



City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

Kevin Whipple - Chair,
Mike Ferguson - Vice Chair,
Sharon Blandford, Rachel Butler
Patrick Gallagher, Brittany Haugen

KENNESAW HISTORIC PRESERVATION COMMISSION (HPC)

April 8, 2022 – 8:00 A.M.

Special Call Meeting Minutes

Council Chambers

The meeting may be accessed in-person or by using the following link:

<https://www.Facebook.com/City of Kennesaw/>. **Comments on this video feed will not be monitored.**

I. Call to Order / Roll Call

- Meeting called to order at 8:02a.m. by Mike Ferguson
- Roll Call: Patrick Gallagher, Sharon Blandford, Rachel Butler, Brittany Haugen and Mike Ferguson
- Absent: Kevin Whipple
- Staff present: Albert Trevino (Assistant Zoning Administrator and Planner) and Tanyel Aviles (Community Development Specialist)
- Applicants present: Michael Judvytis (Pisano's Pizzeria and Italian Kitchen) and Drew Cunningham (TPA Residential)

II. Approval of Meeting Minutes: February 18, 2022

- Motion to approve the February 18, 2022 Meeting Minutes by Commissioner Gallagher.
- Second the motion by Commissioner Blandford.
- **Approved forwarded with the vote totaling 2 - 0 - 2. Commissioners Haugen and Commissioner Butler abstain.**

III. Financial Report

- Mr. Trevino presents the up-to-date fiscal year report ending March 31, 2022. There has been no change in expenditures. The HPC currently has a \$1,000 budget, and the schedule of property donations in the amount of \$21,675. The balance sheet total including liabilities and fund balance is \$23,378. There have been no expenditures over the last thirty (30) days.
- Vice Chairman Ferguson calls for a motion.
- Motion to approve the Financial Report by Commissioner Butler.
- Second the motion by Commissioner Haugen.
- **Approved forwarded with the vote totaling 4 – 0. All in favor.**

IV. New Business

1. PA2022-01 – Applicant is Michael Judvytis – This is a public arts exhibit application for a wall mural located at Pisano's Pizzeria & Italian Kitchen at 2740 Summers Street.

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Friday, May 20, 2022 at 8:00 a.m.**

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This application was first brought before the HPC on May 21, 2021 for a wall mural depicting Kennesaw native, Harrison High School graduate and 2021 NFL Draft pick to the Chicago Bears football team, Justin Fields. This current application is a request to add art to each side of the existing mural which will be painted by Harrison High School artists.

- Vice Chairman Ferguson introduces case #PA2022-01.
- Mr. Trevino greets the Commission and begins his presentation of case #PA2022-01. He states that the first item on the agenda is for a public art exhibit application located at Pisano's Pizzeria and Italian Kitchen at 2740 Summers Street. The Commission had a public art exhibit application go before them last year on May 21, 2021 for consideration and approval of a wall mural of Justin Fields, a native Kennesaw resident, Harrison High School graduate and last year was a newly drafted National Football League player to the Chicago Bears. This mural was created to honor his achievement, and it was painted on the side of the wall of the restaurant. This mural was approved by Mayor and Council on June 7, 2021. The existing mural of Mr. Fields does not take up the entire wall that it is on, and that is why this application is being presented.

A few creative and artistic seniors that currently attend Harrison High school have partnered with the Pisano's management, and they have come up with some designs that will provide additional art encompassing the entire wall.

This restaurant is located within the Central Business District (CBD), but it is not located within a historic district. However, per city ordinance, public art exhibit applications within the CBD go through three (3) bodies for review: the Kennesaw Arts and Culture Commission (KACC), the HPC, and Mayor and Council.

On March 17, 2022, the KACC reviewed this application and made a few recommendations. Out of the four (4) options, the KACC wanted to go with option B. However, they wanted the flower on the left hand side to be removed, a paint brush design somewhere in the mural and the colors to be brighter. A recommendation was also made by Mr. Michael Judvytis, owner of Pisano's, to add "The General" locomotive train in the place of another flower on the right. These recommendations resulted in the final product.

The KACC was the first committee to hear this application. The HPC is the second to review it, and this application is on schedule to be heard by Mayor and Council on April 18th with both KACC's recommendation and also HPC's recommendation.

For the record, there is required public notification for this application which has been met. A public notice sign was posted on the property on March 28, 2022 with the HPC and Mayor and Council dates. Also, notification letters were mailed out to all adjacent properties.

Mr. Trevino states that Mr. Judyvitis is available to answer any questions, and turns the floor over to the applicant.

