



CALL TO ORDER

MINUTES

A. Minutes of February 11, 2025

OLD BUSINESS

NEW BUSINESS

A. Variance

- 1) Request from **Aneesh Patel** to vary the minimum lot size requirement, buffer width and minimum number of parking spaces required on a 1.92± acres tract located northwest of the intersection of Dawsonville Highway and Beechwood Boulevard, at the terminus of a private cul-de-sac (a/k/a **1181 Dawsonville Highway, NW**), having a zoning of General Business (G-B).

Ward Number: One
Tax Parcel Number(s): 00-115-002-085
Request: Extended stay hotel

B. Special Use

- 1) Request from **Aneesh Patel** for a special use on a 1.92± acres tract located northwest of the intersection of Dawsonville Highway and Beechwood Boulevard, at the terminus of a private cul-de-sac (a/k/a **1181 Dawsonville Highway, NW**), having a zoning of General Business (G-B).

Ward Number: One
Tax Parcel Number(s): 00-115-002-085
Request: Extended stay hotel

C. Rezoning

- 1) Request from **Gainesville Housing Authority** to rezone a 2.6± acres tract located on the southwest side of the intersection of Jesse Jewell Parkway and Downey Boulevard and the southeast side of the intersection of Jesse Jewell Parkway and Summit Street (a/k/a **1120 Jesse Jewell Parkway, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D).

Ward Number: Three
Tax Parcel Number(s): 01-035-002-004
Request: Multi-family housing

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 21, 2025
Date Submitted: February 21, 2025
Final Approval Date: February 21, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of February 11, 2025
Meeting Date: March 11, 2025

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. PAB DRAFT minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
FEBRUARY 11, 2025

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

Members Present: Chairman Doug Carter, Vice-Chair Ryan Thompson and Board Members Jane Fleming, Eddie Martin, Kelvin Simmons, Rick Young and Ellen DeFoor

Members Absent: None

Staff Present: City Council Member Barbara Brooks

Others Present: Council Member Barbara Brooks

MINUTES OF JANUARY 14, 2025

There was a motion to approve the minutes as presented.

Motion made by Vice Chair Thompson
Motion seconded by Board Member Young
Vote – 7 favor

OLD BUSINESS

NEW BUSINESS

A. Rezoning Requests

- 1) Request from **Kelley Intown Properties** to rezone a 1.09± acres tract located on the northwest side of the intersection of Oak Tree Drive and Riverside Drive and the northeast side of the intersection of Oak Tree Drive and Riverside Terrace (a/k/a **1038 Riverside Terrace, NE; 1037, 1045 and 1053 Riverside Drive, NE**) from Residential-I (R-I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 01-075-001-005, 006, 007 and 026
Request: 8 residential condominiums

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

The applicant is proposing to rezone the 1.09 acres subject tract from Residential-I (R-I) to Residential-II (R-II) to construct a total of 8 condominium units that will be for sale. Adjacent uses include single-family home, duplex home, Longstreet Café, Causey Orthodontics and Casie & Kennedy Hair Studio. The subject property consists of four undeveloped parcels which are partially wooded and are located within the Gateway Corridor Overlay Zone. The parcel that has frontage on Riverside Terrace previously contained a single-family home that burned and was later demolished in 2012.

The proposed condominiums are designed as paired villas (duplex units) and each unit will provide a rear entry two car garage. A single access driveway is proposed from Riverside Terrace and 8 parallel guest parking spaces will be provided at the rear of the condominium units. Above the garage will be two living levels with each unit providing three or four

bedrooms. The paired villas are designed to have the main level close to street grade with individual walkway access to the existing sidewalks along Riverside Drive.

The Gainesville Comprehensive Plan places the subject tract within the *General Mixed Use* future land use category and the *Traditional Neighborhoods Character Area* which includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and detached or attached residential. The need for quality housing walkable to other services is also encouraged.

The Planning Division staff is recommending **approval** of this rezoning request with 7 conditions based on the Comprehensive Land Use Plan and the adjacent mixture of uses.

Applicant Presentation: Bradley Dunckel, 3703 Timber Walk Drive, stated was representing Kelley Intown Properties and the use is within the city's comprehensive plan for the area. Mr. Dunckel explained the type of structures and layout of the units. The size of the units to be approximately 1,900 sq ft to 2,300 sq ft with a drive-under garage, elevator or accommodations for a future elevator and will have guest parking. He stated the units are expected to be priced starting at \$600,000. Mr. Dunckel spoke about the background of Kim Kelley moving recently from the Atlanta area to a lake home off of Ponderosa Drive. He stated she formerly owned 13 to 14 AT&T Wireless locations and has developed several million dollar homes in the Morningside and Virginia Highlands neighborhoods as well as the Buckhead area. He advised she is not a builder by trade but more of an investor/developer that works with high end builders.

FAVOR: None

OPPOSE: Allison Blackwood, 1152 Riverside Drive, stated she has lived on Riverside Drive approximately 42 years and is a teacher at Gainesville city school. She was most concerned with the additional traffic of the project. She spoke about traffic being backed out of Longstreet blocking Riverside Terrace in the morning with children waiting for buses. She stated the traffic has increased tremendously over the past several years with additional apartments and homes being built. She mentioned several wrecks she has witnessed coming from Oak Tree Drive and the traffic is just as bad in the evenings. She stated the round-about issue is being talked about again for Riverside Drive and was unsure if it would help the traffic. She stated Riverside Drive is being used as a thoroughfare to get onto Thompson Bridge Road. She stated she hoped her concerns would be considered and we need to take care of people in our town.

Chairman Carter asked Mr. Tate to confirm discussions for improvements to be made on Oak Tree Drive with a right turn lane to help with the traffic. Mr. Tate stated there have been numerous discussions with preliminary conceptual plans but no date for certain.

Stephen Hester, 1345 Riverside Drive, stated the area has a lot of traffic along with kids running from Gainesville High and Middle School up Riverside Drive. He stated safety was a concern with the integration of golf carts in the community along with money spent on signs to access downtown and will be difficult for residents on Riverside and Blue Ridge with additional traffic.

Rebuttal: Bradley Dunckel stated he has worked with zoning projects in the county, city and other jurisdictions in the past and traffic was always an issue. He mentioned the traffic generated by the proposed use verses others would have the lowest impact use for the property. Mr. Dunckel stated we are all at the mercy of our elected officials and Department

of Transportation for improvements. He stated we are never in front of the curve with traffic but hopes this will further progress future improvements and believes is the lowest impact for the property.

Board Member Young asked for the site plan to be shown and for Mr. Dunckel to explain how the vehicle traffic would flow and if parking would be on Riverside Drive with vehicle access from the rear of the building.

Mr. Dunckel stated each unit would have a two-car garage, with the middle two buildings having a tandem two car garage, 8 guest parking places. He stated vehicles would enter at a basement level with the first level being at street grade of Riverside Drive. All access would be from Riverside Terrace and are aware of the issue from Longstreet Café which will be a market challenge for Ms. Kelley to market the units.

Board Member Fleming questioned if anyone had spoken to the owners of Longstreet Café regarding project and possibly help with the direction of the drive-thru line. Mr. Dunckel stated no one had spoken to them and agreed improvements should be made to help with the drive-thru line that backs up into Oak Tree and Riverside.

Chairman Carter and Mr. Tate spoke about the small lot size in R-I zoning being 10,000 square feet per lot with potentially five lots per R-I zoning. Mr. Tate shared there are minimum road frontage requirements and the property contains four lots where larger single-family homes could be built with a shared driveway. He also advised there would be no on-street parking allowed on Oak Tree Drive and Riverside Drive as GDOT has jurisdiction on those roads.

Vice Chair Thompson commented about it being a difficult property with many looking at it for different less desirable uses and thanked the staff for everything over the years.

There was a motion to recommend conditional approval to rezone the subject property for 8 residential condominiums from Residential-I (R-I) to Residential-II (R-II) with the following conditions:

Conditions

- 1. The development shall be generally consistent with the site plan and the architectural style of the architectural elevations and drawings submitted with this rezoning application to include a mixture of brick masonry and cementitious siding material. In addition, the roof materials shall consist of architectural shingles and accent metal roof materials as depicted on the architectural drawing.**
- 2. The use of the property shall be limited to a maximum of 8 residential condominium units.**
- 3. The owner/developer shall plant a mixture of evergreen trees along the northerly and easterly property lines adjacent to the single-family properties. The minimum install height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.**
- 4. The frontage landscape areas and right-of-way areas fronting Riverside Drive, Riverside Terrace and Oak Tree Drive shall be maintained and sodded with grass.**

Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community and Economic Development Director.

- 5. Individual garbage containers shall be stored at the rear of each condominium unit and screened in a manner so as not to be visible from the adjacent roads and residential properties. A trash dumpster shall not be allowed on the property.**
- 6. Vehicular access shall be limited to Riverside Terrace. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation if determined necessary. 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.**
- 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 Martin

Motion seconded by Young

Vote – 7 favor

- 2) Request from **Phil Devries** to rezone a 2.39± acres tract located southwest of the intersection of Atlanta Highway and Ray Street, having road frontage at the south of Wood Avenue at its terminus (a/k/a **0 Atlanta Highway, SW**) from Light Industrial (L-I) to Residential-II (R-II).

Ward Number: Four

Tax Parcel Number(s): 08-008-000-136

Request: 15 rental cottages

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

The applicant is proposing to rezone the subject 2.39± acres property from Light Industrial (L-I) Residential-II (R-II) for up to 15 detached rental cottages. The adjacent uses include two single-family homes located within unincorporated Hall County, two commercial retail strip centers and Adams Corporate Storage. The property is undeveloped and heavily wooded with road frontage at the terminus of Wood Ave. Access is planned from Wood Avenue which is a County, gravel road that will need to be improved.

According to the concept plan, a total of 14 units are shown with 62 parking spaces. Common green space will be provided for dog walking, rear patios and grilling. The proposed rental cottages are two-story detached units, each consisting of 1,250 square feet of heated floor space with three bedrooms and two bathrooms. The property will be managed by the owner which also owns and manages other residential properties and the adjacent La-Villita retail center.

The Gainesville Comprehensive Plan places the subject property within the *Single-Family Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing.

The property is also located within the *West Side Character Area*, which includes higher density residential, mixed-use, commercial, light industrial, public and institutional and parks and recreation.

The Planning Division staff is recommending **approval** of this rezoning request with **6** conditions, based on the Comprehensive Land Use Plan and the adjacent mixture of uses.

Applicant Presentation: Phil Devries, 1620 Piedmont Lane, Cumming, represented the owner. He advised Grace Torres also owns the market place adjacent to the property. Mr. Devries explained the plan for the homes as having 1,250 sq ft each, two stories, 3 bedroom and 2 bath. He stated access for the project would be from Wood Avenue which is a gravel road but will be improved.

Chairman Carter stated it was unusual to have a project with parking being more than required by code. He asked Mr. Devries if the units would only be used for single-family as defined by the city and would the additional parking be used for workers and adjacent commercial business. Mr. Devries advised the additional parking was to show more than needed and would be able to reduce it since the requirement was 2.2 spaces per unit and would scale it back and would include green space. Chairman Carter stated he wanted to confirm it would be rental units for single-families and not two or three families living in one unit and Mr. Devries confirmed it would be for single-family only.

Board Member Martin asked about putting a limit of parking spaces for the project and Mr. Tate confirmed it could be conditioned which code regulates at 31 to 32 spaces as to the proposed 62 spaces.

Vice Chair Thompson mentioned the plan did not show actual lines and the main concern would for it not to be an overflow parking lot for commercial business in the front. Mr. Devries stated only the required spaces would be used and will be glad to reduce it. Several board members agreed the parking should be limited.

