



Planning and Appeals Board Agenda
Tuesday, January 14, 2020, 5:30 PM
Public Safety Complex (Gainesville Justice Center)
Municipal Court Room, 701 Queen City Parkway

1. CALL TO ORDER

2. MINUTES

A. December 10, 2019 PAB Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Annexation Request

- (1) Request from **Moez Hasni / WS Hotels, LLC** to annex a 5.503± acres tract located on the northeast corner of Jesse Jewell Parkway and Crescent Drive, having frontage on Exit 24/ I-985 (a/k/a **400 Crescent Drive**) and to establish zoning as General Business (G-B) with a special use.

Ward Number: Two

Tax Parcel Number(s): 15-033C-000-077

Request: Extended stay hotel and retail building

5. MISCELLANEOUS

6. ADJOURNMENT

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 12/17/2019
Presenter: N/A
Item of Business: December 10, 2019 PAB Meeting Minutes
Meeting Date: 1/14/2020

Purpose of Request:

The purpose of this request is to allow the Planning and Appeals Board to approve the minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

The draft minutes were reviewed by the Planning Manager and Community Development Director.

Department Recommendation:

Approval of the minutes as presented.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 Draft Minutes	Minutes

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
DECEMBER 10, 2019**

CALL TO ORDER Chairman Carter at 5:30 p.m.

Members Present: Chairman Doug Carter, Vice-Chair Jane Fleming and Board Members Rich White, Eddie Martin, Kelvin Simmons, Carmen Delgado and Ryan Thompson

Members Absent: None

Staff Present: Community & Economic Development Director Rusty Ligon, Community & Economic Development Deputy Director Matt Tate and Recording Secretary Gwen Fleming

Others Present: Council Members George Wangemann & Barbara Brooks

MINUTES OF NOVEMBER 12, 2019

Motion made by Board Member Thompson
Motion seconded by Board Member Simmons
Vote – 7 favor

NEW BUSINESS

A. Variance Request

- 1) Request from **Smile Doctors** to vary the sign lighting requirements on a 1.16± acres tract located on the southwest side of the intersection of South Enota Drive and Park Hill Drive (a/k/a **1071 South Enota Drive, NE**), having a zoning classification of Office and Institutional (O-I).
Ward Number: Two
Tax Parcel Number(s): 01-077-001-027
Request: Internally illuminated monument sign and wall signs

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing to vary the lighting standards to permit internal illumination for wall signs and a free-standing monument sign. The subject property is zoned Office and Institutional (O-I) which only allows for external/indirect illumination of signs such as ground lighting. The subject property is located at southwest corner of South Enota Drive and Park Hill Drive, within the Gateway and Limestone Parkway Overlay Zones. The property was recently redeveloped for an 8,167 square foot medical office building occupied by “Smile Doctors Braces” orthodontist office and there is one unoccupied suite. Currently there are two, 39.0± square foot wall signs on the building and one, 106.0± square foot multi-tenant monument sign located at the corner of South Enota Drive and Park Hill Drive. These signs recently received a permit and are considered legal conforming. Adjacent uses include single-family homes, BeeHive Homes Assisted Living facility, undeveloped property and the CVS Pharmacy. The applicant states the proposed internal illumination will provide for better visibility of the signs and will require less maintenance. The applicant believes the internal illumination will be more aesthetically pleasing.

The Planning Division staff is recommending **conditional approval** of this variance request with two conditions.

Applicant Presentation: **Dr. Ron Wilson**, 1071 South Enota Drive, stated he is the owner and started the business 14 years ago and has increased jobs seven-fold since then. Therefore, with the growth they have provided over 500 jobs. The office located in Sherwood Park was limited due to its size and parking and now there is a nice clean facility at its new location. He would like an internally lit sign and his goal is to provide a sign that will complement their new building. He agrees with the conditions suggested by the planning staff.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the request as presented with the following conditions:

Conditions

1. **An electronic message board/changeable copy sign shall not be allowed.**
2. **The applicant/property owner shall provide a minimum five foot (5') wide landscape border around the entire base of the existing monument sign which shall include brown mulch or pine straw with dwarf shrubs and plants.**

Motion made by Board Member White

Motion seconded by Board Member Delgado

Vote – 7 favor

B. Annexation Request

- 1) Request from **Capstone Acquisitions, LLC** to annex a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a **0 Jesse Jewell Parkway**) and to establish zoning as Light Industrial (L-I).

Ward Number: Three

Tax Parcel Number(s): 00-144-000-023

Request: Climate controlled storage and office/warehouse

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing to annex the subject property with a zoning of Light Industrial (L-I). The property is contiguous to the city limits to the northwest across Jesse Jewell Parkway and is currently zoned Heavy Industrial (I-II) within unincorporated Hall County. As well, the property is located within the Gainesville and Hall County Gateway Corridor Overlay District and contains a water line easement, sanitary sewer easement, stream, powerline easement and is located within a future flood zone. Adjacent uses include single-family homes, power substation, Brenau University softball field and the railroad. The purpose of the request is to access sewer for the development of a 3-story, 65,100 square foot climate-controlled storage facility and a freestanding, 5,400 square foot office/warehouse building. One access driveway is proposed from Old Cornelia Highway

which is maintained by the county. The exterior of each building will consist of a mixture of brick and EIFS materials with accent metal and aluminum materials consistent with the Gateway Corridor Overlay Zone requirements. In addition, the applicant has obtained a permit from Hall County and GDOT for a digital billboard on the property facing Jesse Jewell Parkway. The permit from Hall County was approved on August 15, 2019 for a two-sided, 300 square foot per side digital billboard.

The Future Development Map for the City of Gainesville places the subject property within the *Industrial* land use category and within the *Historic Mill Villages* Character Area which are consistent with the proposal. According to the Georgia Department of Transportation (GDOT), the developer will need to coordinate with GDOT since this development will impact the State Route System. According to the Department of Water Resources, all development within the future flood zone will be required to meet the floodplain ordinance requirements.

The Planning Division staff is recommending **conditional approval** of the proposed annexation request with **Light Industrial (L-I) zoning**, based on the Comprehensive Plan and the adjacent residential and non-residential land uses with seven conditions.

Applicant Presentation: Jonathan Collins, 1761 Valley Road, stated he is the owner/developer the property. He states there are access challenges with no access being off of Jesse Jewell and the back portion creates a visibility issue. He also stated the climate-controlled storage units will sit on the very back of the property and is the best use for the property along with a warehouse/office. He agrees with the seven conditions and will work with the Environmental Protection Division and Corps of Engineers regarding the challenges with the site and will abide with all requirements.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the request with the following conditions:

Conditions

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.

3. **The final design of all water quality measures is subject to the review and approval of the Department of Water Resources Director.**
4. **The frontage landscape areas shall be sodded with grass and contain minimum 3-inch caliper size hardwood trees subject to the Community & Economic Development Director approval.**
5. **The subject property shall be limited to two (2) monument signs, each not to exceed 10-feet in height, 50 square feet of sign face area, 96 square feet of total sign structure area with internal or external lighting. Wall/building signs shall also be permitted upon meeting the standards of the Unified Land Development Code.**
6. **All access point design for the subject property shall require review and approval by the Hall County Public Works Department, Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.**
7. **An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**

Motion made by Board Member Martin
Motion seconded by Board Member Thompson
Vote – 7 favor

C. Rezoning Requests

- 1) Request from **City of Gainesville** to rezone a 6.84± acres tract located on the southeast corner of the intersection of Jesse Jewell Parkway and Bradford Street, having road frontage on the north side of College Avenue (a/k/a **110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE**) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-010-001-001
Request: Mixed-use development
- 2) Request from **City of Gainesville** to rezone a 4.1± acres tract located on the southwest corner of the intersection of Main Street and Parker Street, having road frontage on the north side of Banks Street and the east side of Grove Street (a/k/a **610 and 622 Main Street, SW; 605 Grove Street, SW**) from Light Industrial (L-I) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-011-004-001
Request: Mixed-use development

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The City of Gainesville desires to rezone two tracts of land for a site specific, mixed-use development to be developed in two phases. The properties are approximately 300 feet apart and separated by one city block. Tract/Phase 1 is 6.84± acres in size and is located on the south end of the pedestrian bridge within property known as the "City View Lot". Tract/Phase 2 is 4.1± acres in size and is located on the property known as the previous

“Jail Lot”. The City has selected Terwilliger Pappas to develop the property as part of a previously approved Request for Proposal (RFP) which requires the property to be rezoned.

