



CALL TO ORDER

MINUTES

A. Minutes of October 11, 2022

OLD BUSINESS

NEW BUSINESS

A. Annexation

- 1) Request from **Jim Shorkey Real Estate 12, LLC** to annex a total of 6.76± acres located on the south side of Browns Bridge Road, east of Old Flowery Branch Road, having road frontage on Zander Drive (a/k/a **0 Browns Bridge Road**) and to establish a zoning of Light Industrial (L-I).

Ward Number: Five

Tax Parcel Number(s): 08-007-003-003

Request: Expansion of existing auto dealership

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: October 7, 2022
Date Submitted: October 14, 2022
Final Approval Date: October 14, 2022
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of October 11, 2022
Meeting Date: November 8, 2022

Purpose of Request:

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

Facts & Issues / History & Background:

The draft minutes were reviewed by the Office & Records Coordinator and the Community & Economic Development Deputy Director.

Department Recommendation:

Approval of the minutes as presented.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. 2022-10-11 PAB DRAFT minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
OCTOBER 11, 2022

CALL TO ORDER Vice-Chair Fleming at 5:30 p.m.

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

Members Absent: Chairman Doug Carter

Staff Present: Community & Economic Deputy Director Matt Tate and Recording Secretary Gwen Fleming

Others Present: Council Member George Wangemann

MINUTES OF SEPTEMBER 13, 2022

There was a motion to approve the minutes as presented.

Motion made by Board Member Martin
Motion seconded by Board Member Delgado
Vote – 6 favor, 1 absent (Carter)

OLD BUSINESS

NEW BUSINESS

A. Annexation Request

- 1) Request from **Atlantic Leasing, LLC** to annex two tracts totaling 1.0± acre located on the west side of Hudgins Street and the east side of Browns Bridge Avenue, north of Browns Bridge Road (a/k/a **1411 Hudgins Street and 1506 Browns Bridge Avenue**) and to establish a zoning of General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 00-123-008-003A and 028
Request: Combining properties

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

The applicant is proposing to annex the subject properties with a zoning of General Business (G-B). Both properties are zoned Residential-I (R-I) in the County and the adjacent uses include the Jim Hardman auto dealership in the City and single-family homes in the County.

The property located at 1411 Hudgins Street is 0.51± acre in size and the property located at 1506 Browns Bridge Avenue is 0.49± acre in size. The intent is to combine the two properties with the adjacent Jim Hardman auto dealership property currently located in the city limits. No other use is proposed at this time. Both properties previously contained a single-family home and have since been cleared, grassed and fenced and serve as a buffer to the adjacent homes.

The Future Development Map places 1506 Browns Bridge Road within the *Commercial* land use category and 1411 Hudgins Street within the *Multi-family Residential* land use category.

The properties are also located within the *West Side* character area which allows for residential, mixed-use, commercial, industrial, institutional and park uses.

The Planning Division staff is recommending conditional approval of this annexation request with General Business (G-B) zoning, based on the Comprehensive Land Use Plan and the adjacent commercial land use with two conditions.

Applicant Presentation: **Jim Hardman**, 1592 Browns Bridge Road, stated he purchased the two properties years ago. Mr. Hardman purchased the property and said the house wasn't worth restoring and he had spent \$18,000 to abate the asbestos and contained a pool that had not been used in forty years. Mr. Hardman stated he demolished the house at Browns Bridge Avenue but had contained two levels that was divided into five apartments which was built without any permits/approvals. He stated with the properties combined, it would make it just over 5 acres, which is a General Motors requirement.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the annexation request for combining properties and establish zoning as General Business (G-B) with the following conditions:

Conditions

1. Prohibited uses for the subject property shall include 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, 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.
2. A staggered row of evergreen trees consisting of a mixture of Cryptomeria, Thuja Green Giant Arborvitae, Eastern Red Cedar and/or Holly trees shall be required within the buffer area adjacent to the single-family properties to the north. The location, size and type of buffer trees shall be subject to the approval of the Community and Economic Development Department Director.

Motion made by Board Member White

Motion seconded by Board Member Martin

Vote – 6 favor, 1 absent (Carter)

B. Special Use Request

- 1) Request from **William B. Stark Jr.** for a special use on a 1.0± acre tract located on the north side of Washington Street between West Academy Street and West Avenue (a/k/a **614 Washington Street, NW**), having a zoning of Neighborhood Business (N-B).

Ward Number: Four

Tax Parcel Number(s): 01-026-001-043

Request: Five residential duplexes

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

The applicant is proposing a special use within Neighborhood Business (N-B) zoning to allow five duplex apartments for a total of ten residential units. The property is 1.0 acre in size and is undeveloped. The adjacent uses include the Towne Creek Apartments, Intowne Business Center, CASA, Gainesville Business Center office complex. Access is proposed from Washington Street and 2 parking spaces are proposed per unit and five additional guest spaces. Each unit will be designed as a two-story residence and approximately 1,300 square feet in size with 2 bedrooms and 2.5 bathrooms. The exterior of the proposed duplex structures will include a mixture of vertical and horizontal Hardie board (fiber cement) siding.

The Future Development Map for the City of Gainesville places the subject property within the *General Mixed Use* land use category which includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and detached or attached residential. As well, the subject property is located within the *Central Core* Character Area known as the “*Five Points*” area which encourages diverse high-quality housing opportunities, targeting mixed-income.

The Planning Division staff is recommending conditional approval of this Special Use request based on the Comprehensive Plan and the adjacent mixture of uses with three conditions.

Applicant Presentation: **Bradley Dunckel** with Rochester & Associates, 425 Oak Street, representing Bill Stark & Stark Properties said the property has been vacant for many years. He stated the demand for rental housing continues to increase and recognized the need for this type of product. Mr. Dunckel explained it would be more of a roommate plan rather than a family unit with two bedrooms upstairs of the same size for possibly college students or young professionals. He agrees with the conditions recommended by the planning staff.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the special use request for five residential duplexes having a zoning of Neighborhood Business (N-B) with the following conditions:

Conditions

- 1. The development shall be generally consistent with the site plan and the architectural style of the two elevation drawings labeled “A” Elevation- Option A and “B-C Composite” Elevation submitted with this special use application. In addition, the roof shall be constructed with architectural shingles and the front and two sides of each duplex building shall be constructed with a minimum 3-foot tall watermark of brick or stone material.**
- 2. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**
- 3. 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 Delgado
Vote – 6 favor, 1 absent (Carter)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:45 p.m.