Mr. Tate commented staff administratively has the ability to allow 20 percent above or below the required number and can be made a condition of zoning if the board wanted to cap it.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval to rezone the subject property for 14 rental cottages from Light Industrial (L-I) to Residential-II (R-II) with the following conditions amending condition two limiting parking to 32 spaces:

Conditions

1. The proposal shall be consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director.
2. The use of the property shall be limited to a maximum of 14 residential units **and a maximum of 32 parking spaces.**
3. Where an existing natural evergreen buffer is not provided, a mixture of evergreen trees shall be planted between the proposed development and the adjacent single-family zoned property to the north. The minimum install height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Director.
4. Any proposed dumpster shall be enclosed and screened from view from the proposed residential units, adjoining properties, roads and parking areas. All individual garbage

containers shall be stored at the rear of each unit and screened in a manner so as not to be visible from the parking areas.

- 5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and Hall County Traffic Engineering. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner, which shall include the necessary improvements to Wood Avenue per Hall County standards.**
- 6. Outdoor lighting shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.**

Motion made by Martin

Motion seconded by Simmons

Vote – 7 favor

ADJOURNMENT

There was a motion to adjourn the meeting at 6:00 p.m.

Motion made by Board Member Martin

Motion seconded by Board Member DeFoor

Vote – 7 favor

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 21, 2025
Date Submitted: February 21, 2025
Final Approval Date: February 21, 2025
Presenter: Rusty Ligon, Community & Economic Development Director
Item of Business: Request from **Aneesh Patel** to vary the minimum lot size requirement, buffer width and minimum number of parking spaces required on a 1.92± acres tract located northwest of the intersection of Dawsonville Highway and Beechwood Boulevard, at the terminus of a private cul-de-sac (a/k/a **1181 Dawsonville Highway, NW**), having a zoning of General Business (G-B).
Meeting Date: March 11, 2025

Purpose of Request:

The applicant is proposing to develop an 80-room, Home2 Suites by Hilton extended-stay hotel. The proposed extended stay is a 4-story, 62,310 square feet over a parking garage that is below street grade. Access is proposed from the existing private cul-de-sac. Parking includes 41 garage spaces and 46 surface-level spaces. Amenities include an outdoor saline pool, outdoor grills, fitness center, restaurant open for breakfast, coffee bar and beer and wine with small bites during evening social hours. The adjacent uses include Buffalo Wild Wings restaurant, Olive Garden restaurant, duplex and single-family homes within the Beechwood Estates subdivision and the Lake Forest Apartment complex.

The applicant is requesting to vary the following standards:

- Minimum lot size requirements from 2.0 acres to 1.92 acres.
- Minimum buffer width from 100 feet to a minimum of 35 feet in width.
- Minimum number of parking spaces from 120 spaces to 87 spaces.

Special use approval is also required for this proposed development, which is item B.1 on the agenda.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with nine 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. Statement of Hardship
5. Exterior elevations
6. Site plans
7. Grading plan
8. Floor plans

**GAINESVILLE PLANNING AND APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Aneesh Patel
Property Owner AARAH2 Hospitality, LLC
Location..... 1181 Dawsonville Highway, NW
Request..... Vary the minimum lot size, buffer width,
impervious surface and minimum number of
parking spaces
Size 1.92± acres
Zoning..... General Business (G-B)
Ward..... One
Proposed Use..... Home2 Suites by Hilton extended stay
hotel
Planning Division Staff Recommendation **Approval, with conditions**
Date..... March 11, 2025

▪ **Request**

The applicant is proposing to develop an 80-room, Home2 Suites by Hilton extended stay hotel. The proposed extended stay is 4-story, 62,310± square feet over a parking garage that is below street grade. Access is proposed from the existing private cul-de-sac. Parking is to include 41 garage spaces and 46 surface level spaces. Amenities include an outdoor saline pool, outdoor grills, fitness center restaurant open for breakfast, coffee bar and beer and wine with small bites during evening social hours. The adjacent uses include Buffalo Wild Wings restaurant, Olive Garden restaurant, duplex and single-family homes within the Beechwood Estates subdivision and the Lake Forest Apartment complex.

The applicant is requesting to vary the following standards:

- Minimum lot size requirements from 2.0 acres to 1.92 acres.
- Minimum buffer width from 100 feet to a minimum of 35 feet in width.
- Minimum number of parking spaces from 120 spaces to 87 spaces.

This variance request is contingent on a special use being approved for the proposed extended-stay hotel.

▪ **Background Information and Existing Conditions**

The subject property has been graded and padded out and is the last undeveloped lot of a five lot commercial subdivision created in 2010. The property contains a storm water pond and over half of the property steeply slopes down toward the southerly and westerly property lines, which is heavily wooded.

For comparison purposes, a variance request from Capstone Acquisitions, LLC was conditionally approved on December 12, 2023 by the Planning and Appeals Board for a property located at 622 White Sulphur Road, NE. The request was for a Residence Inn by Marriott extended-stay hotel. Specifically, the minimum lot size was varied from 2.0 acres to 1.47 acres, building height from 5 stories to 6 stories, maximum impervious area from 60% to 85% and the minimum number of required parking spaces from 134 to 115.

▪ **Significant Factors**

The Ordinance requires the applicant's claim for a hardship must be based on the size or shape of the lot, its topography, or other physical characteristics inherent in the lot itself and not on the desired aesthetics. Further, the Code states that a variance shall not be granted as a convenience to the applicant or as a way to gain any advantage or interest over similarly zoned properties.

The applicant is basing the hardship on the size of the property and the steep topography.

▪ **Other Departmental Comments**

There are no other departmental comments for this request.

▪ **Supporting Documents**

Statement of Hardship, Owner Letter, Plat, Concept Plan, Floor Plan, and Architectural Renderings.

▪ **Analysis**

(1) Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography?

The subject property is uniquely shaped and the buildable area is significantly impacted due to over half of the property being steeply sloped as much as 32 feet from street grade. As well, the property contains a 10± foot mound of remnant fill dirt left over from fill dirt the previous Buffalo Wild Wings development. The exiting lot size cannot be increased as the adjacent properties are developed.

(2) Would the application of the Unified Land Development Code to this particular piece of property create an unnecessary hardship?

The Unified Land Development Code provides for standards that promote responsible growth that is economically sound and stable land development while providing for secure safety from fire and health dangers. The proposal appears to support these standards, but as presented could not be developed on the subject property without the proposed variances. Regardless, the development of a standard hotel could be developed without the need to vary any standards.

(3) Are there conditions that are peculiar to the property which adversely affect its reasonable uses or usability as currently zoned?

The property is zoned General Business (G-B) which allows for office, commercial retail, restaurant, hotel and service uses. It appears the proposed extended-stay hotel could be built on the property under G-B zoning standards if not for the specific extend-stay lodging standards

which requires a larger buffer, more parking and a minimum lot size of 2.0 acres. The G-B zoning district allows for a maximum building coverage of 60%, maximum impervious coverage of 80% and a maximum height of 5 stories and 75 feet. The proposed building coverage is approximately 16%, impervious coverage is approximately 43% and building height is 4 stories over basement level parking which is a height of 48± feet above street grade and a height of 59± feet including the sub-level parking.

(4) Would relief, if granted, cause substantial detriment to the public good or impair the purposes and intent of this ordinance?

Overall, the proposal should not cause detriment to the public good. There is currently a Holiday Inn Express & Suites hotel within the same commercial subdivision which is not considered an extended stay hotel but functions in a similar manner with similar impacts. The primary impact will be visually buffering the proposed building from the adjacent residential properties. The proposed building will not be fully screened immediately; however, the combination of existing pine trees and newly planted evergreen vegetation should provide a dense buffer overtime (5+ years).

A stormwater management plan including sedimentation control, stormwater detention, run-off reduction and water quality measures will be required. Vehicular traffic will access the existing signalized intersection on Dawsonville Highway located between the Cheddar's and Olive Garden restaurants.

(5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.

The subject property's size and sloping topography appear to limit how the property can be developed. The property cannot be increased in size given the adjacent lots are developed. The applicant's concept plan maximizes the developable area by building vertical, providing for basement level parking while providing for adequate vehicle circulation and separation from adjacent structures. As measured from the proposed building, the closest residential structure is 115± feet from the neighboring residential duplex off of Beechwood Boulevard and 135± feet from the neighboring Lake Forest apartment building.

(6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.

The applicant was made aware of the proposed special use and variance requirements during their due diligence process. The applicant considered developing a standard hotel without the need for special use approval or variances but desires to develop a higher quality extended-stay hotel that will better serve the market.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this variance request based on the subject property's size and sloping topography.

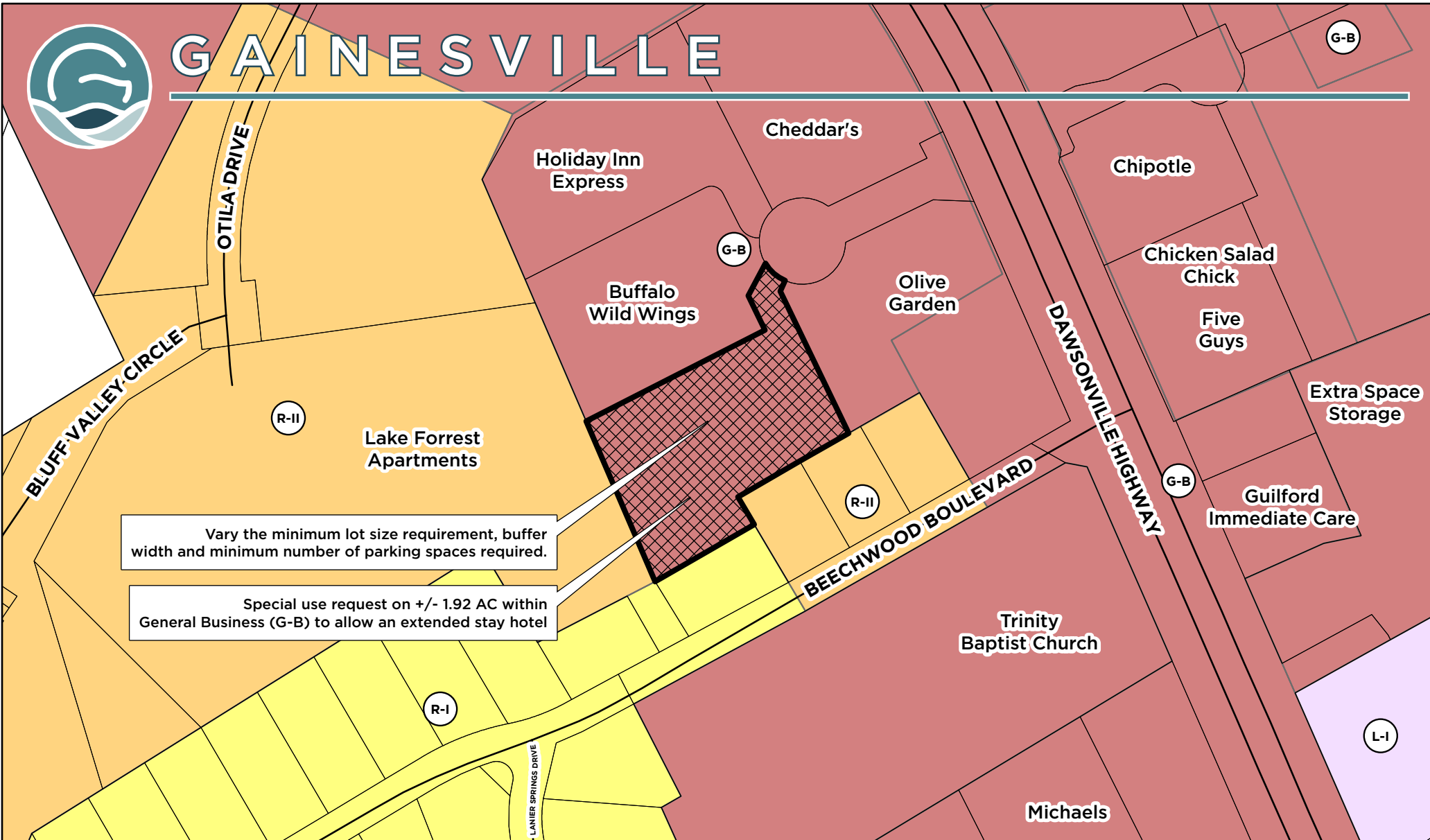
Conditions

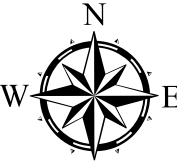
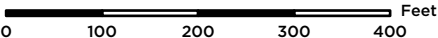
1. The special use approval shall be limited to the operation of a Home2 Suites by Hilton extended stay hotel or any other hotel brand that is considered upper midscale or upper scale extended stay hotel.