- Mr. Judvytis approaches the podium, and introduces himself. He states he is excited to add to the already well-received wall mural at 2740 Summers Street.

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He wanted to utilize local artists to create a community art project. His intention with this mural was to have some community involvement. Harrison High School has graciously helped them to come up with a design, and they are excited about that.

- Mrs. Madelyn Orochena, KACC Chairperson, approaches the podium and introduces herself. She states that more mural art in Downtown Kennesaw has been a long term KACC vision, and they are not only amenable but excited for this art project.
- Commissioner Butler wants to know how the mural will be maintained and how often.
- Mr. Trevino states that there is a maintenance clause in the code.
- Mrs. Orochena states all of the paint would be provided by the applicant.
- Mr. Judvytis states they will be using exterior wall paint, and that they will need to maintain it on a yearly basis to make sure it stays in its original condition. They will have maintenance people come to review and repair the mural.
- Commissioner Haugen asks if the original mural has needed any maintenance as of yet.
- Mr. Judvytis states no. They use Sherwin Williams and higher end paint for the mural. So, it maintains its integrity longer.
- Commissioner Ferguson asks how long the extension of the mural will take and when the student artists will be working on the mural.
- Mr. Judvytis states it will take about three (3) or four (4) days. They will come together to do that.
- Mr. Trevino adds that the reason this application is before the HPC at this time is because they would like to get it done before Summer break. Being seniors, they will be graduating soon. If it does get approved by Mayor and Council, they will start painting.
- Commissioner Butler asks if the students who are painting the mural will have the opportunity to sign their work somewhere on the mural.
- Mr. Trevino states that that is definitely possible.
- Commissioner Butler states that, as a Kennesaw resident, she thinks it would demonstrate community involvement.
- Vice Chairman Ferguson asks if there are any more questions from the Commissioners. Seeing as there are none, he calls for a motion.
- Motion to approve the public arts exhibit application for a wall mural located at Pisano's Pizzeria & Italian Kitchen at 2740 Summers Street by Commissioner Gallagher with the recommendation that:

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- The mural be inspected annually by the owner or the KACC (Kennesaw Arts and Culture Commission).
- Touch-ups be done as needed to maintain the integrity of the mural.
- The student's that work on the mural be allowed to provide signatures somewhere to demonstrate community involvement.
- Second the motion by Commissioner Butler.
- **Approved forwarded with the vote totaling 4 – 0. All in favor.**

2. CBD2021-04 – Applicant is TPA Residential – This Central Business District project application located at 2652 South Main Street went before the HPC on November 12, 2021 where it was approved with conditions which stated that the applicant submit for review their architectural elevations and landscaping for 25% submittal and subsequent submittals to be further evaluated and decided by HPC with respect to the final approval and final design plans. This item is being brought back for the requested plans to be reviewed. The overall project will contain uses such as: multi-family and single-family residential, commercial, a parking garage, interconnected trails and pathways throughout the development and extending the City's existing Gateway Park down south on Main Street to tie into this project.

- Vice Chairman Ferguson introduces case #CBD2021-04.
- Mr. Trevino presents for case #CBD2021-04. For the second item on the agenda, Staff has brought back a previously approved CBD project for the TUG Property located at 2652 South Main Street. This CBD application was reviewed by HPC in 2021 during which the applicant presented their site plan showing a mixture of uses, lots of greenspace areas, interconnected trails throughout, a parking deck and amenities such as an extension of the City's existing "Gateway Park" further South along Main Street to tie into this project. This CBD application was approved by the HPC with the condition that the applicant would come back before them when they were further along with more concrete architectural and landscape plans.

Staff has provided the HPC with copies of the architectural and landscape plans from the applicant which has also been reviewed by the City arborist, Mr. Rod Bowman. Mr. Bowman's observation regarding the landscape plan was that it was not a landscape plan but more of a hardscape plan which shows in outstanding detail of the types of materials that they will be using throughout, which Staff believes truly looks fantastic. Mr. Bowman's suggestion was that the applicant submit a full landscape plan for review as per section 3.07.00 of City Code of Ordinance. However, Staff wanted to bring the materials that the applicant did have readily prepared for review and discussion to this meeting as they are moving along with this project pretty rapidly. With that, Mr. Trevino yields the floor to the applicant.