Tract/Phase 1 - 6.84± acres (City View Lot)

Includes 220-multi-family residential units within three, 4-story buildings, 8,000 square feet of leasing/club/fitness space and two, 2-story, retail/restaurant buildings totaling 10,000 square feet. Vehicular access is proposed from Jesse Jewell Parkway, Bradford Street and College Avenue to include a total of four driveways. Pedestrian walkability will include access to the pedestrian bridge and sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 350 surface level parking spaces and additional street parking on Bradford Street and College Avenue are to be provided. The proposed amenities include a resort style saltwater pool with sundeck, roof top clubroom, Wi-Fi thought the community, connection to the Highland to Island Trail, business center with reservable suites & conference room, cyber café and coffee bar, 24-hour fitness center, yoga room with group fitness, outdoor terrace with patio seating and bar area, outdoor pavilion, indoor pet spa with washing and drying stations, bike storage/repair stations, electric car charging stations, landscaped courtyard with amenities, mail and packing room.

Tract/Phase 2 - 4.1± acres (Jail Lot)

Includes 180-multi-family residential units within three, 4-story buildings, 6,000 square feet of leasing/club/fitness space and 5,000 square feet retail/restaurant space located on the ground floor of one of the multi-family buildings. Vehicular access is proposed from Main Street and Banks Street to include a total of two driveways. Pedestrian walkability will include sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 240 surface level parking spaces and additional street parking on Main Street, Banks Street and Grove Street are to be provided. The proposed amenities are the same as Tract 1 except for a game room with recreational table games and vintage arcade is proposed instead of a resort-style pool with sundeck.

According to the Georgia Department of Transportation (GDOT), the developer will need to coordinate with GDOT since this development will impact the State Route System. The Gainesville Future Development Map for the City of Gainesville places both properties within the *Mixed-Use Midtown* land use category and within the *Central Core* Character Area specifically within the *Downtown/Midtown* subarea which are consistent with the proposal.

The Planning Division staff is recommending **conditional approval** of this rezoning request with a zoning of Planned Unit Development (P-U-D) for both Tract 1 and Tract 2, based on the Comprehensive Land Use Plan and the mixture of residential and non-residential uses with five conditions.

Applicant Presentation: **Greg Power**, 2472 Fernleaf Court, stated he is one of the partners at Terwilliger Pappas selected to develop the property. He is very excited about the proposed project that will bring quality housing, retail and restaurant space to the City of Gainesville. The development will be constructed over two phases of which both phases will have connectivity to the Highlands to Islands multi-use trail. He mentioned the leases will be between \$1,500 and \$1,600 per month and will be staffed 24/7 along with security. They plan to break ground in May and will be a two-year project.

FAVOR: None

OPPOSE: **Gene Cobb** stated he does not oppose the request but would like more information about the project such as access, the size of rooms and stories of the buildings. He also asked what the board actually does and what comes next in the process.

Planning and Appeals Board Comments: Mr. Power stated the apartments are market rate and not subsidized apartments.

Chairman Carter and Mr. Power answered questions from Mr. Cobb and stated the average size of the phase 1 apartments are between 800 and 1500 square feet and the phase 2 apartments are expected to be between 970 and 1,600 square feet. Chairman Carter also advised Mr. Cobb the Planning and Appeals Board is a recommending body and then will go to the City Council for their vote on January 7th. Mr. Powers stated the contractors are planning to submit for a land disturbance permit in February and break ground in the late spring or early summer. He also advised Mr. Cobb that the city view site would be developed first and was unsure the exact timeline of the jail lot.

There was a motion to recommend conditional approval to rezone the 6.84± acres tract (City View Lot) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D) with the following conditions:

Conditions

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.
4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
5. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Motion made by Board Member Martin
Motion seconded by Board Member White
Vote – 7 favor

There was a motion to recommend conditional approval to rezone the 4.1± acres tract (Jail Lot) from Light Industrial (L-I) to Planned Unit Development (P-U-D) with the following conditions:

Conditions

- 1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
- 2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.**
- 4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.**
- 5. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**

Motion made by Board Member Thompson

Motion seconded by Board Member White

Vote – 7 favor

ADJOURNMENT

There was a motion to adjourn the meeting at 6:02 p.m.

Motion made by Board Member Martin

Motion seconded by Board Member White

Vote – 7 favor

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 12/17/2019

Presenter: Matt Tate

Item of Business: Request from **Moez Hasni / WS Hotels, LLC** to annex a 5.503± acres tract located on the northeast corner of Jesse Jewell Parkway and Crescent Drive, having frontage on Exit 24/ I-985 (a/k/a **400 Crescent Drive**) and to establish zoning as General Business (G-B) with a special use.

Ward Number: Two

Tax Parcel Number(s): 15-033C-000-077

Request: Extended stay hotel and retail building

Meeting Date: 1/14/2020

Purpose of Request:

The applicant is proposing to annex the subject property with a zoning of General Business (G-B) with a special use. The property is contiguous to the city limits to the east across I-985 and currently zoned Highway Business (H-B) within unincorporated Hall County. As well, the property is located within the Limestone Parkway Overlay Zone and the Hall County Gateway Corridor Overlay District. The purpose of the request is to access sewer for the development of a 4-story / 123-room, Woodspring Signature Suites Extended Stay Hotel and a separate 7,500 square foot retail building. The property consists of two tracts which includes GDOT surplus property recently sold to the applicant. Two access driveways are proposed from Crescent Drive. The adjacent uses include single-family residential uses to the north and west, Hall County Farmers Market to the south across Jesse Jewell Parkway and mini-warehouses and an assisted living facility across I-985 to the east.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval with seven conditions. See the Staff Recommendation report for details.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Recommendation Report	Report
☐ Location Maps	Backup Material
☐ Narrative	Backup Material
☐ Survey	Backup Material
☐ Site Plan	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Moez Hasni / WS Hotels, LLC
Location..... 400 Crescent Drive
Request..... Annex with a zoning of General Business (G-B) with a special use
Total Acres 5.503± acres
Ward..... Two
Proposed Use..... Extended stay hotel and retail building
Planning Division Staff Recommendation **Approval, with conditions**
Date..... January 14, 2020

▪ **Applicant's Proposal and Background Information**

The applicant is proposing to annex the subject property with a zoning of General Business (G-B) with a special use. The special use portion of the request is to allow for an Extended Stay Hotel which is a use not inherently permitted within General Business zoning without further approval. The property is contiguous to the city limits to the east across I-985 and is currently zoned Highway Business (H-B) within unincorporated Hall County. As well, the property is located within the Limestone Parkway Overlay Zone and the Gateway Corridor Overlay Zone. The property consists of two tracts of land which includes surplus property from the Georgia Department of Transportation (GDOT) that was recently sold to the applicant.