Motion made by Board Member Simmons
Motion seconded by Board Member White
Vote – 6 favor, 1 absent (Carter)

Respectfully submitted,

Jane Fleming, Vice-Chair

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: October 13, 2022

Date Submitted: October 17, 2022

Final Approval Date: October 18, 2022

Presenter: Matt Tate, Community & Economic Development Dept Deputy Director

Item of Business: Request from **Jim Shorkey Real Estate 12, LLC** to annex a total of 6.76± acres located on the south side of Browns Bridge Road, east of Old Flowery Branch Road, having road frontage on Zander Drive (a/k/a **0 Browns Bridge Road**) and to establish a zoning of Light Industrial (L-I).

Meeting Date: November 8, 2022

Purpose of Request:

The applicant is proposing to annex the subject property with a zoning of Light Industrial (L-I). The property is zoned Light Industrial (L-I) within unincorporated Hall County and is located within the Gateway Corridor Overlay Zone. The applicant desires to bring the remaining portion of property within the city limits in order to expand the auto dealership. The intent is to replace the existing Mazda sales and service building with a two-story, 26,730 square foot building that will complement the adjacent Jim Shorkey Cadillac dealership. There are no changes anticipated for the existing access on Browns Bridge Road. The front half of the property contains a large asphalt parking lot. The rear half of the property is mostly wooded and contains a small family graveyard known as the Stringer Family Cemetery which will remain undisturbed. The adjacent properties include Jim Shorkey Cadillac & Mazda dealership, Jim Shorkey Collision center, Georgia Powder Coating, Hall County Probation office, Hatfields Auto Service and Greene Ford auto dealership.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location Maps

3. Narrative
4. Site plan
5. Architectural Renderings

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Jim Shorkey Real Estate 12, LLC
Location..... 0 Browns Bridge Road
Request..... Annex, with L-I zoning
Total Acres 6.76± acres
Ward..... Five
Proposed Use..... Expansion of existing auto dealership
Planning Division Staff Recommendation **Approval, with conditions**
Date..... November 8, 2022

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

The applicant is proposing to annex the subject property with a zoning of Light Industrial (L-I). The property is zoned Light Industrial (I-I) within unincorporated Hall County and is located within the Gateway Corridor Overlay Zone. The applicant desires to bring the remaining portion of property within the city limits in order to expand the auto dealership. The intent is to replace the existing Mazda sales and service building with a two-story, 26,730 square foot building that will complement the adjacent Jim Shorkey Cadillac dealership. There are no changes anticipated for the existing access on Browns Bridge Road. The front half of the property contains a large asphalt parking lot. The rear half of the property is mostly wooded and contains a small family graveyard known as the Stringer Family Cemetery which will remain undisturbed.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Jim Shorkey Collision Center	General Business (G-B) and Light Industrial (L-I) -City
South	Georgia Powder Coating	Light Industrial (I-I) -County
East	Jim Shorkey Cadillac & Mazda dealership; Hall County Probation office; Hatfields Auto Service	Light Industrial (L-I) -City
West	Green Ford auto dealership	Light Industrial (I-I) -County

▪ **Other Departmental Comments**

The applicant will need to coordinate with the Georgia Department of Transportation regarding any access improvements for the proposed use. There were no other departmental comments regarding this request.

▪ **Zoning History**

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

2022 – A request by Atlantic Leasing, LLC to annex two properties totaling 1.0± acres located at 1411 Hudgins Street and 1506 Browns Bridge Avenue with a zoning of General Business (G-B) was approved with conditions to combine the property with the Jim Hardman auto dealership.

2022 - A request by Olga B. Villarreal for a special use within General Business (G-B) zoning on a 13.34± acres located at 2285 and 2287 Browns Bridge Road, SW was approved with conditions for a special event center.

2020 – A request by Packaging Specialties of GA to annex a 4.16± acres tract located at 0, 2390 and 2400 Murphy Boulevard with a zoning of Light Industrial (L-I) was approved utility improvements.

2013 – A request by B & L Bowling Center, LLC for a special use within Light Industrial (L-I) zoning on a 2.44± acres tract located at 2317 Browns Bridge Road was conditionally approved for an outdoor electric go-cart track.

▪ **Staff Analysis**

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

The proposed use will remain as an auto dealership but will be expanded to include the replacement/addition of a 26,730 square foot Mazda sales and service building. The surrounding uses include a mixture of commercial and industrial uses zoned General Business (G-B) and Light Industrial (L-I). The proposed use appears to be suitable.

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

Impacts should be minimal as the property and use will function in a similar manner as it currently does in the County. Existing facilities and infrastructure are in place and ingress/egress traffic movements to/from the property are anticipated to remain unchanged.

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

The Future Development Map for the City of Gainesville places the property within the *Commercial* land use category. The Commercial land use category includes areas focused on retail, office, and or other commercial service activities such as grocery stores, banks, restaurants, hotels and automotive-related businesses.

As well, the Character Area map for the City of Gainesville places the subject property within the *West Side* character area. Land uses allowed in the West Side include higher density residential, mixed-use, commercial, light industrial, public and institutional and parks and recreation.

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

The property is similarly zoned Light Industrial (L-I) in the County and currently functions as auto dealership. The applicant desires to annex the property with a similar zoning of Light Industrial (L-I) in order to do business within one jurisdiction.

(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?

The change from County jurisdiction to City jurisdiction should not substantially affect public facilities or services at this time. The Gainesville Fire and Police Departments currently respond

to adjacent and nearby properties and the nearest City of Gainesville Fire Station #4 off of Memorial Park Drive is approximately 1.2 miles from the subject property. No impacts to the City school system are anticipated.

(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 properties fronting this segment of Browns Bridge Road are expected to remain commercial. Specifically, the subject property is located within a commercial gateway which has served as an auto mall corridor for decades. There is no change in use anticipated for the subject property. It is staff's opinion that the proposal appears to be consistent with existing and expected uses for the area.

(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?