2. The proposed development shall be generally consistent with the concept plan and architectural renderings provided with this application per the approval of the Community & Economic Development Director.
3. 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, 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.
4. The existing trees located within the proposed 35 foot wide buffer shall remain except for those areas that may interfere with stormwater facilities. In addition, a mixture of evergreen trees shall be planted at the top of the retaining wall, as well as, between the 35 foot wide buffer area and the proposed building. The minimum install height of the trees shall be 10 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
5. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent properties and roads.
6. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
7. The subject property shall be limited to one monument sign not to exceed 10-feet in height and 100 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code and shall be limited to the north and east sides of the building. Electronic message board signs or electronic changeable copy signs are not permitted.
8. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The 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 owner/developer.
9. The proposed variance request shall be contingent upon City Council approving the special use for the proposed Home2 Suites by Hilton extended stay hotel.



GAINESVILLE



Applicant: ANEESH PATEL		Request: - Vary the minimum lot size requirement, buffer width and minimum number of parking spaces required. - Special use request on +/- 1.92 AC within General Business (G-B) to allow an extended stay hotel.	
VARIANCE & SPECIAL USE REQUEST			
Subject Property Address: 1181 Dawsonville Highway, NW	Tax Parcel: 00-115-002-085	 Subject Property	 Page 15 of 60
Meeting Date: 03/11/2025	Map Prepared: 02/19/2025	 Scale: 1" = 200'	



GAINESVILLE

OTILA DRIVE

BLUFF VALLEY CIRCLE

Holiday Inn Express

Cheddar's

Chipotle

Chicken Salad Chick

Five Guys

Extra Space Storage

Guilford Immediate Care

Trinity Baptist Church

Michaels

Lake Forrest Apartments

Buffalo Wild Wings

Olive Garden

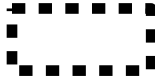
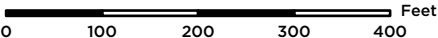
Vary the minimum lot size requirement, buffer width and minimum number of parking spaces required.

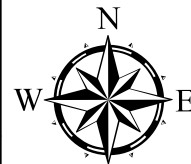
Special use request on +/- 1.92 AC within General Business (G-B) to allow an extended stay hotel

BEECHWOOD BOULEVARD

DAWSONVILLE HIGHWAY

LANIER SPRINGS DRIVE

Applicant: ANEESH PATEL		Request: - Vary the minimum lot size requirement, buffer width and minimum number of parking spaces required. - Special use request on +/- 1.92 AC within General Business (G-B) to allow an extended stay hotel.	
VARIANCE & SPECIAL USE REQUEST			
Subject Property Address: 1181 Dawsonville Highway, NW	Tax Parcel: 00-115-002-085	 Subject Property	Aerial from 2023
Meeting Date: 03/11/2025	Map Prepared: 02/19/2025	 0 100 200 300 400 Feet	Scale: 1" = 200'



Narrative

Aneesh Patel
1181 Dawsonville Highway, NW
Parcel ID: 00115002085

I am proposing special use approval within General Business (G-B) zoning for an Upper Midscale / Midscale extended-stay hotel project on the above referenced property. The hotel will be Hilton's premium flag "Home 2 Suites by Hilton". The Hotel brand offers extended stays in all-suite accommodations. Home2 Suites by Hilton achieved the number 1 ranking in both the Upper Midscale and Upper Midscale ES segment from J.D. Power two years in a row for North America Guest Satisfaction Guest Index.

The proposed Home2 Suites is a 4 story 62,310 square foot building over a parking garage that is below street grade. A total of 80 guest rooms are proposed and 87 parking spaces (46 ground spaces / 41 garage spaces). It is located on the 1.92 steeply sloped acres at the rear of the existing development that is accessed off of Dawsonville Hwy in an existing cul-de-sac located between Olive Garden and Buffalo Wild Wings. An existing 35' wide evergreen buffer will remain between the proposed hotel and the adjacent Beechwood Estates subdivision and Lake Forest Apartment complex. In addition, a row of evergreen trees will be planted at the top of the proposed retaining wall to further enhance the buffer.

This particular Hilton product caters to higher end clientele and will allow us to accommodate international business clients that work with our local manufacturing, production plants along with our medical industry which require them to stay for an extended period of time in the area. The Home2 Suites will also allow the CVB, GGSA (Gainesville Sports Alliance), Film Ready Gainesville Program to host more events, for sports teams that travel for weekend tournaments, like youth swim meets, soccer, baseball, basketball, football and our help our growing local film industry. The brands room rates are between \$150-190 per night, with a national average of \$144.00 and Occupancy of 78%. Average length of stay is 2.7 nights. Guests staying longer have an average of 11-night stays not 30,60,90 days of budget properties. That attributes to less than 33% of the occupancy over the year.

Some of the highlights of the hotel are as follows:

- Upscale suite ranging from 400-600 sf.
- Each guest room is provided Real China, glass, flatware and Hydration stations around the hotel (less plastic wear)
- Appliances with energy star ratings, water saving toilets, sinks, and shower heads
- Recycling stations in the lobby, outside elevators & guestrooms
- Outdoor Saline Pool – Chlorine and Chemical free which means great for the environment
- Your 2 Hands program – a philanthropic vision partnering with a local organization to strengthen our community locally
- Full hot breakfast – Breakfast Sandwiches, cereal, waffles, yogurt and more

- Beer & Wine along with small bites during evening social hours
- Cozy Outdoor patio space with grills, fireplace, café lights, couches, and TVs.
- Contemporary lobby with fireplace, high end furniture, TVs, coffee bar and 24hrs reception & housekeeping
- Spin to Cycle gym. Spin bikes, treadmill, elliptical, functional trainer, free weights, yoga mats

The concept is built around all the needs for customers that both stay 2 to 3 nights or would like to stay for an extended period and provide them the accommodation that are necessary for it. That is why the brand won both number one ranking in Upper Midscale Hotel and Midscale ES Hotel.

We have already completed 90% of all drawings, and submittals to Hilton. We have already selected our General Contractor and are in the process of first reviews with City Planning. During our meeting with the City Planning Staff I was made aware of the need for a special use approval and the variances. We did not realize there were different standards for an extended stay hotel vs a hotel. We are looking forward to bringing this exciting award-winning product to Gainesville and plan on breaking ground 4th quarter 2025 and anticipate an opening date around the 2nd quarter of 2027.

Statement of Hardship

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.**

The property is the last remaining lot within this commercial subdivision that was originally created in 2010. The property is just shy of 2 acres in size and steeply slopes downward toward the adjacent Beechwood Estates subdivision and the Lake Forest Apartments making a significant portion of the property unbuildable. There is also an existing stormwater pond located at the southwest corner of the property. The slope of the property was created during the original development of the commercial subdivision.

- 2. The application of this resolution to this particular piece of property would create an unnecessary hardship.**

A hotel is a permitted use within G-B zoning and would not require any variances. Special use approval and the proposed variances are only required due to the additional standards for an extended-stay hotel which will function similar to a hotel. We desire to construct the Home2 Suites by Hilton hotel which is considered Hilton's premium flag offering all-suite accommodations. The 100' buffer would significantly encroach into the property leaving no room to locate a building or provide enough parking spaces for the hotel.

- 3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.**

The size of the property, sloping topography and the stormwater infrastructure adversely impacts the ability to construct an extended-stay hotel under the current regulations. The property is 1.92 acres in size which is only .08 acre under the minimum 2.0 acre lot size for an extended stay hotel. A 100' wide buffer is required instead of a 35' wide buffer which is standard within G-B zoning. Based on my experience owning and operating numerous hotels, the minimum requirement of 1.5 spaces per guest room for an extended-stay hotel vs. 1.0 space per guest room for a standard hotel is unnecessary as the additional parking is unused and creates more impervious area.

- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Code.**

The proposed extended-stay hotel will function in a similar manner as a regular hotel. The extended-stay hotel provides better options for business travelers. The surrounding restaurants and shopping opportunities within a half mile radius will benefit from those visitors as well.

Much attention has been paid to the design of the building to provide for buffers to help screen the development. The proposed 35' vegetative / structural buffer aligns with the original intent of the development perimeter. As well, the height of the building will be limited to 4 stories or 48' above street grade. The current zoning allows for a 5-story building above street grade at a maximum of 75' in height.

- 5. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.**

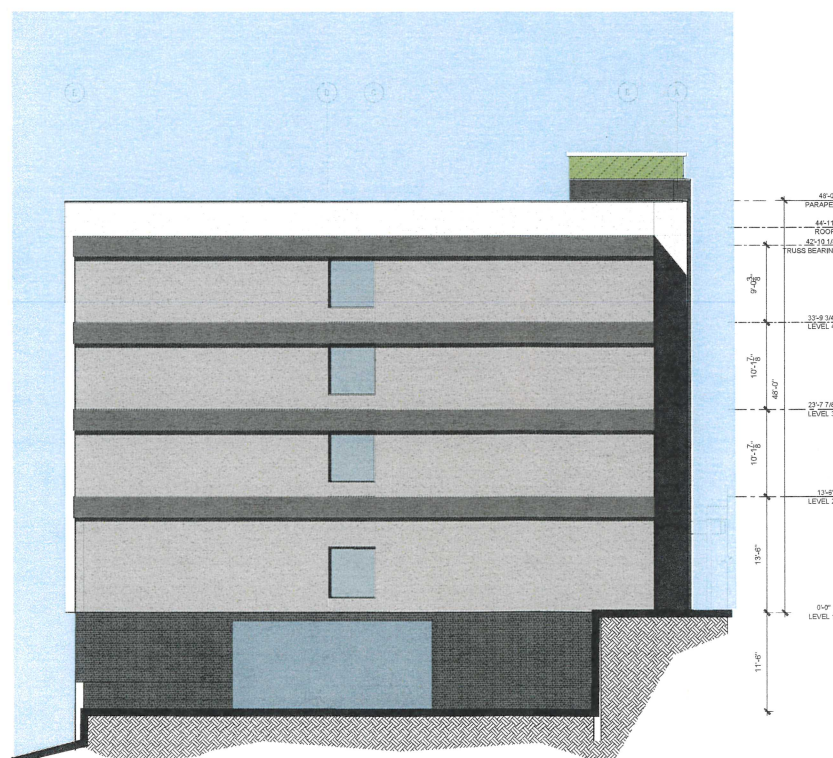
The property could be developed for a standard hotel or possibly a more aggressive commercial use such as auto sales, car wash, motel, convenience store or restaurant. The size and slope of the lot make it impossible to build the higher quality extended-stay hotel. However, a standard hotel could be built on the property without the need of a special use or variances.

- 6. The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.**

During our due diligence process, the seller and the buyer was made aware by the City Planning staff of the need for special use approval and the variances. We did not realize there were different standards for an extended-stay hotel vs. a hotel which was never contemplated when the development lot was sized.