The purpose of the request is to access sewer for the development of a 4-story, 123-room, Woodspring Signature Suites Extended Stay Hotel and a freestanding, 7,500 square foot retail building which may include a future Dunkin Donuts restaurant. According to the applicant, the proposed extended stay hotel will not include amenities such as a swimming pool or breakfast/kitchen operations. One access driveway is proposed along Crescent Drive near the center of the property. A possible second driveway on Crescent Drive may be proposed toward the north end of the property with further study. The subject property previously contained a single-family home that was demolished and has since been graded for a stormwater easement and detention pond located on the north end of the property.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes	Highway Business (H-B) -County Residential-II (R-II) -County
South	Hall County Farmers Market; Hall County Fire Station #7	Highway Business (H-B) -County
East	Exit 24/ I-985; Undeveloped land Mini-warehouses; Assisted Living Facility; Apartments	Highway Business (H-B) -County Agricultural Residential-IV (AR-IV) -County Planned Unit Development (P-U-D) -City
West	Vacant land; Single-family homes	Highway Business (H-B) -County Agricultural Residential-IV (AR-IV) -County

Other uses within the surrounding area include the New Holland Market shopping center to the west, Gainesville Regional Youth Detention Center (Juvenile Justice Department), Hall County Emergency Services Complex and the New Horizons Lanier Park to the north.

▪ **Traffic Impact Study**

A traffic impact study was conducted for this development on November 11, 2019. The study area included the following nine intersections:

1. Jesse Jewell Parkway at White Sulphur Road / Textile Way
2. Jesse Jewell Parkway at Crescent Drive
3. Jesse Jewell Parkway at East Crescent Drive
4. Jesse Jewell Parkway at Old Cornelia Highway
5. Jesse Jewell Parkway at Limestone Parkway
6. White Sulphur Road at Huntington Drive
7. Jesse Jewell Parkway at I-985 southbound ramps
8. Jesse Jewell Parkway at I-985 northbound ramps
9. Jesse Jewell Parkway at Old Hamilton Place

Traffic counts were collected for intersections 1 thru 3 on Wednesday, August 14, 2019, 7-9 AM and 4-6 PM and Tuesday, October 29, 2019 for intersections 4 thru 9. The below table is a breakdown of the project trip generation as based on a 2.0% annual growth rate for two years.

	Total Trips	Inbound Trips	Outbound Trips
Daily	1,526	763	763
AM	106	60	46
PM	108	60	48

The following are conclusions and recommendations from the traffic impact study.

1. The existing operations at most study intersections are generally acceptable.
2. The side street approach exiting East Crescent Drive at Jesse Jewell Parkway incurs high delays. Side street LOS F is not uncommon on stop sign controlled approaches at busy thoroughfares such as Jesse Jewell Parkway. In order to eliminate the side street LOS F, this intersection would require signalization. However, based on field conditions, this intersection is considered a weak candidate for signalization.
3. The Jesse Jewell Parkway / Limestone Parkway intersection currently operates with high delays. Improvements that would be beneficial include a second southbound right turn lane on Limestone Parkway, a second westbound right turn lane on Jesse Jewell Parkway, and widening of Jesse Jewell Parkway to three through lanes per direction, especially westbound. Improvements at this intersection would all be system improvements, which should be considered, whether or not the proposed hotel/retail project is developed.
4. Side street delays on Old Cornelia Highway at Jesse Jewell Parkway are high in the p.m. and a signal solution may merit investigation. This would be a system improvement, and merits consideration independent of the proposed hotel/retail development.
5. There would be a benefit to adding a right turn lane on the eastbound approach of Huntington Drive at White Sulphur Road. A roundabout merits consideration at this intersection as volumes continue to increase in the future. This would also be a system improvement, as the hotel/retail development will have minimal impact at this intersection.

6. Growth in this area is moderately positive and this is expected to continue into the future. Additionally, a large mixed-use development is planned nearby on Limestone Parkway. A moderate growth factor, plus the trips from the Limestone development were added to the counted volumes to develop a future no-build condition.
7. Delays will increase in the future no-build condition. Several forms of mitigation were tested for the Jesse Jewell Parkway / White Sulphur Road / Textile Way intersection but each only produced marginal improvements. It was concluded that the greatest need for additional capacity in the future will be the eastbound and westbound through volumes on Jesse Jewell Parkway, both at White Sulphur Road and at Limestone Parkway.
8. The proposed development will generate 106 new a.m. peak hour trips, 108 new p.m. peak hour trips, and 1,526 new daily trips. Additional pass-by trips will impact the Jesse Jewell Parkway / Crescent Drive intersection and adjacent intersection U-Turn volumes. The project trips will have a small-to-moderate traffic impact at the study intersections, with a higher impact at the immediately-adjacent intersections and lower impact further from the site.
9. A review was made of Georgia DOT standards for an RCUT to be added to the median on Jesse Jewell Parkway at Crescent Drive. It was concluded that this improvement is feasible, but will require coordination and permitting from the Georgia DOT. Moderate waiving of some Georgia DOT design standards will be required. However, the implementation of this RCUT is expected to reduce the potential for dangerous conflicts at adjacent intersections and is, therefore, recommended for consideration.
10. The westbound left turn lane on Jesse Jewell Parkway serving Textile Way can be modified to increase full-width storage by reducing the taper. Given the conditions, this modification is recommended. In the future build condition, this westbound left turn will satisfy the Georgia DOT cross product standard for installation of protected / permitted phasing. Implementing this phasing is expected to reduce queues in that lane, but increase overall intersection delays. Therefore, it is recommended that this location be monitored for the appropriate time to implement this phasing.
11. The Jesse Jewell Parkway / East Crescent Drive intersection will operate comparably in the future as in the no-build. However, the proposed RCUT could eliminate illegal U-Turns at this median break, which would increase safety at this intersection.
12. The site southern access is expected to operate well. This access should be constructed with one entering and one exiting lane. The exiting approach should be controlled with side street stop sign and accompanying stop bar. Due to the extremely low through volumes on Crescent Drive, no turn lanes are necessary on Crescent Drive to serve the site access.
13. Volume projections entering and exiting the proposed northern site access are negligible. Should this access be built, it should be located and designed to ensure that sufficient intersection sight distance is available in both directions along Crescent Drive. This access should also be constructed with one entering and one exiting lane, with the exiting approach controlled by stop sign and accompanying stop bar.
14. The site civil engineer should comply with all applicable design standards for the site accesses and the RCUT, including sight distance, lane and driveway widths, grades, angles of intersection, turn radii, and others.

▪ **Other Departmental Comments**

According to the Georgia Department of Transportation (GDOT), the developer will need to coordinate with GDOT since this development will impact the State Route System.

▪ **Zoning History**

The following zoning actions have taken place in the immediate area during the last ten years:

2020 – A request by Capstone Acquisitions, LLC to annex a 6.148± acres tract with a zoning of Light Industrial (L-I) located at 0 Jesse Jewell Parkway for a climate-controlled self-storage and office/warehouse is scheduled for the February 4, 2020 City Council meeting

2018 – A request by Limestone Greenway, LLC to annex a 75.12± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 2065 Limestone Parkway was conditionally approved for a mixed-use development.

2017 – A request by Keel Property Management, LLC to annex a 6.32± acres tract with a zoning of General Business (G-B) located at 0 White Sulphur Road Drive was conditionally approved for restaurant, retail and a carwash.

2017 – A request by the City of Gainesville to rezone 53.177± acres located at 1514, 1515, 1545, 1560 and 1581 Community Way from Residential-II (R-II) to Office and Institutional (O-I) zoning was approved for existing uses and for future professional office purposes.

2016 – A request by Timothy Bullard to annex a 20.417± acres tract located at 1582 and 1586 Pine Valley Road was denied for a 240-unit apartment complex with Residential-II (R-II) zoning.

2012 – A request by Pacolet Milliken Enterprises, Inc. to annex a 68.223± acres tract located at 601 White Sulphur Road was approved with conditional Planned Unit Development (P-U-D) zoning for a mixed-use development.