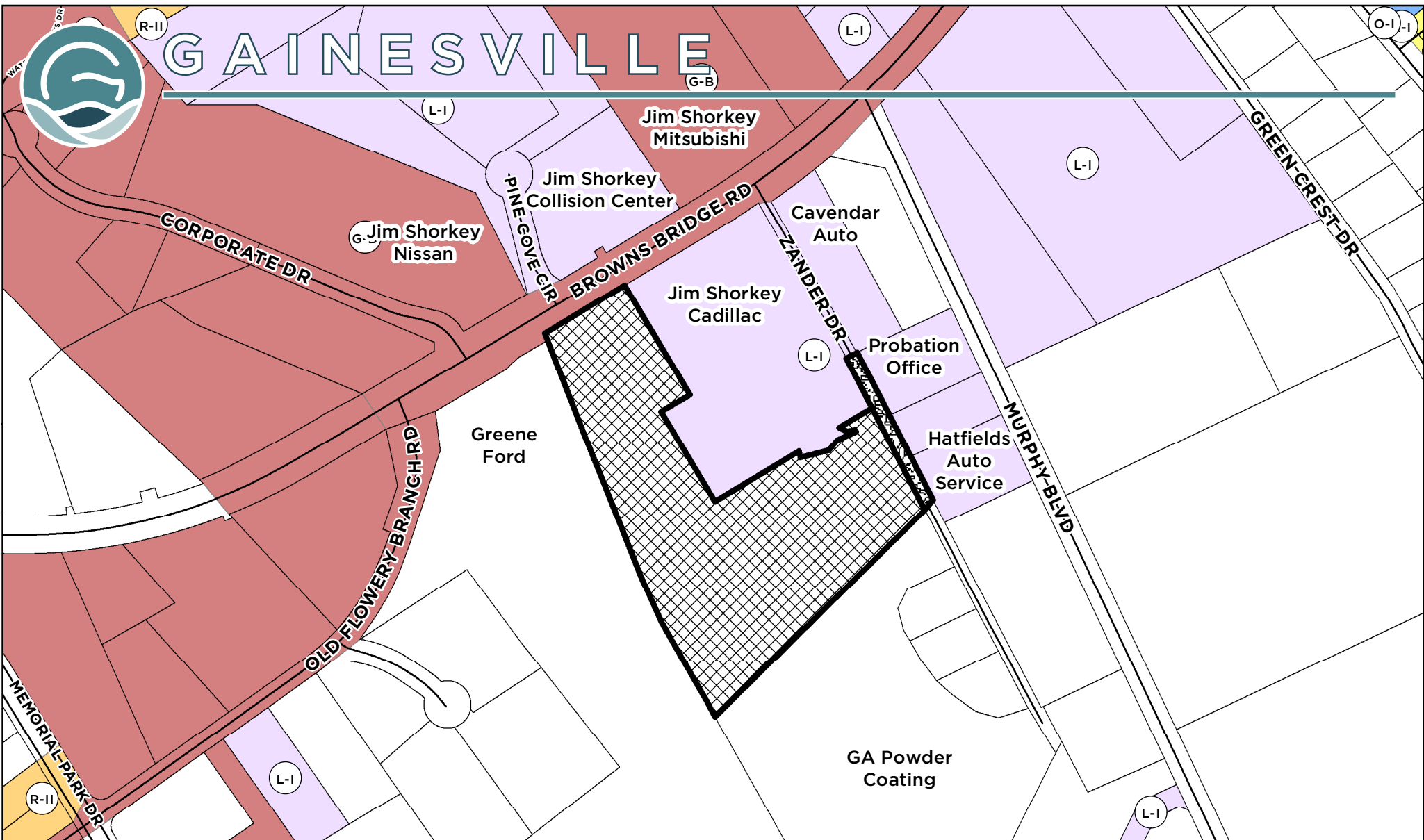
The proposed annexation request with a zoning of Light Industrial (L-I) appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

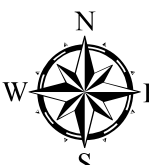
▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this annexation request with **Light Industrial (L-I)** zoning, based on the Comprehensive Land Use Plan and the adjacent commercial land use.

Conditions

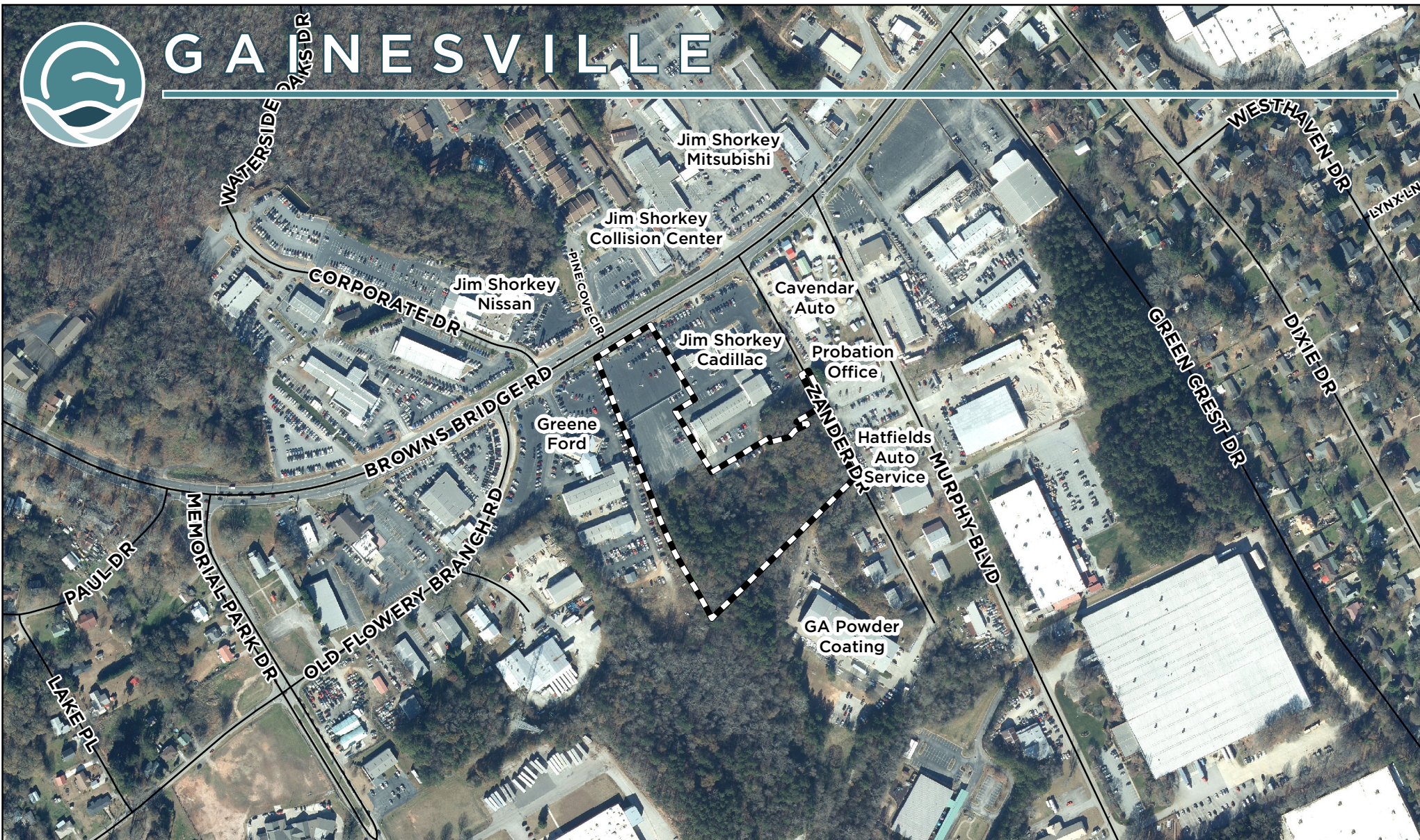
1. The proposed buildings shall meet the exterior building material requirements of the Gateway Corridor Overlay Zone.
2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, 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.