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



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"

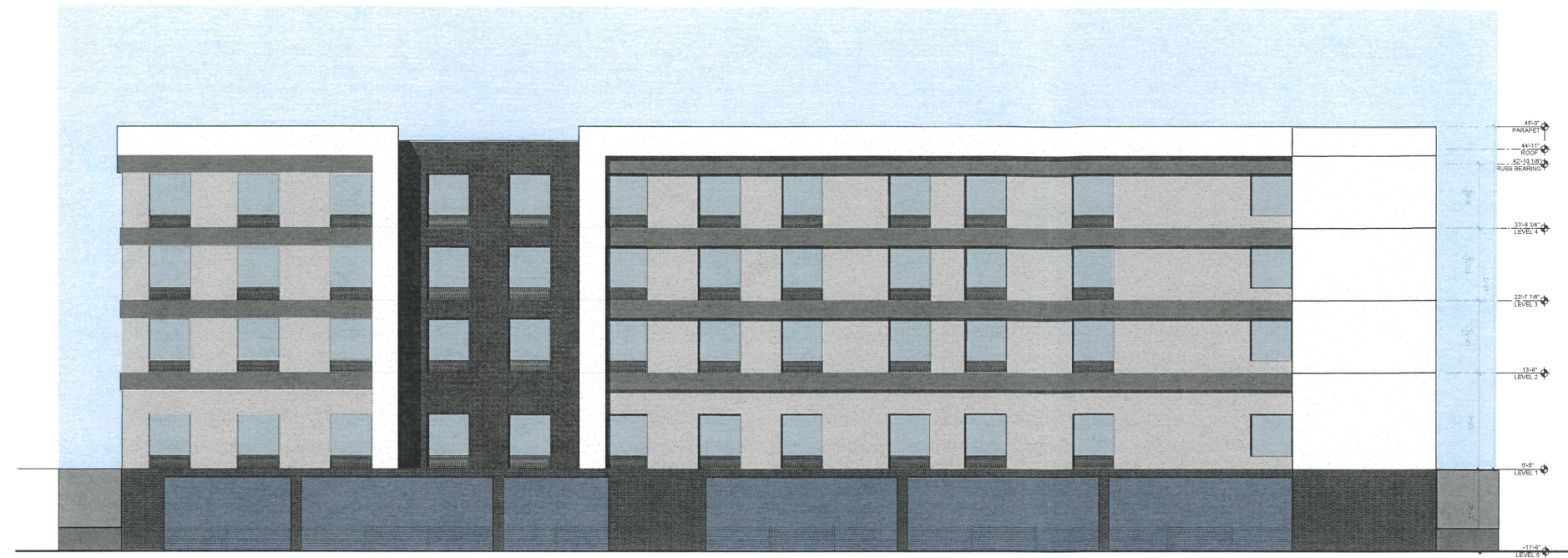
DRAWING RECORD

THOMPSON GREENE
ARCHITECTS

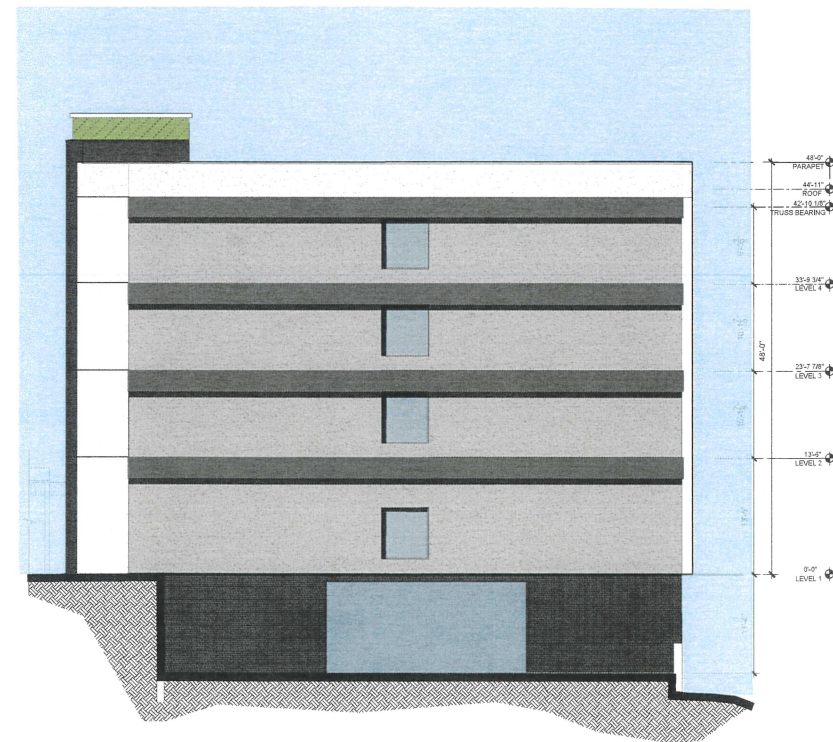
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EXTERIOR
ELEVATIONS

A-4.1



1 REAR ELEVATION
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"

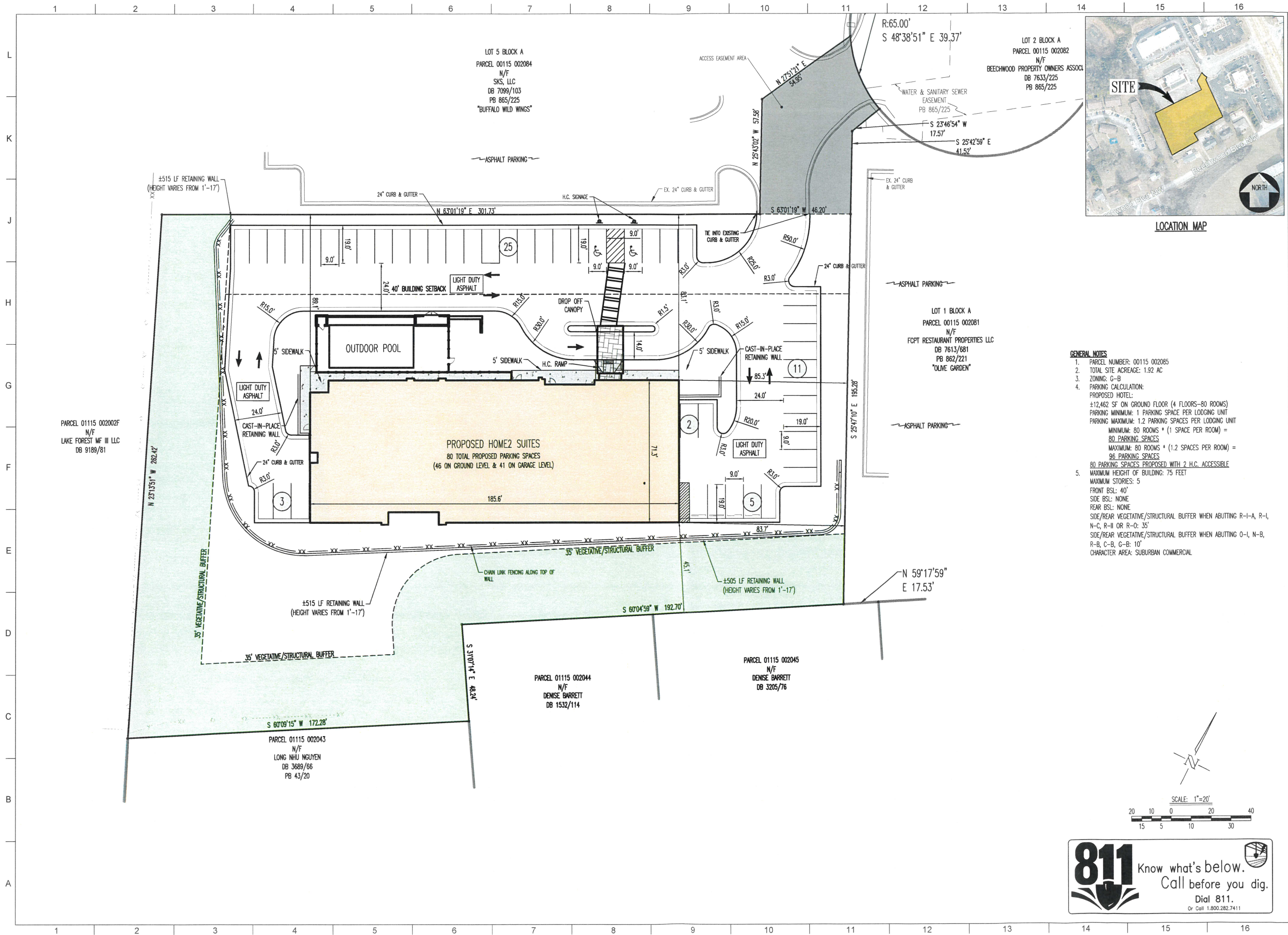
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EXTERIOR
ELEVATIONS

A-4.2



CSC

DESIGN,

INC.

ARCHITECTS & ENGINEERS

135 P. Rickman Industrial Dr.
Suite 100, Canton, GA 30115
(770) 345-2579

REGISTERED PROFESSIONAL ENGINEER
01/30/2025
MATTHEW C. LEO

CSWCC LEVEL II
CERTIFICATION #000039613
EXPIRES 11-1-27

JOB: 24-042

DRW: BET

CHK: MCZ

REVISIONS	DATE	NUMBER	COMMENTS
	12/2/24	1	CONCEPT MEETING WITH GWINNETT

HOME2 GAINESVILLE

1181 NW DAWSONVILLE HWY
LAND LOT 172, 9th DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

CONCEPTUAL SITE PLAN

C-2A

DATE: 12/02/2024

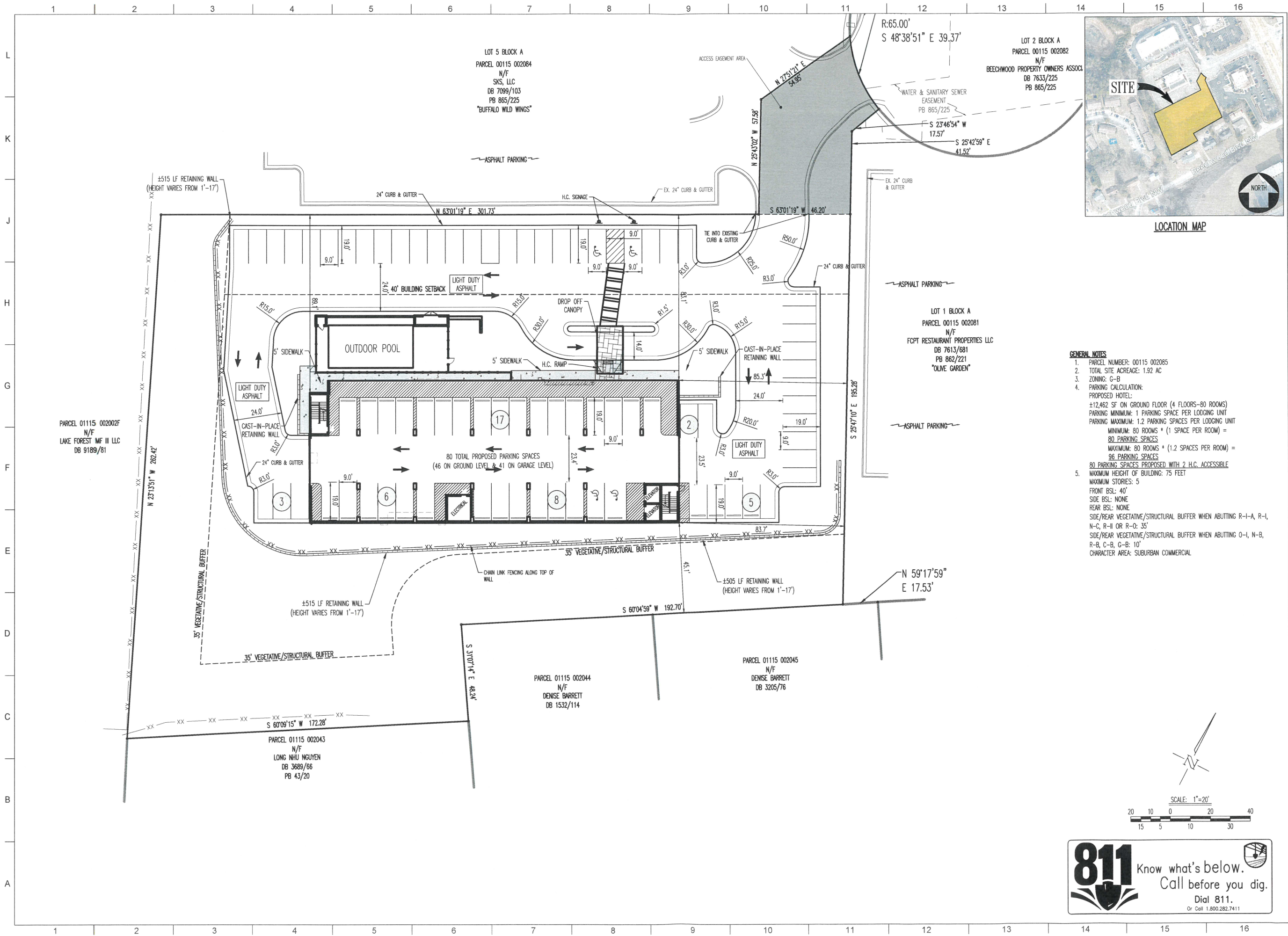
811

Know what's below.
Call before you dig.
Dial 811.
Or Call 1.800.282.7411

SCALE: 1"=20'

