the changes to the site plan and show renderings of what it will look like when everything is built.

Commissioner Bramlett gave an update on the historic walking tours. He reported that a few tickets had been sold; otherwise, not much had changed since the last meeting. He met with the executive director of the Atlanta Preservation Center, who is focusing on their March events for now. Kennesaw's Historic Walking Tour is set to take place on April 13th at 10:00 a.m.

9. Staff Comment

10. Adjourn

Chairman Whipple adjourned the meeting at 8:42 a.m.