Applicant: JIM SHORKEY REAL ESTATE 12, LLC		Request: Annex 6.76 +/- acres tract and establish zoning as Light Industrial (L-I) for expansion of existing auto dealership	
ANNEXATION REQUEST			
Subject Property Address: 0 Browns Bridge Road	Tax Parcel: 08-007-003-003	 Subject Property  ROW to be Annexed	 SCALE: 1" = 283' 0 150 300 450 600 Feet
Meeting Date: 11/08/2022		Map Prepared: 10/04/2022	



GAINESVILLE



Applicant: **JIM SHORKEY REAL ESTATE 12, LLC**

ANNEXATION REQUEST

Subject Property Address:

0 Browns Bridge Road

Tax Parcel:

08-007-003-003

Request:

Annex 6.76 +/- acres tract and establish zoning as Light Industrial (L-I) for expansion of existing auto dealership

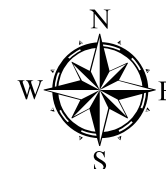


Subject Property and
ROW to be Annexed

Aerial from 2021

0 220 440 660 880 Feet

SCALE: 1" = 417'





Jim Shorkey Mazda @ 0 Browns Bridge Road

Annexation Narrative November 8, 2022

1. Purpose for the annexation request:

- a. The request is for annexation of this property with Light Industrial (L-I) zoning for the purpose of simplicity. This site has remained within unincorporated Hall County and has a similar zoning of Light Industrial (I-I). The previous owners have had to operate within two jurisdictions. Annexing the property will enable our clients to conduct business with the City of Gainesville directly.

2. Owner Background:

- a. Jim Shorkey origins are from Pittsburg, Pennsylvania since 1974. Other dealerships include:

- Chrysler, Dodge, Jeep, Ram- North Huntingdon, PA
- Chrysler, Dodge, Jeep, Ram- North Hills, Pittsburg, PA
- Youngstown Chrysler Dodge Jeep Ram, Austintown, OH
- Kia-Mitsubishi North Huntingdon, PA
- Kia-Mitsubishi Uniontown, PA
- Kia-Mitsubishi Pittsburg, PA
- Kia Wexford, PA
- Kia Gainesville, GA (2815 Browns Bridge Road)
- Mitsubishi Youngstown, OH
- Mitsubishi Gainesville, GA (2410 Browns Bridge Road)
- Ford White Oak, PA
- Chevrolet Bakerstown, PA
- Chevrolet Murrys ville, PA
- Cadillac Gainesville, GA (2355 Browns Bridge Road)
- Mazda Gainesville, GA (2359 Browns Bridge Road)
- Nissan Gainesville, GA (2400 Browns Bridge Road)
- Toyota Pittsburg, PA

- b. In addition to dealing vehicles, they have real estate development group.