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- Mr. Drew Cunningham approaches the podium and introduces himself. He refers to the originally approved site plan visual, and explains that it is not significantly different from the current site plan. However, they had missed the requirement for underground detention in the City Code of Ordinance. So, the above ground detention on the original site plan will now be green space above underground detention. Also, the townhomes in the North Easterly corner have been moved further away from the multi-family structure, and moved the to the North side of the road creating more greenspace. They also altered the road configuration to create more greenspace for the central park area. He utilizes visuals to showcase the hardscape plan. Including: the linear park area that extends Gateway Park, wider sidewalks, and street trees.
- Vice Chairman Ferguson asks if there are two (2) addresses for this project.
- Mr. Cunningham states that the address for the project is 2652 S Main Street, but the property will be divided to facilitate the multifamily, townhomes and retail, which will be separate lots.
- Vice Chairman Ferguson clarifies that there are two (2) entrances: on South Main and on Duncan Drive.
- Mr. Cunningham confirms, and explains that the addresses will be a platting issue.
- Mr. Trevino states that, when the applicant is ready to submit a final plat, the City's GIS Department will assign addresses. One (1) for the multi-family which will have a primary address and also units, one (1) for each individual townhome, and one (1) for the commercial space fronting South Main Street. The primary driver will most likely be South Main Street as that is the frontage, but the site will contain multiple addresses.
- Commissioner Butler asks how the sidewalks fronting the site will tie into the existing Gateway Park as they are separated by some distance.
- Mr. Cunningham states that they will do as much as they can, but they have been thus far unable to get permission from the Post Office to do improvements on their land. On their site, they are going to try and raise the sidewalk up and push it back from the road frontage, wind it into the site a bit and have it come out by the Post Office. Then, after it crosses Duncan Drive, it gets more into the Gateway area. Again, the intent is to continue the theme of the Gateway Park and pull it further South.

He continues and utilizes inspiration photos to describe the potential aesthetics of the stand-alone retail building. They intent for its use to be something like a brew pub, restaurant or food hall that would have an outdoor component. They don't have a tenant lined up for that retail structure yet. However, they will get the pad ready, and identify someone who will build there. What they don't want to do is

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build a rectangle and then have a tenant that needs different accommodations. As they get further along, they will bring more information regarding that to the City.

- Commissioner Gallagher asks what the parking allocation will be for the commercial property.
- Mr. Cunningham states there will be ninety (90) parking spots.
- Commissioner Gallagher asks if that will be incorporated into the parking garage or will there be surface parking.
- Mr. Cunningham states there will be some spots in the garage dedicated to the general public, but they are leaving space for ninety (90) surface parking spots. How exactly the spots will be laid out will be based on the final use. He continues on to the townhome section. The townhomes were previously on the North side of the road which contained a stream and some wetlands that were difficult to design around. So, they have been moved which created more greenspace between the townhome component and the multi-family component.
- Commissioner Butler asks the applicant to clarify the location of the townhomes.
- Mr. Cunningham clarifies that there will be townhomes there and some will have driveways directly onto Duncan Drive. He utilizes visuals to explain. In the Northwest corner there will be a hammerhead turnaround which will provide more greenspace in the main lawn area as opposed to the configuration of the road previously. He utilizes visuals to illustrate the quality of townhomes that will be built by Traton Homes, and moves on to the multi-family component. He states the multi-family component will be responsible for the majority of the infrastructure that goes in, but there will be agreements in place where the townhomes and retail can use the green space and vice versa with the exception of the interior courtyard. He then walks the Commission through the elevations for the multi-family. The facades are all brick except for the storefronts that will have window glass as a separation from the residential above and the commercial below. They expect the attached commercial component to consist of things like: local businesses, real estate offices, barber shops, palates studios, etc. He continues to describe the elevations and road configurations.
- Commissioner Butler clarifies that you meet the four (4) story structure as you drive into the interior of the development.
- Mr. Cunningham confirms, and explains that the ground floor commercial area that wraps the parking deck is going to be four (4) stories with the bottom floor being commercial and the top three (3) stories being residential. The first façade as you pull in will be four (4) stories and taper down from there toward Duncan

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Drive. Thusly, keeping the height and density tiered with the highest point in the interior of the development.