20 10 0 20 40
15 5 10 30

Page 22 of 60



CSWCC LEVEL II
CERTIFICATION #000039613
EXPIRES 11-1-27

JOB: 24-042
DRW: JJS
CHK: MCZ

REVISIONS	DATE	NUMBER	COMMENTS
	12/2/24	1	CONCEPT MEETING WITH GWINNETT

GENERAL NOTES

1. PARCEL NUMBER: 00115 002085
2. TOTAL SITE ACREAGE: 1.92 AC
3. ZONING: G-B
4. PARKING CALCULATION:
PROPOSED HOTEL:
±12,462 SF ON GROUND FLOOR (4 FLOORS-80 ROOMS)
PARKING MINIMUM: 1 PARKING SPACE PER LODGING UNIT
PARKING MAXIMUM: 1.2 PARKING SPACES PER LODGING UNIT
MINIMUM: 80 ROOMS * (1 SPACE PER ROOM) =
80 PARKING SPACES
MAXIMUM: 80 ROOMS * (1.2 SPACES PER ROOM) =
96 PARKING SPACES
80 PARKING SPACES PROPOSED WITH 2 H.C. ACCESSIBLE
5. MAXIMUM HEIGHT OF BUILDING: 75 FEET
MAXIMUM STORIES: 5
FRONT BSL: 40'
SIDE BSL: NONE
REAR BSL: NONE
SIDE/REAR VEGETATIVE/STRUCTURAL BUFFER WHEN ABUTTING R-I-A, R-I,
N-C, R-II OR R-O: 35'
SIDE/REAR VEGETATIVE/STRUCTURAL BUFFER WHEN ABUTTING O-I, N-B,
R-B, C-B, G-B: 10'
CHARACTER AREA: SUBURBAN COMMERCIAL

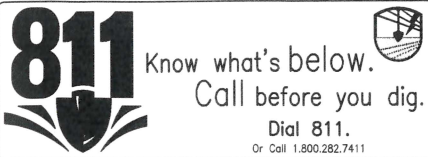
HOME2 GAINESVILLE

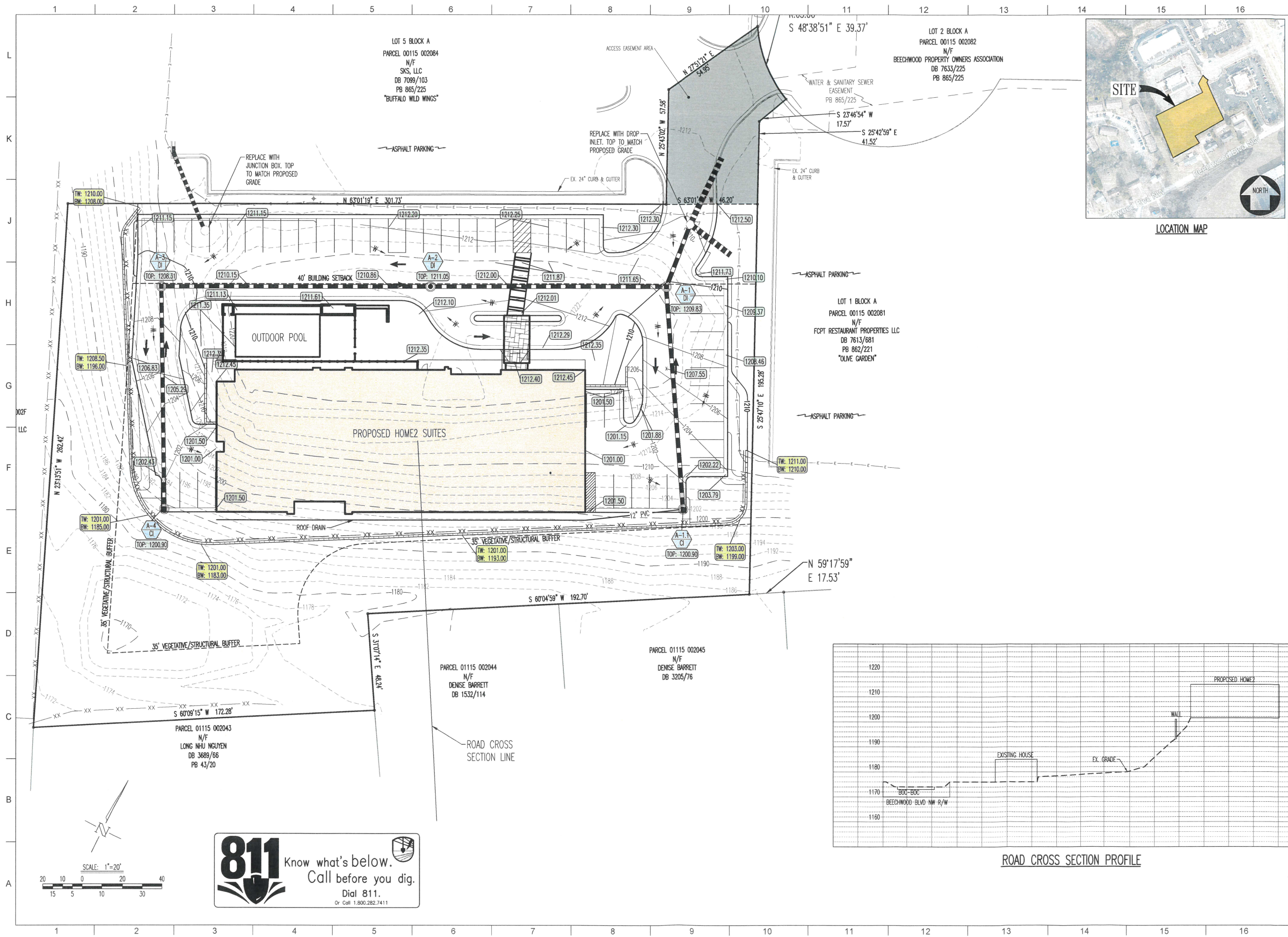
1181 NW DAWSONVILLE HWY
LAND LOT 172, 9th DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

CONCEPTUAL
SITE
PLAN

C-2B

DATE: 12/02/2024





CSC DESIGN, INC.
ARCHITECTS & ENGINEERS
135 P. Rickman Industrial Dr.
Suite 100, Canton, GA 30115
(770) 345-2579

REGISTERED PROFESSIONAL ENGINEER
MATTHEW C. TIES
CSCDC LEVEL II
CERTIFICATION #000039613
EXPIRES 11-1-27

JOB: 24-042
DRW: BET
CHK: MCZ

HOME2 GAINESVILLE
1181 NW DAWSONVILLE HWY
LAND LOT 172, 9th DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

CONCEPTUAL GRADING PLAN

C-3A

DATE: 12/02/2024

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FIRST FLOOR PLAN

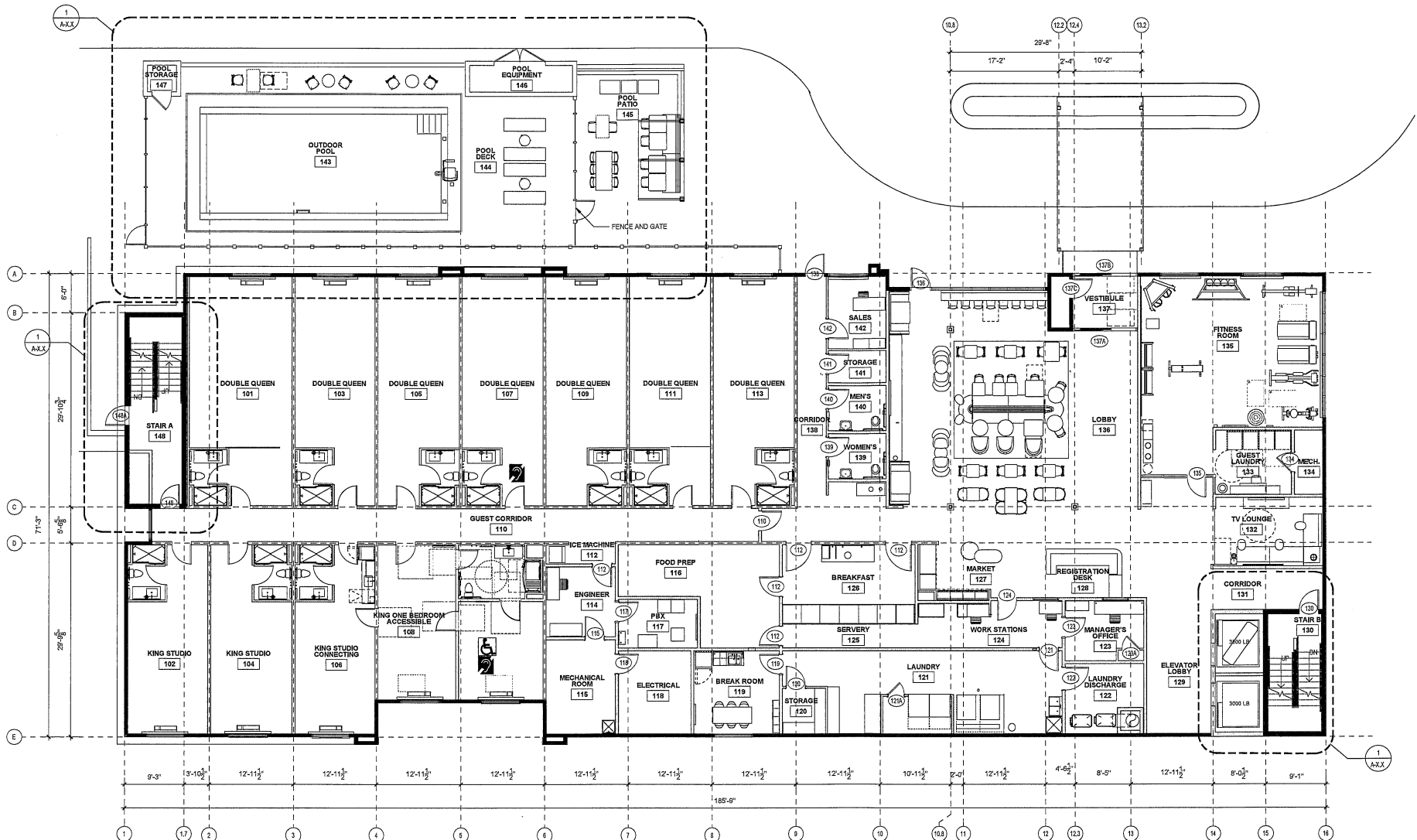
A-1.1

GENERAL NOTES - FLOOR PLAN

- A. REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES.
- B. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR PASSENGER ELEVATORS, ELEVATOR COSSSES & CORRIDORS.
- C. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR STORAGE AREAS.
- D. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR MECHANICAL, ELECTRICAL, & EQUIPMENT ROOMS.
- E. FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATIONS WITHIN THE PUBLIC SPACE SHALL BE CONTAINED WITHIN FULLY RECESSED CABINETS.
- F. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR ROOFING MATERIAL.
- G. ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
- H. REFER TO STANDARDS FOR FIXTURE & EQUIPMENT REQ'S.
- I. REFER TO HADG FOR FURTHER ADDITIONAL REQ'S FOR PUBLIC SPACES & EQUIPMENT.
- J. FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING W/ NFPA 72 (1999 OR 2022 ADDITION) & AS REQ'D BY LOCAL AUTHORITIES. ALARMS MUST BE LOCATED IN PUBLIC & COMMON USE AREAS & GUEST ROOMS DESIGNATED AS "GUEST ROOMS W/ COMMUNICATIONS FEATURES" AT A MINIMUM. WHERE EMPLOYEE AREAS HAVE AUDIBLE ALARMS, THE WIRING SHALL BE DESIGNED SO VISIBLE ALARMS CAN BE INTEGRATED INTO THE SYSTEM, UNLESS GREATER STANDARDS ARE REQ'D BY LOCAL AUTHORITIES.