▪ **Staff Analysis**

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The subject property is located near a commercial corridor experiencing significant growth. Nearby properties include a mixture of residential, office and commercial uses. The subject property is less conducive for an extended stay hotel due to inadequate curb and gutter and pedestrian connectivity along Crescent Drive. In addition, the proposal does not meet the buffer requirement for extended stay hotels which requires a 100-foot buffer (75-foot natural buffer and 25-foot landscaped buffer) adjacent to the residential properties. The 4-story structure will be required to meet the building height limitations within the Limestone Parkway Overlay Zone which will require a front yard building setback of 75-feet from Crescent Drive.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

Given that the property is undeveloped, the proposed use will increase traffic and turning movements on Crescent Drive and the proposed 4-story extended stay hotel will aesthetically impact the adjacent residential properties. Crescent Drive is a two-lane county road with no curb/gutter or sidewalks. The property has been cleared of vegetation and currently provides no buffer.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

It is staff's opinion that a standard lodging services hotel and retail building is supported by the Comprehensive Plan. The proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Retail/Commercial* land use category which includes commercial service activities such as grocery stores, banks, restaurants, theatres, hotels, and automotive related businesses. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Limestone Medical Corridor* Character Area. The Limestone Parkway corridor area is an employment corridor that is envisioned as one of the priority growth areas and is not anticipated to expand Gainesville's traditional neighborhood fabric. Land uses allowed within this area include public / institutional, low-density residential, medium-density residential, multi-family residential, mixed-use, commercial, and parks / recreation / conservation.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The proposed zoning of General Business (G-B) is similar to the property's existing zoning of Highway Business (H-B). The applicant desires to utilize sewer services which requires the property to be annexed given it is adjacent to the city limits.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Nearby developments currently utilize City water and sewer services and there is sufficient capacity to serve the development.

The peak hour generation for this project was calculated at 106 A.M. / 108 P.M. two-way trips and the 24-hour volume is 1,526 two-way trips. The applicant will be required to coordinate with Gainesville, Hall County and GDOT regarding any access and driveway improvements.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 off of Queen City Parkway is located approximately 3.2 miles away. The future Fire Station #2 off of Cleveland Highway will be located 2.7 Miles away. As well, Hall County Fire Station #7 off of East Crescent Drive is located approximately 0.23 miles away.

Given the proposal is for nonresidential purposes, there should be limited impacts to the Gainesville City School System. However, in some cases, extended stay hotels house families with school aged children that would attend the Gainesville City School System and require bus transportation.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

The surrounding area has experienced significant residential, office and commercial growth along Jesse Jewell Parkway due to its proximity to Exit 24/I-985, Northeast Georgia Medical Center and downtown Gainesville.

The proposed development as a standard lodging services hotel and retail development appear to be consistent with adjacent commercial development. However, additional buffer trees will be required adjacent to the residential properties.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Due to the subject property's proximity to existing residential, commercial and industrial land uses, the proposal, *with the recommended conditions of zoning* appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

Additional Criteria

(1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.

Jesse Jewell Parkway is an arterial road and Crescent Drive is a local county road. The proposal is requesting two driveways off of Crescent Drive which does not have curb/gutter and sidewalks to address potential pedestrian connectivity. The intersection of Crescent Drive and Jesse Jewell Parkway is limited to a one lane, right in/ right out turning movement. According to the traffic impact study, the implementation of an RCUT to the Jesse Jewell Parkway median at Crescent Drive could reduce the potential for dangerous conflicts at adjacent intersection, which will require GDOT approval.

(2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.

The subject property is located at the northeast corner of the intersection of Jesse Jewell Parkway and Crescent Drive which is limited to a right in / right out. Pedestrian crosswalks are not present. Curb/gutter and sidewalks are also not present on Crescent Drive. The applicant's concept plan does not address any intersection improvements or road/sidewalk improvements at this time.

(3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.

Existing public facilities such as water, sewer, police and fire protection appear to be adequate to serve the proposed use. However, according to fire and police services the number of additional emergency calls/responses for extended stay lodging service hotels are significantly higher compared to standard lodging service hotels. In terms of impacts to schools, the Gainesville City School System should not be impacted unless families with children are allowed to occupy the hotel as a place of residence. According to the Gainesville City School system there have been an average of 60 school aged children living within hotels/motels serving as extended stay residences within the past few years.

(4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.

The proposed service, parking, loading and lighting appears to be acceptable and will be required to meet the Unified Land Development Code standards. Other than smells from a potential restaurant use, there should be no impacts regarding odor based on the proposed

uses. A minimum 100-foot buffer consisting of a 75-foot natural buffer and a 25-foot enhanced landscaped buffer is required for extended stay hotels adjacent to residential properties. The proposal does not meet this requirement.

(5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.

The applicant states the proposed hours of operation for the proposed extended stay hotel will be 7 days a week and 24 hours a day. The anticipated hours for the retail center could range from 6:00 AM to 10:00 PM which may include a future Dunkin Donuts restaurant. The hours will have some effects on the adjacent single-family homes. Appropriate buffers would help reduce the impacts to these properties.

(6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.

The height, size and location of the proposed extended stay hotel building are much larger than the adjacent residential homes. A heavy vegetated buffer would help reduce visual impacts of the proposed 4-story structure to adjacent residential homes.

▪ **Staff Recommendation**

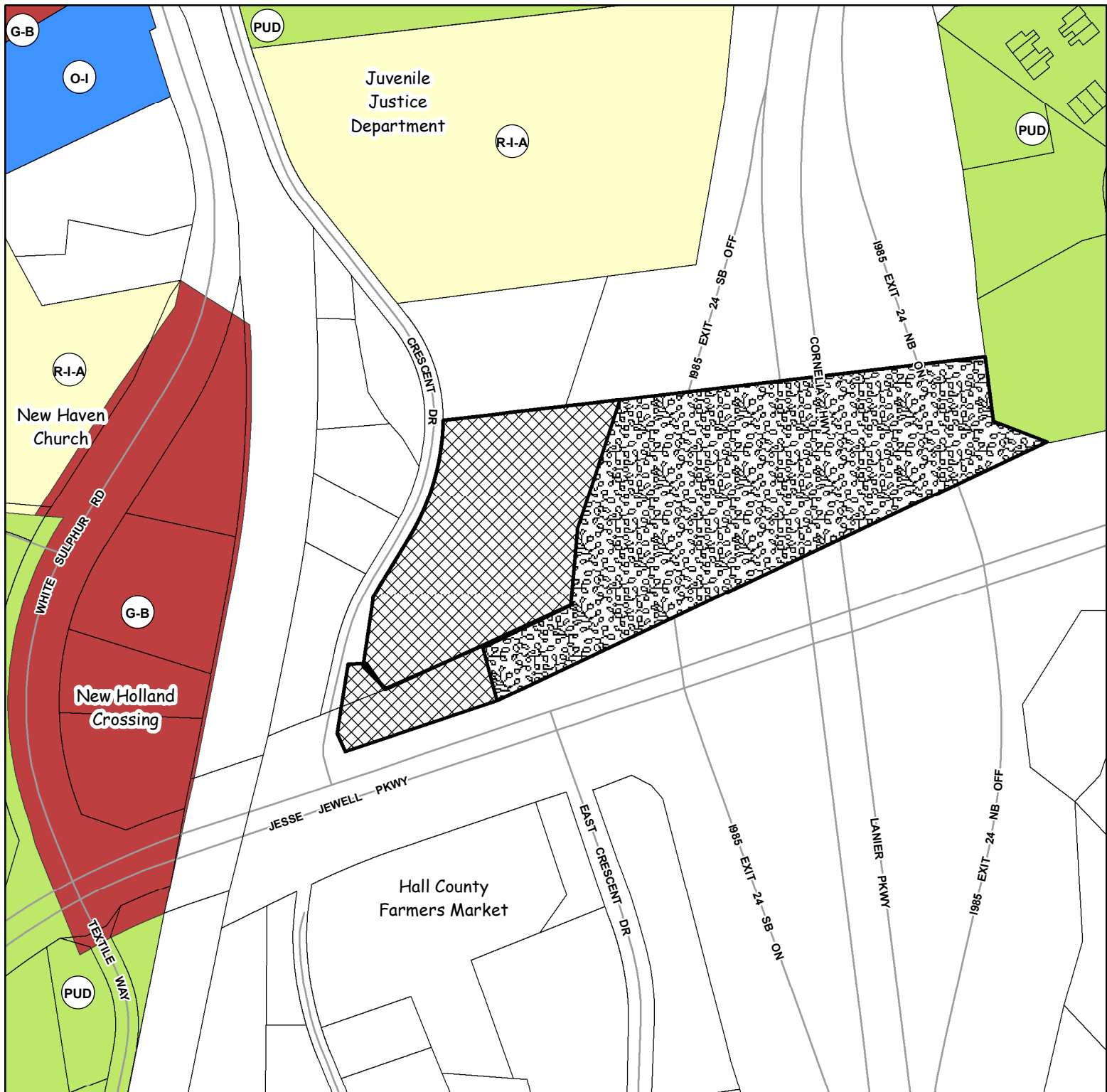
The Planning Division staff is recommending **conditional approval** of the proposed annexation request with **General Business (G-B) zoning**, based on the Comprehensive Plan and the adjacent residential and non-residential land uses.