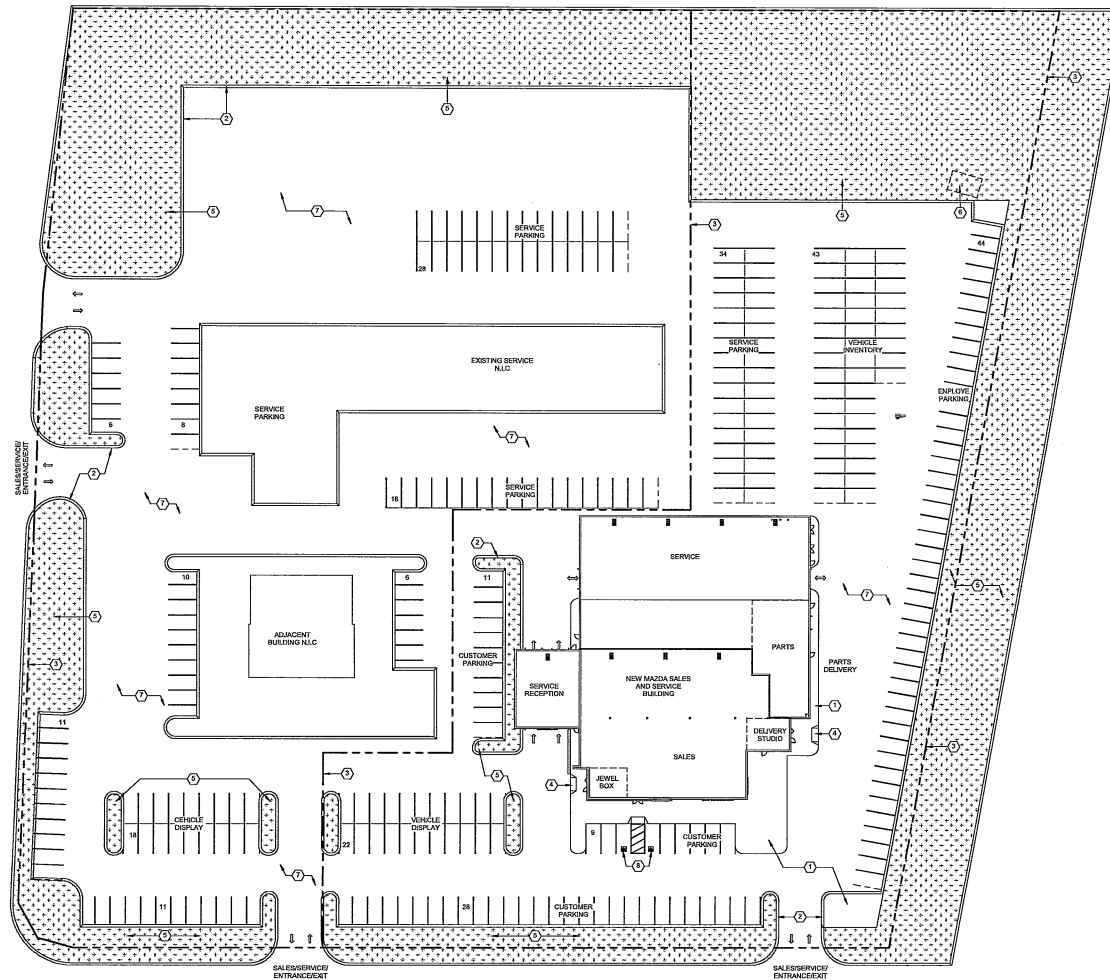
3. Current Operations:

- a. At this time, the existing facility has twenty (20) to thirty (30) employees. The general hours of operation are for the sales facility are 9 a.m. to 7 p.m. Monday through Saturday and 12 a.m. to 5 p.m. on Sunday.

4. Timetable for construction of the new building

- a. The intent is to replace and construct a new Mazda sales and service building where the smaller Mazda dealership is currently located within the city limits. The building will be two-stories totaling 26,730 square feet in size and will complement the adjacent Jim Shorkey Cadillac dealership.
- b. The total timeline for construction (for both site and building) is approximately ten (10) months

C:\Users\jw\Documents\220225 - Jim Shorkey Mazda_RPT_1\mha\A100\A100.dwg
8/29/2022 1:08:08 PM



1 ARCH SITE PLAN
1" = 30'-0"



ARCH SITE PLAN NOTES

- SEE FINISH PLAN FOR SIDEWALK JOINTS AND FINISH PATTERNING
- SEE CIVIL SHEETS

ARCH SITE KEY NOTES

- CONCRETE PAVING WITH 4" X 4" JOINT PATTERN WITH ELEV - 4" ABOVE ADJACENT PAVED AREAS
- 1" MAX CONCRETE CURB
- PROPERTY LINE
- PROPOSED SIDEWALK FOR ACCESSIBLE ENTRY AND VEHICLE ACCESS
- SUGGESTED LANDSCAPE LOCATIONS
- THATCH LUMBER
- LANDSCAPE SYMBOLS

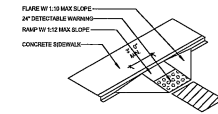
SITE PLAN LEGEND

LANDSCAPING

LIGHT POLE

PAVED SPACE

Type	Count
1" X 4" ADA	1
1" X 4" ADA	1
CIP Paving System - ADA	2
Count Total	4



2 ADA Built-up Curb Ramp
1" = 1'-0"

ysm
DESIGN
architecture+planning

1320 Ellsworth Industrial Blvd
Suite A-100
Atlanta GA 30318
404-548-8555
404-355-4294 Fax

305 N. Coast Hwy
Suite 1
Laguna Beach CA 92651
949-754-4275

www.ysmstudio.com

Signed & Sealed:

Created by: JIM SHORKEY, P.E., 8/29/2022 1:08:08 PM

All work is done in accordance with the Georgia State Code and all work is done in accordance with the Georgia State Code and all work is done in accordance with the Georgia State Code.

Rev	Date	Comments
1	08/29/22	45% SUBMITTAL

Client:
JIM SHORKEY

Project:
JIM SHORKEY MAZDA
2356 BROWNS BRIDGE RD.
GAINESVILLE, GA 30504

Project Number: 22025
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:
ARCHITECTURAL SITE PLAN

Sheet Number:
A100

[illegible][illegible]