KEYED NOTES - FLOOR PLAN ①

1. THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
2. OVERALL BUILDING DIMENSIONS BASED ON WOOD FRAME CONSTRUCTION.
3. EGRESS STAIR IN CONCRETE MASONRY STAIR ENCLOSURE.
4. ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDING TO ROOF.
5. LINE OF ROOFCANOPY ABOVE.
6. VEHICULAR DROP OFF - REFER TO SITE PLAN AND DETAIL.
8. CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A-401 FOR TRANSITION DETAIL.
9. FLOOR DRAIN.
10. PTAC UNIT.
12. HOSE BIBB - FROST FREE WHERE REQUIRED, TAMPER RESISTANT, RECESSED.
13. HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
14. GUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
15. PROVIDE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 60'.
16. ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA. PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND HADG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA.
19. ROOF OF POOL BELOW.
20. CANOPY/TRELLIS BELOW.
21. DRYER VENT LOUVER - REFER TO ELEVATIONS.
24. WIRE SHELVING SYSTEM - REFER TO FRAE FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
25. FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS); INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.S. CABINETS TO BE FULLY RECESSED.
39. KEYCARD READER ENTRANCE HARDWARE, MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR.
40. PUSH BUTTON INTERCOM OR HOUSE PHONE (OPTIONAL VIDEO MONITORING, MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE; PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
49. LAUNDRY CHUTE LOCATION CONTAINED WITHIN 24 HOUR RATED SHAFT WITH RATED DOOR MONITORING. MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
50. CONNECTING DOOR AT LEVEL 2 ONLY.
51. REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN.
52. HYDRATION STATION.
53. SEE SA-456 FOR DOOR TRIM AND FINISHES.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES:

1. G.C. IS TO REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
2. G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
3. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
4. REFER TO SHEET A-0.1 FOR WALL TYPE DESCRIPTIONS.
5. VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
6. SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
7. F.E.C. - INDICATES LOCATION OF FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINETS. TRIM FINISH COLOR TO MATCH ADJACENT WALL COLOR. INSTALL AS SHOWN ON PLANS & AS REQUIRED BY FIRE MARSHAL.
8. PROVIDE 3/4"x3/4" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDOR CORNER GUARDS TO BE USED INSIDE GUESTROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT VWC OR VWC AND KNOCK DOWN FINISH MATERIAL.
9. ACOUSTICAL SEALANT SHALL BE USED AT ALL CEILING AND WALL CONDITIONS IN GUESTROOMS.
10. ANY RECESSED LIGHT FIXTURE SHALL BE RATED TO MAINTAIN SPECIFIED RATED FLOOR/CEILING ASSEMBLY WHEREVER APPLIES.
11. PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALLS/PARTITIONS TO MAINTAIN SPECIFIED RATED CONSTRUCTION.
12. PROVIDE CARBON MONOXIDE DETECTORS AT AREAS ADJACENT TO AND DIRECTLY ABOVE WHERE THERE ARE GAS CONNECTIONS.
13. SPRINKLER - NFPA 13 SYSTEM.
14. FOR LOCATION OF ELEC. OUTLET AND HEIGHT REFER TO ELEC. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
15. PORTABLE FIRE EXTINGUISHERS MUST BE PROVIDED AND INSTALLED IN ACCORDANCE OF AHJ FIRE MARSHAL. AT A MIN. FIRE EXTINGUISHER MUST BE PROVIDED IN FOLLOWING NON PUBLIC AREA - IN FRONT OFFICE AREA, LAUNDRY & LINEN ROOM, ENGINEERING & MECH ROOM, FOOD PREP & STORAGE SPACES.
16. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE W/ SECTION 905.9, 2021 IFC.
17. ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS.
18. CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS: A) AT CABINET ENDS, WHERE THEY MEET GYP. BD. WALL B) AT HOLLOW METAL FRAMES, BOTH SIDES C) ALL WOOD DOOR FRAMES, BOTH SIDES D) BETWEEN FLOOR TO WALL TILE & BATHTUB/SHOWER ENCLOSURE E) BETWEEN WALL TILE & CEILING F) CAULK COLOR TO MATCH GROUT COLOR G) INSTALL CLEAR CAULK BETWEEN VANITY & WALL.
19. FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
20. ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE & BACK OF HOUSE AREAS, LAUNDRY CHUTE & ATTIC AREAS.
21. FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
22. DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4.
23. ALL INTERIOR LOAD BEARING WALL TO BE 1 HR. RATED, VERIFY WITH STRUCTURAL DRAWINGS.
24. RAISED CHARACTER AND BRAILLE EXIT SIGNS TO BE PROVIDED IN COMPLIANCE WITH IBC 1014.4. SEE PLANS FOR LOCATIONS.

SYMBOLS LEGEND:

- INTERNATIONAL SYMBOL OF ACCESSIBILITY - DENOTES GUESTROOMS WITH MOBILITY FEATURES (MF)
- INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR HEARING IMPAIRED - DENOTES GUESTROOMS WITH COMMUNICATING FEATURES (CF)
- WALL TYPE - SEE SHEET A-0.1
- DOOR NUMBER
- WINDOW NUMBER
- CARD READER
- FLOOR DRAIN
- LINEAR FLOOR DRAIN
- 2 HOUR FIRE RATED WALL/SHAFT WALL ASSEMBLY
- 1 HOUR FIRE RATED SHAFT WALL ASSEMBLY
- FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINET, VERIFY LOCATIONS W/ LOCAL FIRE MARSHAL, SEE DETAIL 3/A-5.8

UNIT MATRIX: HOME 2 SUITE - GAINESVILLE, GA

AREA SQFT	KING			DOUBLE QUEEN			TOTAL
	KING STUDIO	ONE BEDROOM KING STUDIO	KING STUDIO ACCESS.	DOUBLE QUEEN	ACCESS. DOUBLE QUEEN	DOUBLE QUEEN X WIDE	
LEVEL 1	3		1	6		1	11
LEVEL 2	9	1		11	1	1	23
LEVEL 3	8	1		11	1	1	23
LEVEL 4	9	1		11	1	1	23
SUBTOTAL	34			46		4	80
TOTAL							
PERCENTAGES				42%		58%	100%

ROOMS WITH MOBILITY FEATURES (MF UNITS)	REQUIRED		PROVIDED
	5	5	
ROOMS WITH COMMUNICATIONS FEATURES (CF UNITS)	9	9	
CONNECTING ROOMS			16, RAMP 106/108, 204/205, 208/209, 210/211, 202/203, 310/311, 410/411, 412/413

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SECOND FLOOR PLAN

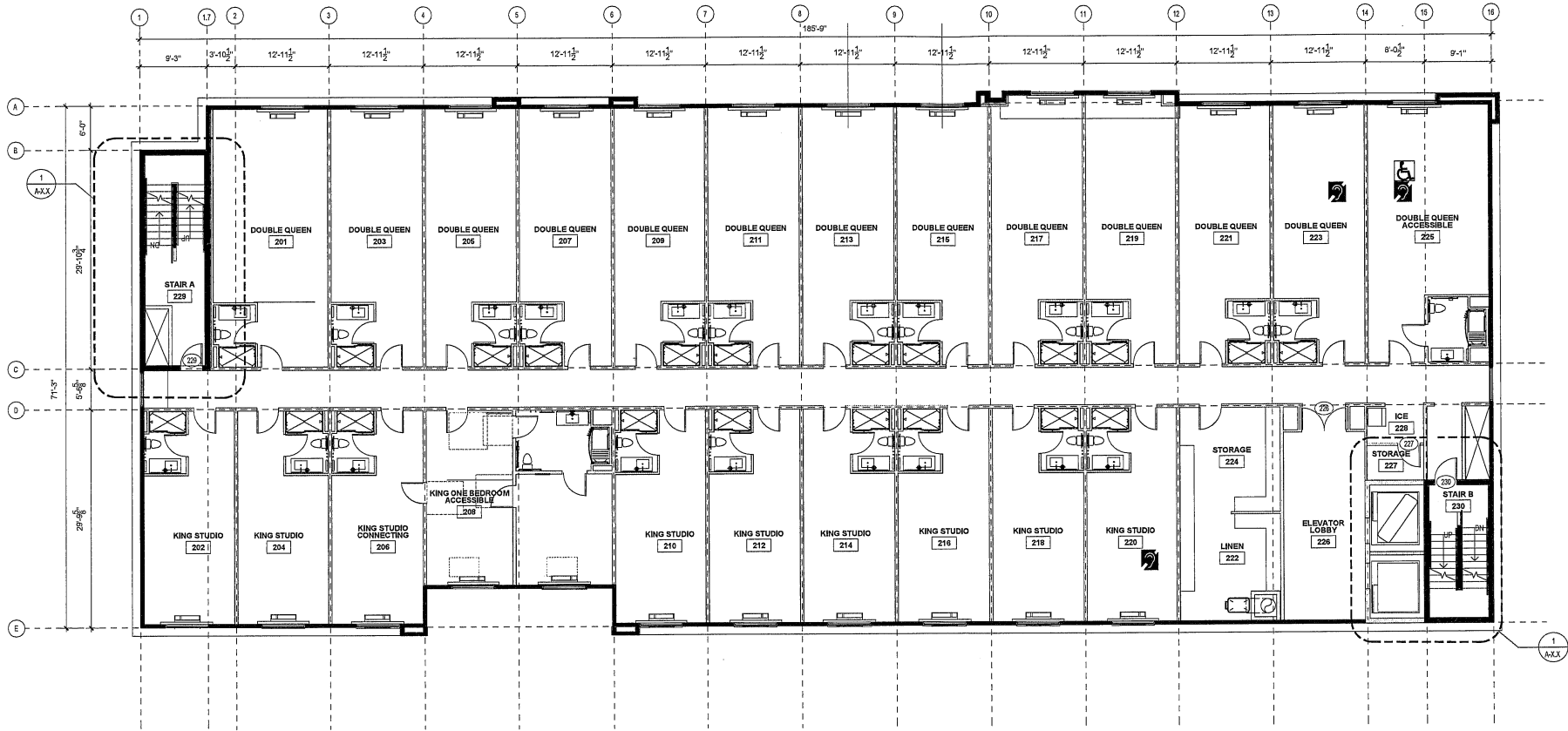
A-1.2

GENERAL NOTES - FLOOR PLAN

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- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR STORAGE AREAS.
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- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR ROOFING MATERIAL.
- ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
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KEYED NOTES - FLOOR PLAN ①

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- OVERALL BUILDING DIMENSIONS BASED ON WOOD FRAME CONSTRUCTION.
- EGRESS STAIR IN CONCRETE MASONRY STAIR ENCLOSURE.
- ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDING TO ROOF.
- LINE OF ROOF/CANOPY ABOVE.
- VEHICULAR DROP OFF - REFER TO SITE PLAN AND DETAIL.
- CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A-601 FOR TRANSITION DETAIL.
- FLOOR DRAIN.
- PTAC UNIT.
- HOSE BIBB - FROST FREE WHERE REQUIRED. TAMPER RESISTANT, RECESSED.
- HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- GUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- PROVIDE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 60'.
- ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA. PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND HADG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA.
- ROOF OF POOL BELOW.
- CANOPY/TRELLIS BELOW.
- DRYER VENT LOWER - REFER TO ELEVATIONS.
- WIRE SHELVING SYSTEM - REFER TO FRIE FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS); INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.T. CABINETS TO BE FULLY RECESSED.
- KEYCARD READER ENTRANCE HARDWARE, MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR.
- PUSH BUTTON INTERCOM OR HOUSE PHONE (OPTIONAL VIDEO MONITORING, MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE, PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE).
- LAUNDRY CHUTE LOCATION CONTAINED WITHIN 2 HOUR RATED SHUT WITH RATED DOOR MONITORING, MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE, PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
- CONNECTING DOOR AT LEVEL 2 ONLY.
- REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN.
- HYDRATION STATION.
- SEE 604-466 FOR DOOR TRIM AND FINISHES.