Conditions

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. The proposed buildings shall meet the Limestone Parkway Overlay Zone and Gateway Corridor Overlay Zone standards.
4. The frontage landscape areas shall be sodded with grass and contain minimum 3-inch caliper size hardwood trees subject to the Community & Economic Development Director approval.
5. The subject property shall be limited to one (1) multi-tenant sign serving both the proposed hotel use and the retail building not to exceed 15-feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting; or limited to two (2) monument signs, each not to exceed 10-feet in height, 50 square feet of sign face area, 96 square feet of total sign structure area with

internal or external lighting. Wall/building signs shall also be permitted upon meeting the standards of the Unified Land Development Code. No electronic message board sign, changeable copy sign or billboard shall be permitted.

6. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.
7. All access point design for the subject property shall require review and approval by the Hall County Public Works Department, Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer and shall include a minimum of the following.
 - a) Crescent Drive shall be improved to City standards along both sides of the roadway for the length of the proposed site. This includes roadway, curb and gutter, sidewalk, etc.
 - b) Jesse Jewell Parkway frontage shall be improved to City standards along the front roadway side for the length of the proposed site. This includes curb and gutter, sidewalk, etc. There is currently an existing right turn lane at this location.
 - c) The proposed RCUT at Crescent Drive and Jesse Jewell Parkway to allow left turns onto Crescent Drive shall be reviewed by the Georgia Department of Transportation (GDOT). This will require coordination between the development and GDOT for permitting approval/denial. Any correspondence from the GDOT shall be forwarded to the Gainesville Public Works Department.
 - d) The westbound left turn lane on Jesse Jewell Parkway at Textile Way and the Jesse Jewell Parkway at East Crescent Drive intersection shall be reviewed by GDOT for improvements to accompany any U-Turn movements. This will require coordination between the development and GDOT for permitting approval/denial. Any correspondence from the GDOT shall be forwarded to the Gainesville Public Works Department.
 - e) Southern site access on Crescent Drive is proposed to be a full access side street STOP. With the increased development in the area and the projected peak hour/daily trips for the development, it is recommended that the driveway also include a right turn decel lane into the development with sufficient spacing for the decel lane from the intersection of Jesse Jewell Parkway at no cost to the City. The decel lane should be a full width storage of 100 feet with a 50-foot taper.
 - f) Northern site access on Crescent Drive is proposed to be a full access side street STOP. Should this access be built, site distance shall be evaluated to determine the type of access permitted and it shall meet all City of Gainesville requirements.



Applicant:

MOEZ HASNI / WS HOTELS, LLC

ANNEXATION REQUEST

Request:

Annex 5.503+/- acres and establish zoning as General Business (G-B) with a special use for an extended stay hotel and retail building

Subject Property Address:

400 Crescent Drive

Tax Parcel:

15-033C-000-077

Meeting Date: 01/14/2020

Map Prepared: 12/05/2019



Subject Property



Right-of-Way to be Annexed



0 180 360 540 720 Feet

1" = 300'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

MOEZ HASNI / WS HOTELS, LLC

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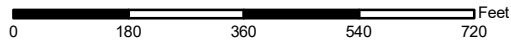
15-033C-000-077

Meeting Date: 01/14/2020

Map Prepared: 12/05/2019

 Subject Property and Right-of-Way to be Annexed

Aerial from 2018

 0 180 360 540 720 Feet



1" = 300'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT



**CITY of GAINSEVILLE
300 HENRY WARD WAY
GAINESVILLE GA 30501**

SEPTEMBER 27 , 2019

**BY APPLICANT: ANNEXATION APPLICATION NARRATIVE
 MOE HASNI - applicant - purchaser for WS HOTELS LLC
 418 ALAMAR ST
 FORT OGLETHORPE GA 30742**

**PROPOSED USE: 123 ROOM WOODSPRING SIGNATURE SUITES HOTEL and
 +/- 7500 SQFT RETAIL LEASED SPACE BUILDING**

NARRATIVE:

WS HOTELS LLC, proposes to develop a Woodspring Signature Suites Extended Stay Hotel and a +/- 7500 sqft Retail Space Building for lease - divided as per tenant request, within the Ordinance approvals of Hall County.

USE: The Parcels total 5.503 acres. First parcel is under contract with Simpson Land Development and is a 4.72 acres tract. The 2nd parcel is a 0.783 tract, purchased from the DOT as a surplus property. It is currently being recorded , and given a Parcel ID.

The Woodspring Hotel, will operate 7 day/24hrs per day, with exclusive access to guests. The Hotel is a CHOICE HOTELS product and is intended for economy minded business travelers, providing them with all of the amenities of a hotel, without swimming pool and breakfast/kitchen operations.

The Retail Building will be subdivided as tenant's request. Owners' currently have an interested tenant in Dunkin Donuts. The site plan provides for a Drive-Thru for a food type facility. These facilities generally take 2500 sft > 3000 sft. These operations will open from 6:00am -to -10am, and close at 5:00pm -to- 10:00pm depending on the tenant type.

STANDARDS: the properties consists of the 2 parcels, totaling 5.503 acres, With a total building density of +/- 22%. All construction will be done per IBC building codes, and all ordinances of Hall County and its authoritative departments, including the Gateway Overlay district Ordinance requirements for design, landscaping, setbacks, etc.

SIGNS: building and monumental signs will conform to Hall County Sign Ordinances, including any Gateway Overlay District Ordinances, with no variance requests to be submitted.

LIGHTING: All lighting will be LED. The Parking Lots will have 30' pole lights, with the required foot candles/

photometric calculations- to provide a safe and secure parking at all hours. The building will be illuminated with outside accent lighting as allowed by County Ordinances.

WATER/SEWER: All utilities are available. Specifically, water and sewer is adequate for the property as indicated in a letter from Hall County Water and Sewer Dept. Also, a Flow Test has been done on the Hydrants, and water flow and pressure are more than adequate for the proposed development. A Fire Hydrant will be added to the developed properties inside the property lines.

Sewer is available on - site, previously tapped and extended to the site for future developement.

BUFFERS: currently, the properties are bounded by Crescent Drive and Jessie Jewell Parkway. There are no need for Buffers- except the landscaping strips required by Ordinance(s). The existing detention pond was re-designed in 2015, to meet Water Quality Standards, and serves as a Buffer between the Hotel and the Adjacent property.