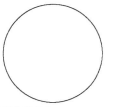
DRAWING LIST	
NO.	DESCRIPTION
A-100	COVER
A-101	ARCHITECTURAL SITE PLAN
A-111	ARCHITECTURE
A-112	PARALLEL TONES
A-113	PARALLEL TONES
A-115	PAINT AND NON-PAINT SCHEDULES
A-117	PAINT PLAN
A-121	PAINTS AND FINISHES
A-122	PAINTS AND FINISHES
A-123	PAINTS AND FINISHES
A-124	PAINTS AND FINISHES
A-125	PAINTS AND FINISHES
A-126	PAINTS AND FINISHES
A-127	PAINTS AND FINISHES
A-128	PAINTS AND FINISHES
A-129	PAINTS AND FINISHES
A-130	PAINTS AND FINISHES
A-131	PAINTS AND FINISHES
A-132	PAINTS AND FINISHES
A-133	PAINTS AND FINISHES
A-134	PAINTS AND FINISHES
A-135	PAINTS AND FINISHES
A-136	PAINTS AND FINISHES
A-137	PAINTS AND FINISHES
A-138	PAINTS AND FINISHES
A-139	PAINTS AND FINISHES
A-140	PAINTS AND FINISHES
A-141	PAINTS AND FINISHES
A-142	PAINTS AND FINISHES
A-143	PAINTS AND FINISHES
A-144	PAINTS AND FINISHES
A-145	PAINTS AND FINISHES
A-146	PAINTS AND FINISHES
A-147	PAINTS AND FINISHES
A-148	PAINTS AND FINISHES
A-149	PAINTS AND FINISHES
A-150	PAINTS AND FINISHES
A-151	PAINTS AND FINISHES
A-152	PAINTS AND FINISHES
A-153	PAINTS AND FINISHES
A-154	PAINTS AND FINISHES
A-155	PAINTS AND FINISHES
A-156	PAINTS AND FINISHES
A-157	PAINTS AND FINISHES
A-158	PAINTS AND FINISHES
A-159	PAINTS AND FINISHES
A-160	PAINTS AND FINISHES
A-161	PAINTS AND FINISHES
A-162	PAINTS AND FINISHES
A-163	PAINTS AND FINISHES
A-164	PAINTS AND FINISHES
A-165	PAINTS AND FINISHES
A-166	PAINTS AND FINISHES
A-167	PAINTS AND FINISHES
A-168	PAINTS AND FINISHES
A-169	PAINTS AND FINISHES
A-170	PAINTS AND FINISHES
A-171	PAINTS AND FINISHES
A-172	PAINTS AND FINISHES
A-173	PAINTS AND FINISHES
A-174	PAINTS AND FINISHES
A-175	PAINTS AND FINISHES
A-176	PAINTS AND FINISHES
A-177	PAINTS AND FINISHES
A-178	PAINTS AND FINISHES
A-179	PAINTS AND FINISHES
A-180	PAINTS AND FINISHES
A-181	PAINTS AND FINISHES
A-182	PAINTS AND FINISHES
A-183	PAINTS AND FINISHES
A-184	PAINTS AND FINISHES
A-185	PAINTS AND FINISHES
A-186	PAINTS AND FINISHES
A-187	PAINTS AND FINISHES
A-188	PAINTS AND FINISHES
A-189	PAINTS AND FINISHES
A-190	PAINTS AND FINISHES
A-191	PAINTS AND FINISHES
A-192	PAINTS AND FINISHES
A-193	PAINTS AND FINISHES
A-194	PAINTS AND FINISHES
A-195	PAINTS AND FINISHES
A-196	PAINTS AND FINISHES
A-197	PAINTS AND FINISHES
A-198	PAINTS AND FINISHES
A-199	PAINTS AND FINISHES
A-200	PAINTS AND FINISHES

[illegible][illegible][illegible]

7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525
 526
 527
 528
 529
 530



Page 16 of 18

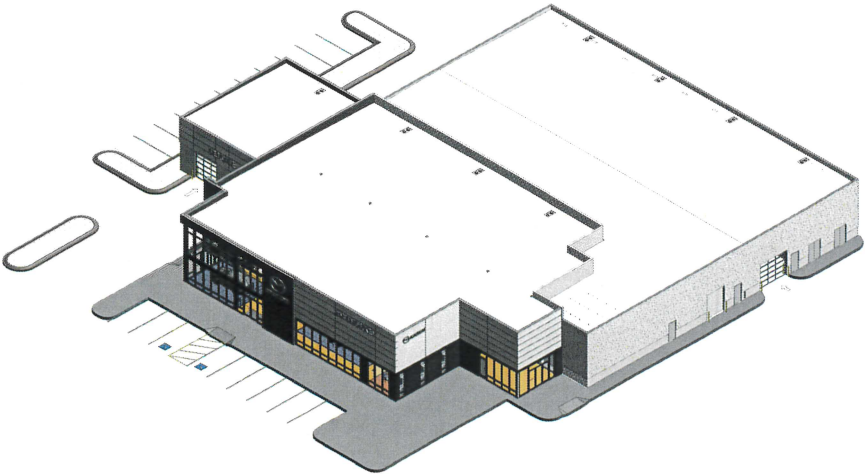


Signed & Sealed:

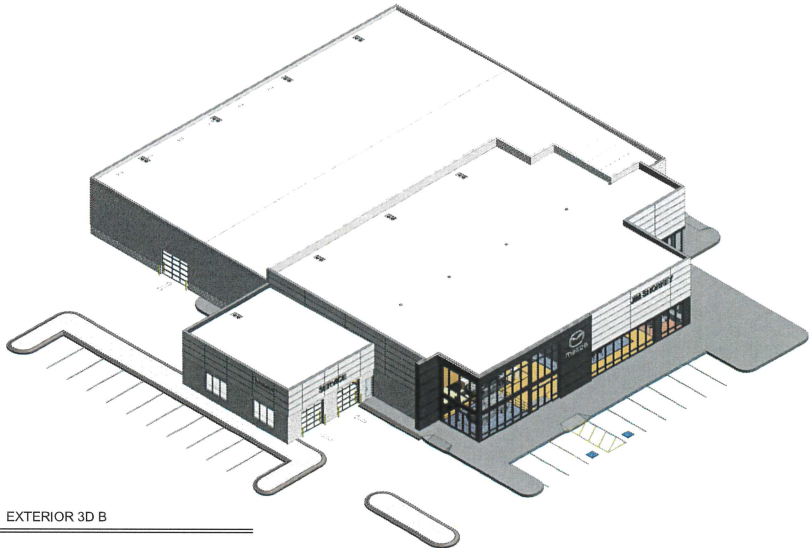
Copyright © 2022 YSM Design, P.C. 000000000000000000

All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of YSM Design, P.C. This drawing is the property of YSM Design, P.C. and shall not be used for any other project without the prior written permission of YSM Design, P.C. or the original owner.