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:

- G.C. IS TO REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- REFER TO SHEET A-0.1 FOR WALL TYPE DESCRIPTIONS.
- VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
- SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
- F.E.C. = INDICATES LOCATION OF FIRE RATED FULLY-RECESSED FIRE EXTINGUISHER CABINETS. TRIM FINISH COLOR TO MATCH ADJACENT WALL COLOR. INSTALL AS SHOWN ON PLANS & AS REQUIRED BY FIRE MARSHAL.
- PROVIDE 3/4"x3/4" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDOR, CORNER GUARDS TO BE USED INSIDE GUESTROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT VMC OR VMC AND KNOCK DOWN FINISH MATERIAL.
- ACOUSTICAL SEALANT SHALL BE USED AT ALL CEILING AND WALL CONDITIONS IN GUESTROOMS.
- ANY RECESSED LIGHT FIXTURE SHALL BE RATED TO MAINTAIN SPECIFIED RATED FLOOR/CEILING ASSEMBLY WHEREVER APPLIES.
- PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALLS/PARTITIONS TO MAINTAIN SPECIFIED RATED CONSTRUCTION.
- PROVIDE CARBON MONOXIDE DETECTORS AT AREAS ADJACENT TO AND DIRECTLY ABOVE WHERE THERE ARE GAS CONNECTIONS.
- SPRINKLER - NFPA 13 SYSTEM.
- FOR LOCATION OF ELECT. OUTLET AND HEIGHT REFER TO ELECT. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
- PORTABLE FIRE EXTINGUISHERS MUST BE PROVIDED AND INSTALLED IN ACCORDANCE OF AHJ FIRE MARSHAL. AT A MIN. FIRE EXTINGUISHER MUST BE PROVIDED IN FOLLOWING NON PUBLIC AREA - IN FRONT OFFICE AREA, LAUNDRY & LINEN ROOM, ENGINEERING & MECH ROOM, FOOD PREP & STORAGE SPACES.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE W/ SECTION 906.9, 2021 IFC.
- ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS.
- CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS: A) AT CABINET ENDS, WHERE THEY MEET GYP. BD, WALL B) AT HOLLOW METAL FRAMES, BOTH SIDES C) ALL WOOD DOOR FRAMES, BOTH SIDES D) BETWEEN FLOOR TO WALL TILE & BATHSHOWER ENCLOSURE E) BETWEEN WALL TILE & CEILING F) CAULK COLOR TO MATCH GROUT COLOR G) INSTALL CLEAR CAULK BETWEEN VANITY & WALL.
- FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
- ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE & BACK OF HOUSE AREAS, LAUNDRY CHUTE & ATTIC AREAS.
- FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
- DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4.
- ALL INTERIOR LOAD BEARING WALL TO BE 1 HR. RATED. VERIFY WITH STRUCTURAL DRAWINGS.
- RAISED CHARACTER AND BRAILLE EXIT SIGNS TO BE PROVIDED IN COMPLIANCE WITH IBC 1014.4. SEE PLANS FOR LOCATIONS.

SYMBOLS LEGEND:

- | | | | |
|--|--|--|---|
| | INTERNATIONAL SYMBOL OF ACCESSIBILITY - DENOTES GUESTROOMS WITH MOBILITY FEATURES (MF) | | CARD READER |
| | INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR HEARING IMPAIRED - DENOTES GUESTROOMS WITH COMMUNICATING FEATURES (CF) | | FLOOR DRAIN |
| | WALL TYPE - SEE SHEET A-0.1 | | LINEAR FLOOR DRAIN |
| | DOOR NUMBER | | 2 HOUR FIRE RATED WALL/SHAFT WALL ASSEMBLY |
| | WINDOW NUMBER | | 1 HOUR FIRE RATED SHAFT WALL ASSEMBLY |
| | | | FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINET. VERIFY LOCATIONS W/ LOCAL FIRE MARSHAL, SEE DETAIL 3/A-5.8 |

UNIT MATRIX: HOME 2 SUITE - GAINESVILLE, GA

AREA SQFT	KING				DOUBLE QUEEN			TOTAL
	KING STUDIO	ONE BEDROOM KING STUDIO	ONE BEDROOM ACCESS. KING STUDIO	KING STUDIO ACCESS.	DOUBLE QUEEN	ACCESS. DOUBLE QUEEN	DOUBLE QUEEN X WIDE	
LEVEL 1	3		1		6		1	11
LEVEL 2	9	1			11	1	1	23
LEVEL 3	8	1		1	11	1	1	23
LEVEL 4	9	1			11	1	1	23
SUBTOTAL								
TOTAL	34				46			80
PERCENTAGES	42%				58%			100%

ROOMS WITH MOBILITY FEATURES (MF UNITS)	REQUIRED		PROVIDED
	5	5	
ROOMS WITH COMMUNICATIONS FEATURES (CF UNITS)	9	9	
CONNECTING ROOMS			16, RMP 106/108, 204/205, 208/209, 310/311, 320/303, 310/311, 410/411, 412/413

GENERAL NOTES - FLOOR PLAN

- REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR STORAGE AREAS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR MECHANICAL, ELECTRICAL & EQUIPMENT ROOMS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATIONS WITH THE PUBLIC SPACE SHALL BE CONTAINED WITH FULLY RECESSED CABINETS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR ROOFING MATERIAL.
- ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
- REFER TO STANDARDS FOR FURNITURE & EQUIPMENT REQS.
- REFER TO HMOG FOR FURTHER ADDITIONAL REQS FOR PUBLIC SPACES & EQUIPMENT.
- FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING W/ NFPA 72 (1999 OR 2022 ADDITION) AS REQD BY LOCAL AUTHORITIES. ALARMS MUST BE LOCATED IN PUBLIC & COMMON USE AREAS & GUEST ROOMS DESIGNATED AS GUEST ROOMS W/ COMMUNICATIONS FEATURES AT A MINIMUM WHERE EMPLOYEE AREAS HAVE AUDIBLE ALARMS. THE WIRING SHALL BE DESIGNED SO VISIBLE ALARMS CAN BE INTEGRATED INTO THE SYSTEM, UNLESS GREATER STANDARDS ARE REQD BY LOCAL AUTHORITIES.

KEYED NOTES - FLOOR PLAN ①

- THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- OVERALL BUILDING DIMENSIONS BASED ON WOOD FRAME CONSTRUCTION.
- EGRESS STAIR IN CONCRETE MASONRY STAIR ENCLOSURE.
- ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDING TO ROOF.
- LINE OF ROOF CANOPY ABOVE VEHICULAR DROP OFF - REFER TO SITE PLAN AND DETAIL.
- CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A-001 FOR TRANSITION DETAIL.
- FLOOR DRAIN.
- PTAC UNIT.
- HOSE REEL - FROST FREE WHERE REQUIRED, TAMPER RESISTANT, RECESSED.
- HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- GUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- PROMOTE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 50'.
- ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA, PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND HMOG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA.
- ROOF OF POOL BELOW.
- CANOPY/TRELLIS BELOW.
- DRIVE VENT LOUVER - REFER TO ELEVATIONS.
- WIRE SHIELDING SYSTEM - REFER TO FIRE FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
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- REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN.
- HYDRATION STATION.
- SEE 0A-456 FOR DOOR TRIM AND FINISHES.

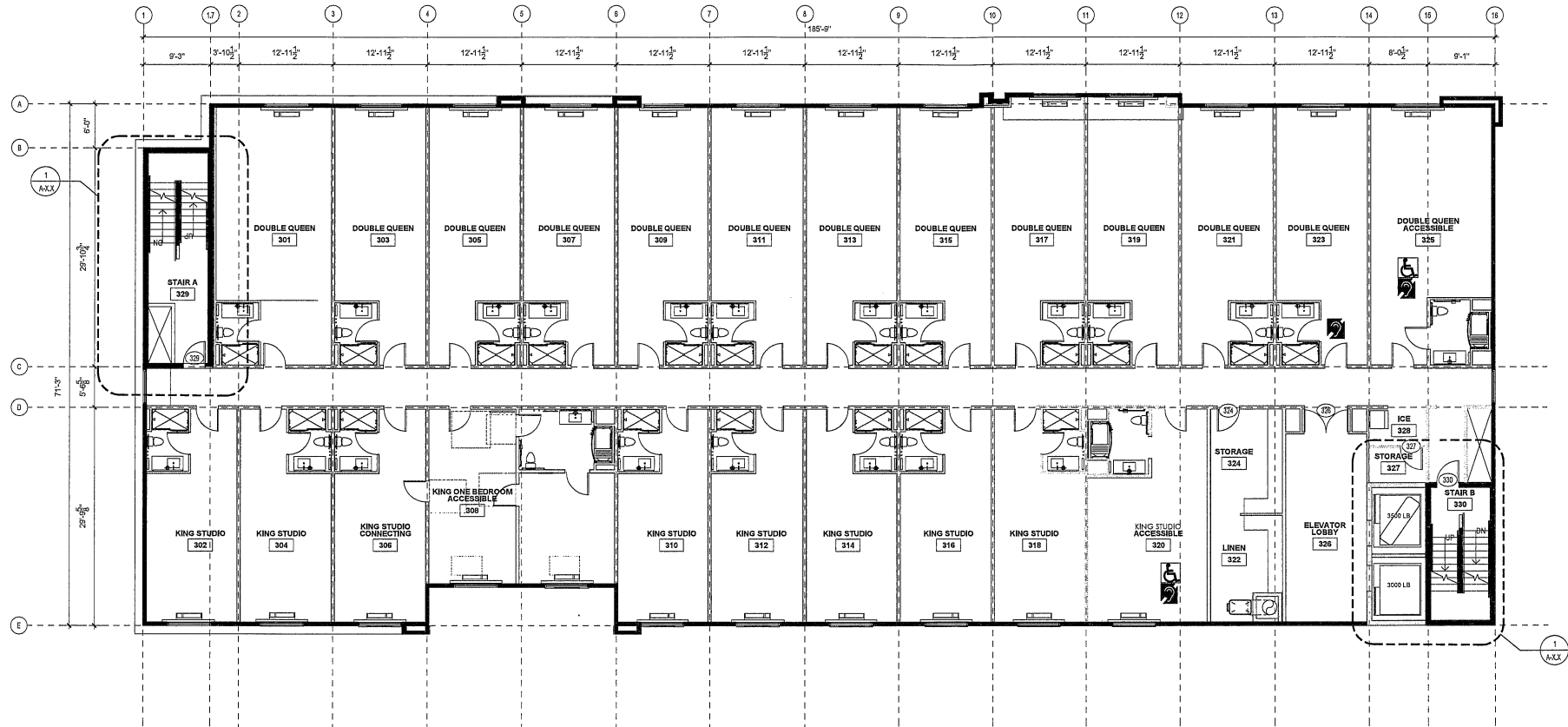
DRAWING RECORD

THOMPSON GREENE
ARCHITECTS

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN IS THE PROPERTY OF THOMPSON GREENE ARCHITECTS, LLC, AND IS TO BE USED SOLELY FOR THE PROJECT LISTED ABOVE. THIS DOCUMENT MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR CONSENT OF THE ARCHITECT.