CONCLUSION: The proposed development of these properties fits into the Zoning for this area, and poses no adverse or controversial businesses. There will be a request for the GB zoning. There are no residential neighborhoods in the immediate view of this development, and the area is growing fast in commercial development immediately adjacent along Jessie Jewell Parkway.

This development will be a welcome addition to the commercial district underway and growing.

Thank you.

Moe Hasni
Owner/Owners' Representative.

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.



GRID- GA WEST

SURVEYORS CERTIFICATION:

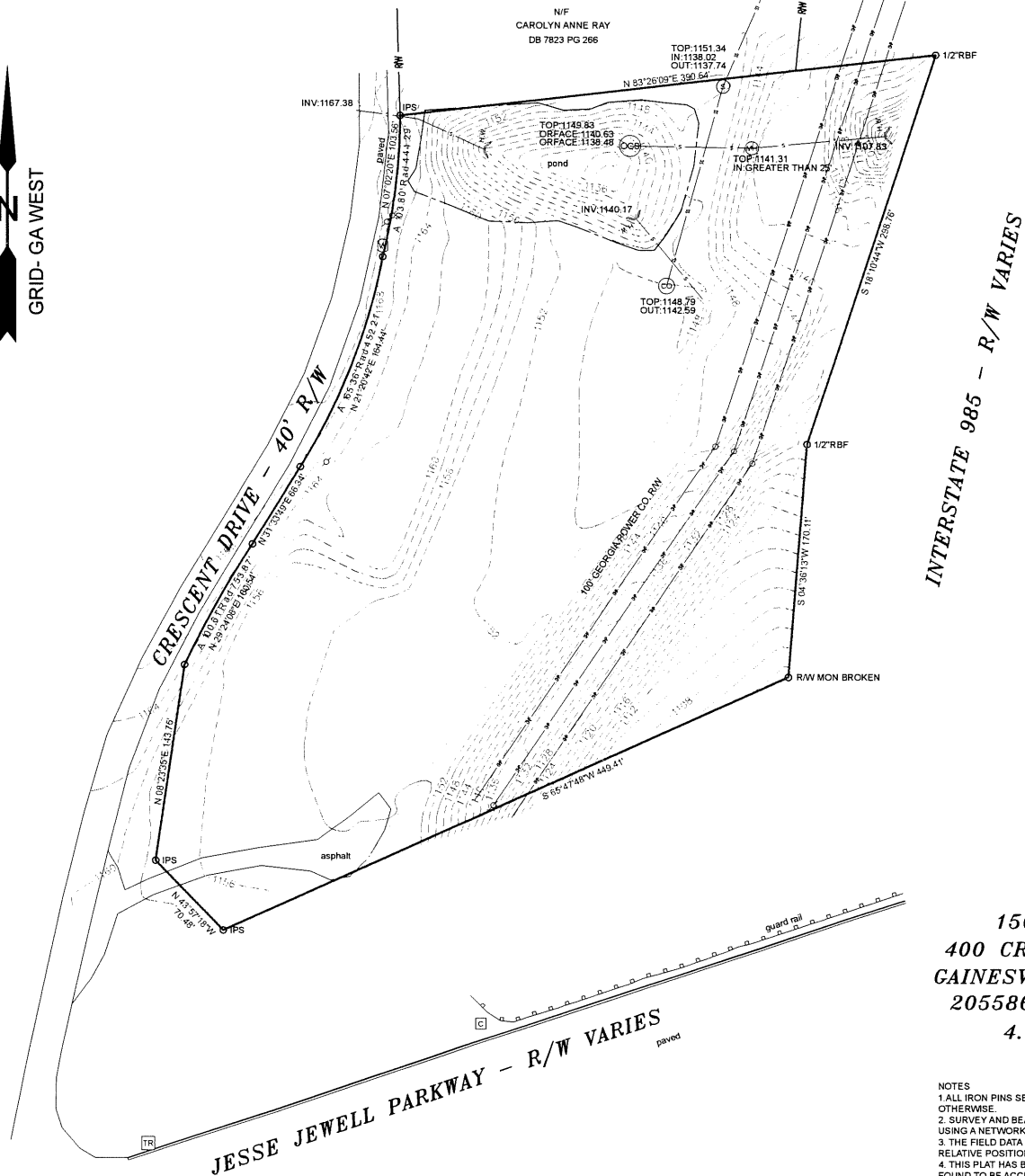
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION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



SURVEY FOR:

MOE HASNI

C.M.D.:	DATE	 GARMON LAND SURVEYING 1920 Railroad Street Statham Ga 30666 678-726-7582 garmonsurveying@gmail.com
411	9/6/2019	
DISTRICT:	SCALE	
SECTION:	1"=60'	
COUNTY:	JOB NO.	
HALL	2019-233	DRAWING NAME: 400 CRESCENT DR



LEGEND

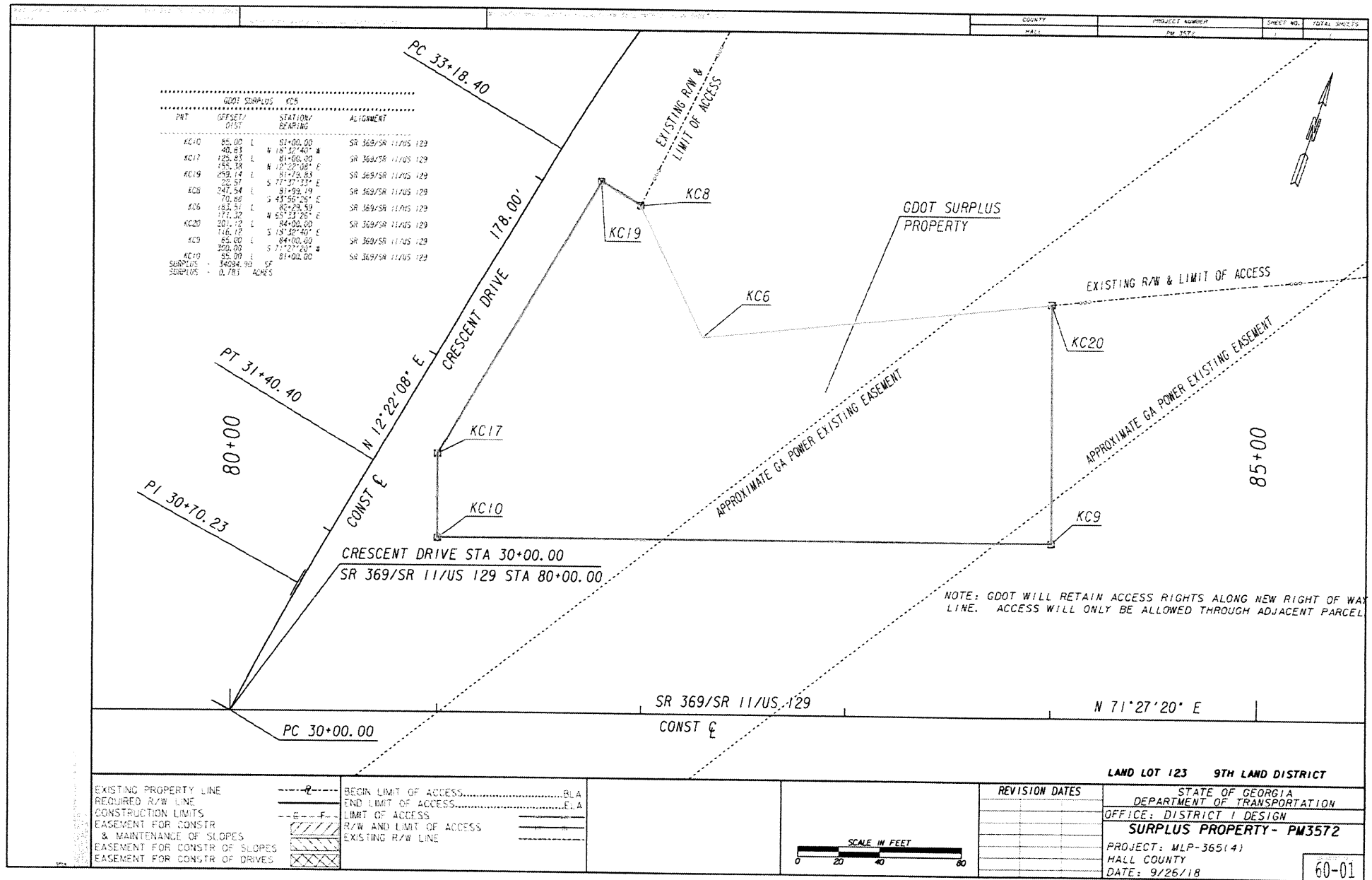
IPS=IRON PIN SET
RBF=REBAR FOUND
BL=BUILDING LINE
N/F=NOW OR FORMERLY
P/L=PROPERTY LINE
DW=DRIVEWAY
-X=FENCE
R/W=RIGHT-OF-WAY
CON=CONCRETE
SW=SIDEWALK
P=POWER POLE
W=WATER METER
S=SEWER
CO=CLEAN OUT