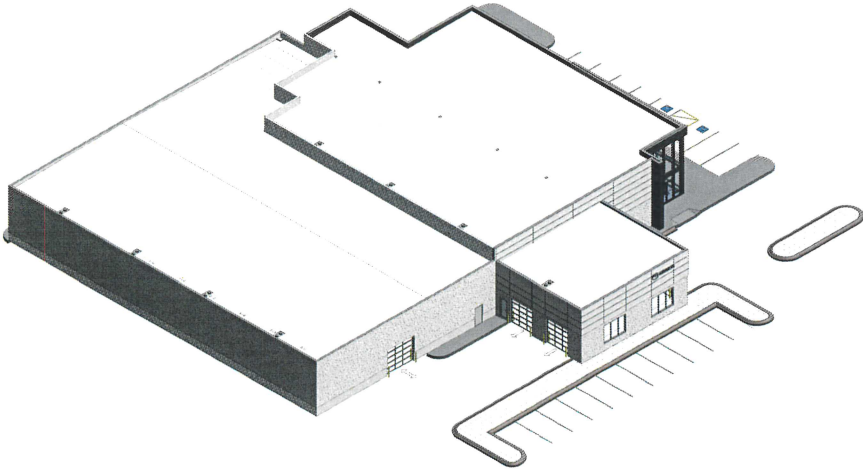
Rev	Date	Comments
1	08/29/22	45% SUBMITTAL



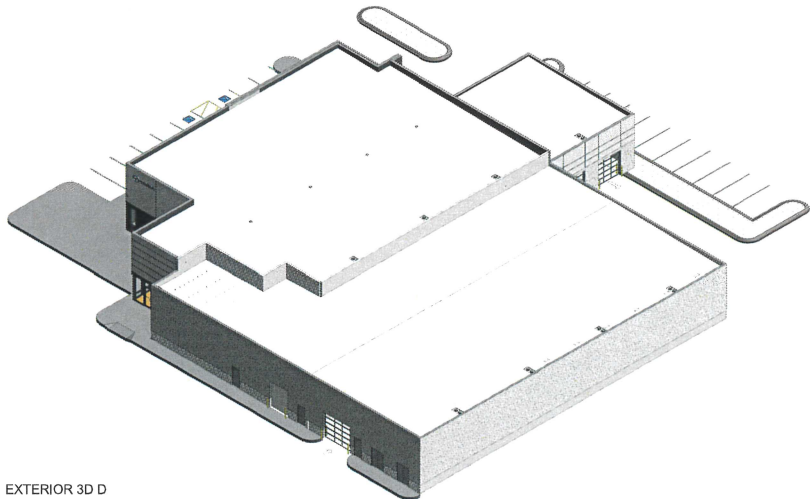
1
A205
EXTERIOR 3D A



2
A205
EXTERIOR 3D B



3
A205
EXTERIOR 3D C



4
A205
EXTERIOR 3D D

Client:	JIM SHORKEY
Project:	JIM SHORKEY MAZDA 2366 BROWNS BRIDGE RD. GAINESVILLE, GA 30504
Project Number:	22025
Drawn By:	Author
Checked By:	Checker
Approved By:	Approver
Sheet Title:	EXTERIOR 3D VIEWS
Sheet Number:	A205

Signed & Sealed:

Rev	Date	Comments
	08/29/22	45% SUBMITTAL

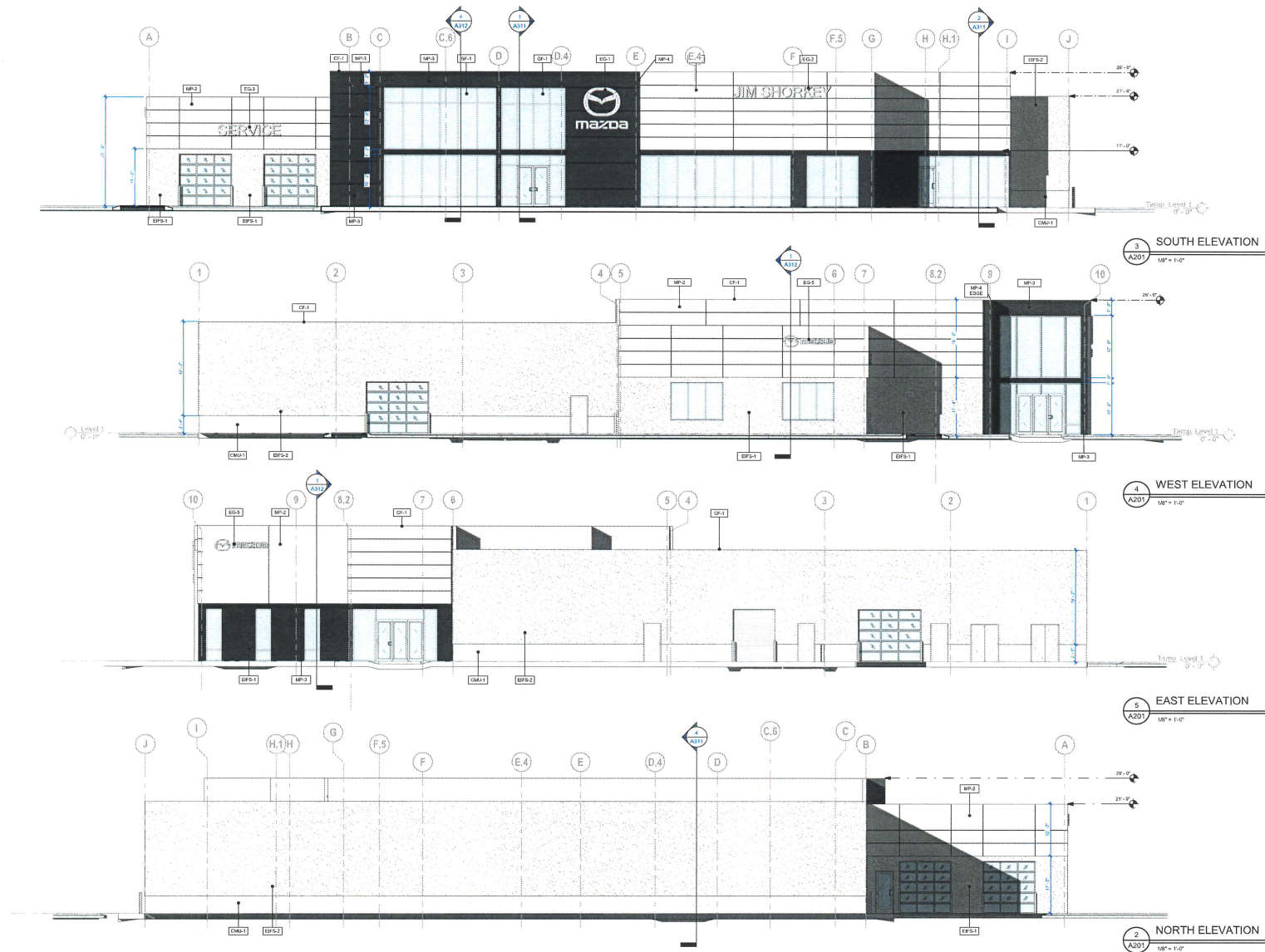
Client:
JIM SHORKEY

Project:
**JIM SHORKEY
MAZDA**
2356 BROWNS BRIDGE RD.
GAINESVILLE, GA 30504

Project Number: 22025
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:
**BUILDING
ELEVATIONS**