- Vice Chairman Ferguson asks the applicant to explain the elevation plan from Duncan Drive.
- Mr. Cunningham states that you most likely won't be able to see the multi-family from Duncan Drive due to the Townhomes and the woodland area containing the wetlands.
- Vice Chairman Ferguson clarifies that the townhomes will be the first thing you see from Duncan Drive and that they are three (3) stories.
- Mr. Cunningham confirms, and explains the general layout along Duncan Drive.
- Vice Chairman Ferguson asks if the topography drops off so that it allows them to have a drive-under garage.
- Mr. Cunningham confirms and states that he believes the finished floor elevation of the multi-family is forty-four (44) and thirty-six (36) at Duncan Drive. He further explains that the townhomes are set two hundred (200) feet off of Duncan Drive and there are multiple rows of townhomes before you get to the multi-family component. And, the multi-family component along this façade is only three (3) stories for the majority of it, and four (4) stories in the center piece. So, for the most part, the townhomes will be the same height as the multi-family. He continues to utilize visuals to explain the facades and elevations.
- Commissioner Butler states that the applicant described the use of brick, and asked if there is any other material being used.
- Mr. Cunningham confirms that it is brick, cement siding and board and batten. He believes it is broken down into thirds with the focus being on the brick along the facades on Main Street and Duncan Drive while the back side would be more siding. He continues on to describe the interior courtyard space of the multi-family structure. It is accessible to the multi-family residents only, including: a pool and courtyard areas.

Mr. Cunningham continues to the hardscape and landscape plans. They are still conceptual. This includes: where they plan to plant trees, the overall hardscape, character and theme of the space, and areas indicating low level plantings. He again utilizes the provided visuals to illustrate the green space in relation to the commercial/residential, the main park area, the park area between the townhomes and multi-family, landscaping in front of the commercial storefronts, multiple green spaces, a raised stage area for performance and activity, and the interior courtyards of the multi-family component (including: patios, grill stations, pool, trellises, fire pits, string lights, outdoor TV stations).

Mr. Cunningham concludes by stating that they are moving relatively quickly, and are hoping to submit for their LDP permits in the next week or two. They

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were a little thrown off by the underground detention requirement. Other than that, they will share their final planting plans when they get to that point.

- Commissioner Butler is concerned about the height variation between the single-family residences on Duncan Drive and the townhomes. She asks if the applicant can provide a section upon return containing visuals or descriptions of the height variations for review. She feels as though the townhomes will overpower the single-family residences. She states that it would also be nice to see it from Main Street with consideration to the four (4) story building. She would like to be able to see how it is flowing with the road.
- Mr. Cunningham states he will bring that next time he is before the HPC. He will try to put some grades on there as well. However, concerning the Main Street elevation, the road sits at about sixty (60), and the multi-family sits at about forty-four (44). So, as you're coming into the site from Main Street, you drop a story and a half. In relation to Main Street, the multi-family sits down a fair amount. The elevations of the multifamily compared to Duncan are about ten (10) feet taller, and that side is three (3) stories. He states he will bring the sections of the townhome that does step up slightly and steps up further as you retreat inward. Standing on the ground and looking at it, it should seem relatively flat. Due to the wetlands, sixty percent (60%) of Duncan Drive will remain untouched.
- Commissioner Butler explains that she understands, but her concern is the townhomes closest to Duncan Drive.
- Mr. Cunningham reiterates that he will provide the requested sections when he returns to HPC.
- Vice Chairman Ferguson expresses a similar concern.
- Commissioner Gallagher asks if anyone has asked the applicant to coordinate any development efforts with the proposed new townhome development on the North side of Duncan Drive in respect to scope, scale or finishes.
- Mr. Cunningham states no.
- Mr. Trevino states that the proposed secondary townhome development to the North of Duncan Drive is named Devin's Shire. He explains that the location of Devin's Shire is more in line with the Post Office. Their design also plays into topography. The street level is at a higher grade, and the property drops down. They will use that to their advantage. At street level, the townhomes will have a two and a half (2 ½) story feel, but they will be three (3) stories. And, no, there was no coordination between the two (2) developments.
- Commissioner Butler wants to know where the applicant will be placing their mechanical units, and will they be shielded from the road.