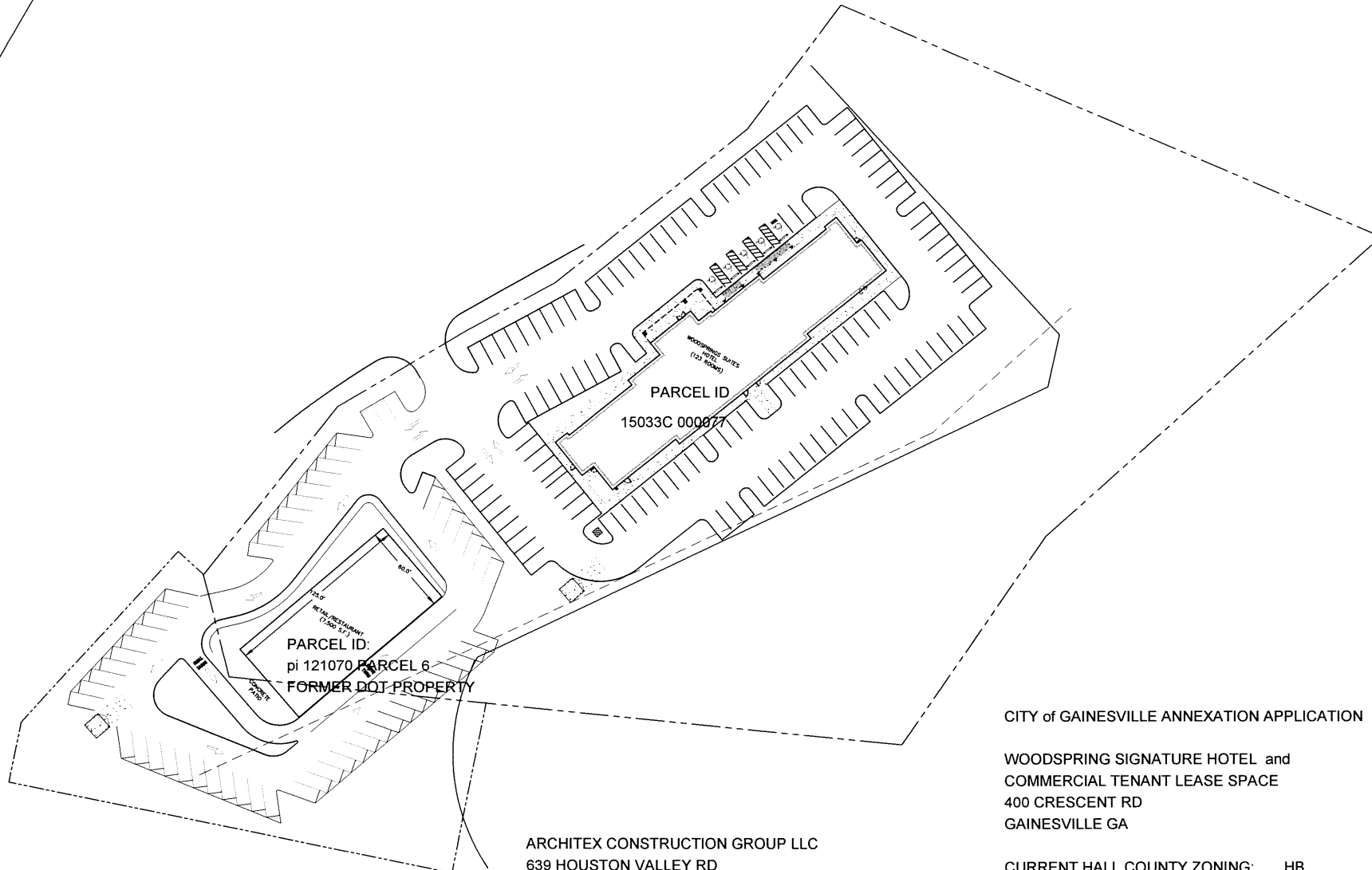
15033C000077
400 CRESCENT DRIVE
GAINESVILLE, GA 30507
205586.92 Sq. Feet
4.72 Acres

- NOTES**
1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
 2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
 3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +0.03 FEET.
 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 82,418 FEET.
 5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON 3005W TOTAL STATION.
 6. FIELD WORK COMPLETED ON AUGUST 28, 2019.



EXHIBIT "B"





ARCHITEX CONSTRUCTION GROUP LLC
 639 HOUSTON VALLEY RD
 RINGGOLD GA 30736706.483.1395
 larry_bielski@yahoo.com
 LAWRENCE M BIELSKI, ARCHITECT

CITY of GAINESVILLE ANNEXATION APPLICATION

WOODSPRING SIGNATURE HOTEL and
 COMMERCIAL TENANT LEASE SPACE
 400 CRESCENT RD
 GAINESVILLE GA

CURRENT HALL COUNTY ZONING: HB
 GAINSEVILLE ANNEXATION ZONING: G-B
 PARCEL ID: 15033C 000077 and
 LL123 9th LAND DISTRICT (Former DOT Property)
 5.503+/- TOTAL ACRES SEPTEMBER 27, 2019