Sheet Number:
A201



GENERAL ELEVATION NOTES			
1.	MECHANICAL LOUVERS AND ANY OTHER UTILITY ACCESSORIES SHALL BE INSTALLED AND EXTERIOR FINISH SHALL HAVE THE SAME FINISH AS THE WALLS IN WHICH THEY ARE INSTALLED UNLESS NOTED OTHERWISE.		
2.	ANY AND ALL EXTERIOR SIGNAGE SHOWN FOR REFERENCE & LOCATION ONLY. SIGNAGE SHALL BE PERMITTED SEPARATELY, I.E. SHALL INCLUDE BLACKING AND PROVIDE ELECTRICAL CONDUITS AND J-BOXES AS NECESSARY. G.C. TO COORDINATE WITH SIGNAGE VENDOR.		
SIGNAGE LEGEND			
EG-1	MAZDA LOGO AND TEXT SIGNAGE WITH INTERNAL ILLUMINATION		
EG-2	"JIM SHORKEY" DEALER NAME SIGNAGE WITH PROTRUSION, LETTERS AND FINISHING		
EG-3	"MAZDA" TEXT SIGNAGE WITH PROTRUSION, LETTERS AND FINISHING		

MAZDA EXTERIOR FINISH MATERIAL LEGEND							
MARK	MATERIAL	MANUFACTURER	NUMBER / PRODUCT LINE	COLOR / PATTERN NAME	SIZE / TYPE / SHEEN	REMARKS	
FINISH MATERIAL TYPE	EP-1	EXTERIOR PAINT	PPG INDUSTRIES OR EQUAL	AMBA 2000 X-TRA PLUS POLYURETHANE SYS.	1013-3, UNPAINTED	EXTERIOR METAL SCANS	
	EP-2	EXTERIOR PAINT (ALT TO EP-1)	PPG INDUSTRIES	ATMOSPHERE 4100 ELITE GREY ORANGE		EXTERIOR FACADE	
	EP-3	EXTERIOR PAINT (ALT TO EP-1)	PPG INDUSTRIES	GRAY 1013117		EXTERIOR FACADE	
	EP-4	EXTERIOR PAINT (ALT TO EP-1)	PPG INDUSTRIES	5, SUSTAINING PROTECTANT		EXTERIOR REAR FACADE, HOLLANDS	
	EP-5-1	EXTERIOR INSULATION FINISHING SYS.	DEMCO SYSTEM INC.	MAZDA 1000 SANDPAPER FINE	710 LUCIDONE	EXTERIOR FACADE	
	EP-5-2	EXTERIOR INSULATION FINISHING SYS.	DEMCO SYSTEM INC.	STRATO 1000 UP SANDPAPER FINE	710 LUCIDONE	EXTERIOR REAR FACADE	
	EP-6	METAL PANEL	ALUMINUM	DRY JOINT SYSTEM	REARVIEW MIRROR WHITE	60"X96"	EXTERIOR FACADE
	EP-7	METAL PANEL	ALUMINUM	DRY JOINT SYSTEM	REARVIEW MIRROR BLACK	60"X96"	EXTERIOR FACADE
	EP-8	METAL PANEL	ALUMINUM	DRY JOINT SYSTEM	DOWNWIND 1000 MACHINA		EXTERIOR FACADE
	EP-9	CONCRETE BLOCK	CONCRETE	COLOR TO MATCH ADJACENT SURFACES			
WARRANTY	EP-10	CONCRETE BLOCK	CONCRETE	ANCHOR BRACE FACE BLOCK	1-1/2" LUGS USED WITH 1/2"X3" ANCHOR BRACE BLOCK, COLOR: L-15	EXTERIOR PERIMETER OF BUILDING	
	EP-11	CONCRETE BLOCK	CONCRETE	ANCHOR BRACE FACE BLOCK			
	EP-12	CONCRETE BLOCK	CONCRETE	ANCHOR BRACE FACE BLOCK			
EXTERIOR MATERIAL TYPE	EP-13	EXTERIOR STONE/PAINT	PITCO ARCHITECTURAL METAL, INC.	RED FINE, ELEV. ON WHITE, 40% A	ANGLONITE BLACK FIBER 80	EXTERIOR SHOWROOM, FRONT FACADE	
	EP-14	EXTERIOR STONE/PAINT	PITCO ARCHITECTURAL METAL, INC.	RED FINE, ELEV. ON WHITE, 40% A	ANGLONITE BLACK FIBER 80	EXTERIOR SHOWROOM	
	EP-15	GLASS FILM	3M	PRISM GLASS LUMBER BONDING	DENSITY 10% TOP & 10% B, BOTTOM	INSIDE SURFACE OF EXTERIOR FACADE	

1. EXTERIOR FINISH MATERIAL LEGEND
2. THE FINISHES LISTED ABOVE REPRESENT ALL OF THE MANUFACTURER'S BRAND NAME STANDARDS AND AS A RESULT SOME ITEMS LISTED MAY NOT APPLY TO THIS SPECIFIC PROJECT.
3. NO FINISHES ARE PERMITTED OF ANY FINISH UNLESS SPECIFICALLY AUTHORIZED BY ARCHITECT.
4. ALL STAMPED MATERIALS, COLOR COORDINATES, STAMPING PATTERNS BASED ON DESIGN TO BE "TOTAL ADHESION SLATE" BY BAYTONE'S DECORATIVE CONCRETE PRODUCTS.
5. FINISHES LISTED HEREIN TO BE USED AS A GUIDE ONLY. THE FINISHES LISTED HEREIN ARE NOT TO BE USED AS A GUIDE ONLY. THE FINISHES LISTED HEREIN ARE NOT TO BE USED AS A GUIDE ONLY.