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- Mr. Cunningham states yes to both questions. The mechanical units for the multi-family will go on the third story roof of the multi-family, and there will be a parapet type wall shielding it from view.
- Commissioner Butler asks if the townhomes will follow the same design.
- Mr. Cunningham states no, as the townhomes have pitched roofs. They will go in another designated area.
- Commissioner Butler asks if they will be fenced, have vegetation or some sort of buffer.
- Mr. Cunningham states that they want it to look good too, and will take care of that out of their own desire.
- Commissioner Gallagher asks, since this was originally an industrial property, has the applicant's due diligence identified any environmental issue or vapor intrusion which may require mitigation.
- Mr. Cunningham states no. They were actually very pleased with the environmental reports.
- Vice Chairman Ferguson asks what the applicant would expect as far as returning for additional approvals. At what level would they get the clarity of the architectural plans and so forth.
- Mr. Cunningham states that Staff will let them know when they need to return, but they aren't planning on changing their architectural elevations significantly for the multi-family anymore. At this point, they are moving into the design for the building. There's still more to do regarding the landscape and hardscape, but conceptually it's going to be the same. They will come back with a more detailed landscaping plan however. From a design standpoint, they're really getting close to being finalized, and getting their development permits.
- Mr. Trevino suggests that the Commission could recommend placing a stipulation that, before the applicant submits for building permits, they come back for a final review of the building plans as those will be the final renderings. Also, Staff recommends the Commission view the landscape plan in full detail. That would need to be a stipulation as well. Also, because of the mixture of uses, the applicant may bring forward different components at different times. Staff did condition the development to say, that at eighty percent (80%) completion of the multi-family, they need the commercial pad to be ready and the townhomes to be completed. So, he wants the Commission to note that there are many different uses, and the applicant can come back before submitting their building plans.
- Commissioner Butler asks if the Commission made any stipulations in the November 12, 2021 HPC hearing regarding seeing the completion progress at twenty-five (25), fifty (50) and seventy or eighty (70 or 80) percent completeness.

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- Mr. Trevino states that the November 12, 2021 meeting was for the HPC to review the design schematics for landscaping, architecture, elevations and commercial buildings within the property for twenty-five percent (25%) submittal, and subsequent submittals to be further evaluated as decided by the HPC.
- Mr. Cunningham states they are happy to return at any time to discuss the project as they are excited about it. From a design standpoint, the exterior elevations they reviewed are not intended to be changed anymore for the multi-family. The townhomes are still pictures of previously built townhomes, but the multi-family elevations should not change. From an aesthetic standpoint, what has been presented at this meeting is the final elevation.
- Commissioner Butler confirms that the exterior is really their only concern.
- Vice Chairman Ferguson reminds the Commission that this property does not fall within the historic district, and this hearing is solely for recommendation purposes.
- Commissioner Haugen asks that if there will be replanting of removed trees or if the applicant will stick with more so shrubs and greenspace.
- Mr. Cunningham states that the inside of the property will be more of a long park area with shade trees around the perimeter. Throughout the parking areas and in between the townhomes, there will be some trees. Along the front of the property at Main Street and the main drive there will be street trees planted. Also, the whole Northeast corner will remain as it is. They are not planning on putting in any compact forest type areas. It will be more pedestrian friendly street trees.
- Seeing as there are no more questions or comments, Vice Chairman Ferguson calls for a motion.
- Motion to approve the review of the architectural elevations and landscaping for 25% submittal by Commissioner Gallagher with the recommendation that the applicant:
 - Provide final elevations for the multi-family and the townhomes if there are any changes before permitting.
 - Provide cross sections illustrating the scope and scale of the different building heights across the property and in relation to the residential on Duncan Dr.
 - Provide the final landscaping plans for review and approval.
 - Revisits the HPC with elevations for the built-to-suit retail commercial on Main St at the time it is developed.
- Second the motion by Commissioner Butler.
- **Approved forwarded with the vote totaling 4 – 0. All in favor.**

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V. COA Administrative (COAA) Approval by Staff and Chairperson

1. COAA2022-02 – Applicant is Marsha Jones – Approval on March 16, 2022 to reface an existing freestanding sign located at 2970 Cherokee Street for BioOne.

- Vice Chairman Ferguson introduces case #COAA2022-02.
- Mr. Trevino states that case #COAA2022-02 is an administrative review. It was an existing sign for a hair salon. A brand new janitorial and clerical business, BioOne, now occupies the property. This approval was to reface the existing sign. It has two (2) poles, and they were approved for either a diabond or an aluminum resurfacing. This case was approved on March 16, 2022 by Staff and Chairman Whipple.

VI. Discussion

1. Properties of Concern

- Commissioner Gallagher would like the removal of a “vulgar” yard sign in front of Lazy Guy Distillery.
- Mr. Trevino states that Staff will speak to the business owner and bring a status before the HPC at the next HPC meeting.

VII. Public Comments

- No Public Comments

VIII. Staff Comments

- Mr. Trevino thanks the Commission for their time and effort. He then informs the Commission of Commissioner Haugen’s recent resignation, and thanks her for her service. He closes with an update on the 2022 Comprehensive Plan Update.

IX. Adjourn

- Commissioner Ferguson adjourned the meeting at 9:07 a.m.

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