PROJECT NO.	PROJECT DATE	REV. NO.	REVISIONS	DATE



WOODSPRING SIGNATURE HOTEL
43,800 +/- SFT / 123 ROOMS

CITY of GAINESVILLE
ANNEXATION APPLICATION
400 CRESCENT RD at JESSIE JEWELL PKWY
GAINSEVILLE / HALL COUNTY GA

SEPT 27, 2019
Page 28 of 31

NOTE TO DESIGNER:
DESERT SCHEME

NOTE TO DESIGNER:
COASTAL SCHEME

NOTE TO DESIGNER:
FOREST SCHEME

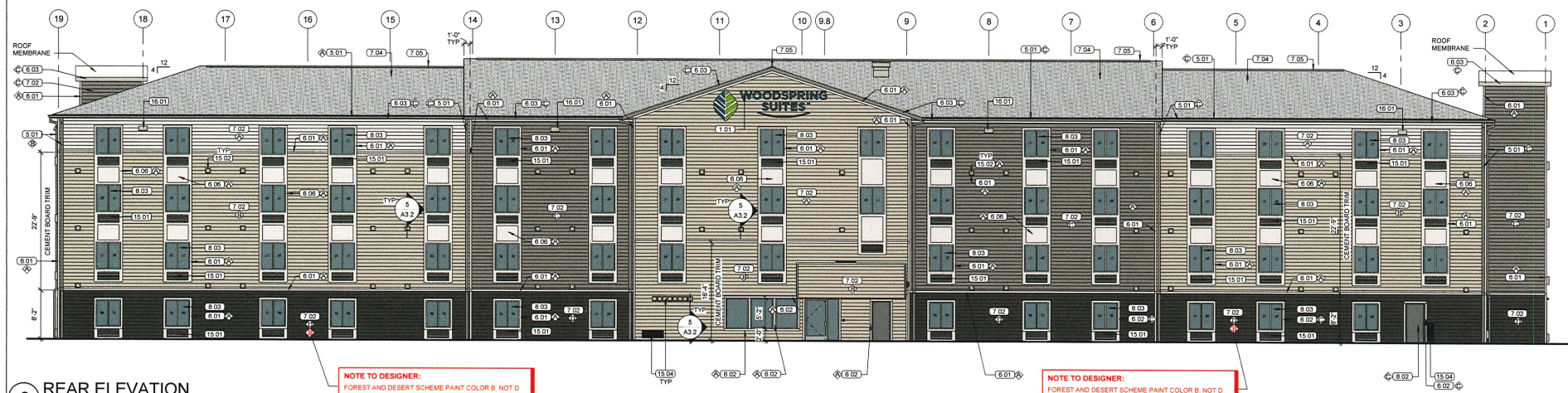
NOTE TO DESIGNER:
NEUTRAL SCHEME IS USED AS A BASIS FOR DESIGN.

- NOTES:**
1. GC TO COORDINATE ELECTRICAL ROUGH IN WITH CONTACTOR AND SIGN VENDOR PRIOR TO DRYWALL.
 2. REFER TO SIGN PACKAGE FOR ALL BLOCKING AND MOUNTING DETAILS.
 3. ALIGN EXHAUST VENTS BOTH VERTICAL AND HORIZONTAL.
 4. EXTERIOR SIGNAGE: OWNER TO COORDINATE WITH SIGN VENDOR AND LOCAL JURISDICTION.
 5. GUTTERS, DOWNSPOUTS, PARAPET CAP, AND FLASHING TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS TO MATCH AS SCHEDULED. SUBMIT FOR APPROVAL.
 6. ALL COLOR TRANSITIONS OCCUR AT INSIDE CORNERS NOT OUTSIDE CORNERS.

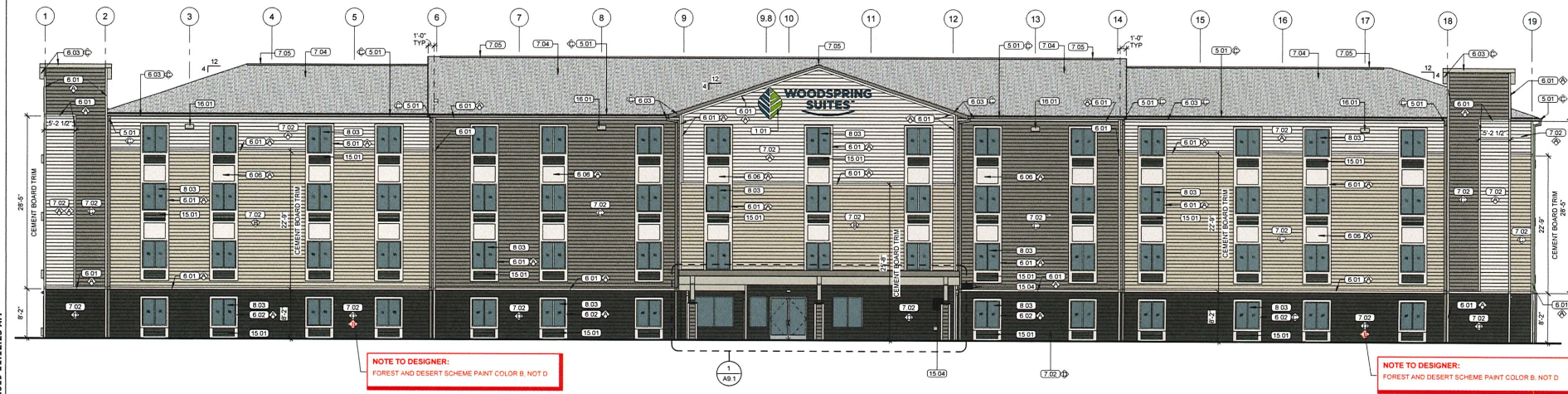
GENERAL NOTE:
PROVIDE WEATHER BARRIER OVER ALL EXTERIOR SHEATHING PRIOR TO THE INSTALLATION OF ANY EXTERIOR FINISH MATERIAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE ALL MANUFACTURER'S ACCESSORIES TO FULLY FLASH AND COUNTER-FLASH AT ALL WINDOWS, DOORS, AND EXTERIOR PENETRATIONS. PROVIDE A WEATHER TIGHT BARRIER AT ALL SURFACES. COORDINATE FLASHING WITH WINDOW, DOOR, VENT, ETC. MANUFACTURER'S FOR A WEATHER TIGHT SEAL AT ALL OPENINGS.

KEYNOTE LEGEND	
1.01	SIGNAGE BY OWNER, UNDER SEPARATE PERMIT. COORDINATE & BLOCKING WITH MANUFACTURER
5.01	ALUMINUM GUTTERS AND DOWNSPOUTS
6.01	CEMENT BOARD TRIM 3/4"x4" FEELS TRIM 2-1/2"x4"
7.02	CEMENT BOARD TRIM AT STOPS 5/4"x4"
8.03	CEMENT BOARD TRIM FASCIA
9.06	CEMENT BOARD PANEL
12.02	7" EXPOSURE CEMENT BOARD LAP SIDING. SEE COLOR SCHEDULE
7.04	COMPOSITION SHINGLES
7.05	RIDGE VENT- REF SHEET A1.3 FOR DETAILS
8.02	HOLLOW METAL DOORS
8.03	SIDING WINDOW- TYP- SEE SPECS
15.01	THRU-WALL HVAC UNIT
15.02	MECHANICAL LOUVERS REF MECH DWGS. PAINT TO MATCH ADJACENT
15.04	MECHANICAL LOUVERS REF MECH DWGS. PAINT ALUMINUM FINISH
16.01	LIGHT WALL PANK MOUNT 50% TO CENTER OF FIXTURE. REF ELEC. DWGS.
	SCULPT. TRILLIT- SWG

NOTE TO DESIGNER:
REVISE KEYNOTES PER PROJECT



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

1/28/2019 11:12:25 AM

Architect of Record:
BRR Architecture, Inc.
6705 ANTIPOCH PLAZA
SUITE 300
MERRIAM, KS 66204
www.brrarch.com
Tel: 913-262-0095
Fax: 913-262-0044

This drawing was prepared for use on a specific project and is not to be used for any other project without the written consent of the author. It is not suitable for use on a different project or at a later time. Use of this drawing reference or examples on another project requires the services of properly licensed architects and engineers. Reproduction of drawing for reuse on another project is not authorized and may be contrary to the law.

NO	DATE	

Project Name

Project Address

WOODS

CLC

Drawn By:

Checked By:

Proteomics
WSE v4 2019

WSS_v2_B08

XXXXXXXXXX

100 90 80 70 60 50 40 30 20 10 0

CONFIDENTIAL

LOT 4

ENTER

Sheet No. _____

AZ



CITY of GAINESVILLE ANNEXATION APPLICATION
PROPOSED COMMERCIAL TENANT LEASE SPACE
400 CRESCENT RD PROPERTY
GAINESVILLE, GA

7,489sf +/- for TENANT BUILD OUT

SEPTEMBER 27, 2019