THIRD FLOOR PLAN

A-1.3



① THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:

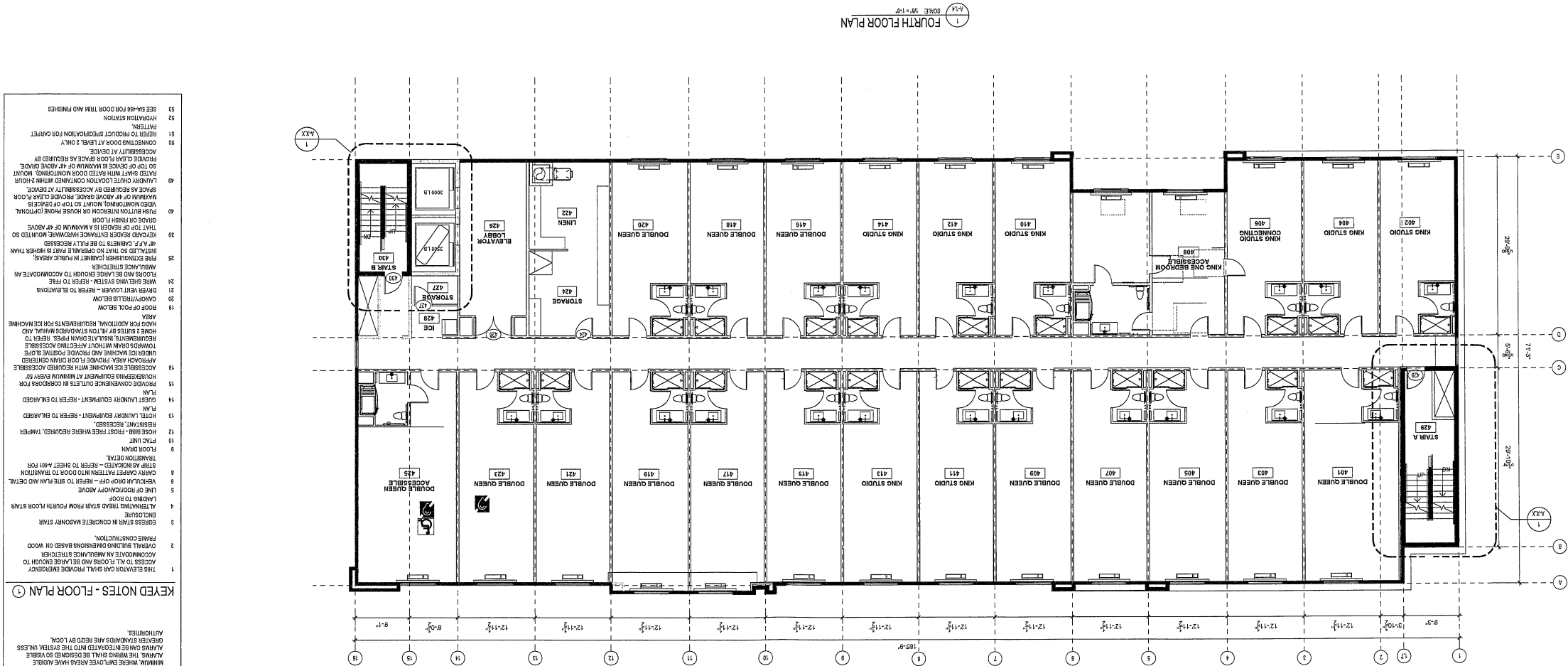
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- VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
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SYMBOLS LEGEND:

- | | | | |
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| | INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR HEARING IMPAIRED - DENOTES GUESTROOMS WITH COMMUNICATING FEATURES (CF) | | FLOOR DRAIN |
| | WALL TYPE - SEE SHEET A-0.1 | | LINEAR FLOOR DRAIN |
| | DOOR NUMBER | | 1 HOUR FIRE RATED WALL/SHAFT WALL ASSEMBLY |
| | WINDOW NUMBER | | 1 HOUR FIRE RATED SHAFT WALL ASSEMBLY |
| | | | FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINET, VERIFY LOCATIONS W/ LOCAL FIRE MARSHAL, SEE DETAIL 3/A-5.8 |

UNIT MATRIX: HOME 2 SUITE - GAINESVILLE, GA							
AREA SQFT	KING			DOUBLE QUEEN			TOTAL
	KING STUDIO	ONE BEDROOM ACCESS. KING STUDIO	KING STUDIO	DOUBLE QUEEN	ACCESS. DOUBLE QUEEN	DOUBLE QUEEN X WIDE	
LEVEL 1	3		1	6		1	11
LEVEL 2	9	1		11	1	1	23
LEVEL 3	8	1		1	1	1	23
LEVEL 4	9	1		11	1	1	23
SUBTOTAL							
TOTAL	34			46		60	
PERCENTAGES	42%			58%		100%	

ROOMS WITH MOBILITY FEATURES (MF UNITS)	REQUIRED	PROVIDED
5	5	5, INCLUDING (1) WITH ROLL-IN SHOWER
ROOMS WITH COMMUNICATING FEATURES (CF UNITS)	REQUIRED	PROVIDED
9	9	
CONNECTING ROOMS	-	16, RHM 150108, 204205, 204209, 210211, 302033, 310211, 410411, 410413

[illegible][illegible]

FOURTH FLOOR PLAN

- [illegible]



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 21, 2025
Date Submitted: February 21, 2025
Final Approval Date: February 21, 2025
Presenter: Rusty Ligon, Community & Economic Development Director
Item of Business: Request from **Aneesh Patel** for a special use on a 1.92± acres tract located northwest of the intersection of Dawsonville Highway and Beechwood Boulevard, at the terminus of a private cul-de-sac (a/k/a **1181 Dawsonville Highway, NW**), having a zoning of General Business (G-B).
Meeting Date: March 11, 2025

Purpose of Request:

The request is for a special use within General Business (G-B) zoning to allow an extended-stay hotel. The applicant is proposing to develop an 80-room, Home2 Suites by Hilton extended-stay hotel. The proposed extended stay is a 4-story, 62,310 square feet over a parking garage that is below street grade. Access is proposed from the existing private cul-de-sac. Parking includes 41 garage spaces and 46 surface-level spaces. Amenities include an outdoor saline pool, outdoor grills, fitness center, restaurant open for breakfast, coffee bar and beer and wine with small bites during evening social hours. The adjacent uses include Buffalo Wild Wings restaurant, Olive Garden restaurant, duplex and single-family homes within the Beechwood Estates subdivision and the Lake Forest Apartment complex.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with nine 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. Exterior elevations
5. Site plans
6. Grading plan

7. Floor plans

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Aneesh Patel
Property Owner AARAH2 Hospitality, LLC
Location 1181 Dawsonville Highway, NW
Request Special Use within General Business (G-B)
Total Acres 1.92± acres
Ward One
Proposed Use Home2 Suites by Hilton extended stay hotel
Planning Division Staff Recommendation **Approval, with conditions**
Date March 11, 2025

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

The applicant is proposing to develop an 80-room, Home2 Suites by Hilton extended stay hotel. The proposed extended stay is 4-story, 62,310± square feet over a parking garage that is below street grade. Access is proposed from the existing private cul-de-sac. Parking is to include 41 garage spaces and 46 surface level spaces. Amenities include an outdoor saline pool, outdoor grills, fitness center restaurant open for breakfast, coffee bar and beer and wine with small bites during evening social hours. Hotel suites range from 400 to 600 square feet in size. Each suite includes a kitchen with a fridge, dishwasher, sink, microwave, toaster, utensils, and real china place settings. Induction burner cooktops are available as well. According to the applicant, the room rates are between \$150-190 per night, with a national average of \$144.00 and an occupancy of 78%. Average length of stay is 2.7 nights. Guests staying longer have an average length of stay of 11-nights.

The subject property has been graded and padded out and is the last undeveloped lot of a five lot commercial subdivision created in 2010. The property contains a storm water pond and over half of the property steeply slopes down toward the southerly and westerly property lines, which is heavily wooded.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Buffalo Wild Wings restaurant	General Business (G-B)
South	Beechwood Estates Subdivision Single-family homes; Duplex homes	Residential-I (R-I) Residential-II (R-II)
East	Olive Garden restaurant	General Business (G-B)
West	Lake Forest Apartments	Residential-II (R-II)

Other nearby uses include the Lanier Point Park, Gainesville Marina, North Lake Square shopping center (Academy Sports & Outdoors), McEver Corners shopping Center (Kohl's), and Home Depot.

▪ **Other Departmental Comments**

Coordination is required with the Georgia Department of Transportation (GDOT) for the proposed development.

There were no other departmental comments for this request.

▪ **Zoning History**

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

2022 – A request by Interface Properties, LLC to rezone a 6.6± acres tract located at 989 Dawsonville Highway from Residential-I (R-I) and Residential-II (R-II) to General Business (G-B) zoning for retail, drive-through restaurant and auto service was approved with conditions.

2021 – A request by Parth S. Patel for a special use on a 1.41± acres tract zoned General Business (G-B) located at 1310 Dawsonville Highway for retail sales of alternative nicotine products was approved with conditions.

2020 – A request by OHC Lanier North, LLC to amend a 26.16± acres tract zoned Planned Unit Development (P-U-D) located at 0 & 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive for an active adult community and four residential lots was approved with conditions.

2018 – A request by LLJ Development, LLC to rezone a 6.854± acres tract located at 0 and 1010 Dawsonville Highway from Office and Institutional (O-I) to General Business (G-B) zoning for a fitness center, retail center and restaurant was approved with conditions.

2018 – A request by REB Land Development, LLC to rezone a 2.744± acres tract located at 621 Lakeshore Drive NW from Residential-I (R-I) to General Business (G-B) zoning for a multi-tenant retail, office and restaurant was withdrawn at the City Council meeting.

2018 – A request by John Harris to rezone a 5.73± acres tract located at 1331 Lanier Valley Drive from Residential-II (R-II) and General Business (G-B) to General Business (G-B) zoning for a non-profit residential facility was approved with conditions.

2018 – A request by Lake 53, LLC to rezone a 6.227± acres tract located at 1995 Dawsonville Highway from General Business (G-B) to Planned Unit Development (P-U-D) zoning for 79 residential condominiums and office space was conditionally approved.

2017 – A request by Lidl US Operations to rezone a 6.854± acres tract (subject property) located at 0 and 1010 Dawsonville Highway from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B) zoning for a grocery store was withdrawn at City Council.

2017 – A request by Oak Hall Companies, LLC to rezone a 157.98± acres tract located at 0, 1264 and 1817 Ahaluna Drive; 1876 Dawsonville Highway; 2208 Karen Lane; 0 and 2029 Strickland Drive; 0 and 1489 West Lake Drive from Residential-I-A (R-I-A), Residential-I (R-I), Planned Unit Development (P-U-D) and Regional Business (R-B) to Planned Unit Development (P-U-D) and General Business (G-B) zoning for a mixed-use, age restricted community was approved with conditions.

2017 – A request by Oak Hall Companies, LLC to annex a 50.81± acres tract with a zoning of Planned Unit Development (P-U-D) and General Business (G-B) located at 0 and 1758 Ahaluna Drive; 1508, 1550, 1740, 1746, 1758, 1760, 1934 and 1982 Dawsonville Highway; 300 and 301

Skyview Drive; 0, 2008 and 2016 Strickland Drive was conditionally approved for a mixed-use, age restricted community.

2017 – A request by Oak Hall Companies, LLC to annex a 26.16 ± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; 2049 Strickland Drive was conditionally approved for an age restricted, active adult community.

▪ **Staff Analysis**

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

The adjacent and nearby property consists of single-family, two-family and commercial uses. A zoning of General Business (G-B) inherently permits a variety of commercial uses some of which include an office, bank, retail, restaurant, auto sales and repair, carwash, gas station, motel or hotel. The proposed extended-stay hotel will function similarly to a standard hotel but provides for better accommodations that cater to guests. On a broader scale, the proposed extended-stay hotel supports the Convention and Visitors Bureau (CVB), the Greater Gainesville Sports Alliance (GGSA), as well as, local businesses and industry by providing temporary lodging for tourists and business travelers.

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

Overall, the proposal should not adversely affect the existing use or usability of adjacent or nearby property. However, the proposed extended-stay hotel will initially be in view of the adjacent residential properties within the Beechwood Estates neighborhood. As measured from the proposed building, the closest residential structure is 115± feet from the neighboring residential duplex off of Beechwood Boulevard and 135± feet from the neighboring Lake Forest apartment building. The combination of existing pine trees and newly planted evergreen trees will provide a dense buffer overtime (5+ years).

A stormwater management plan including sedimentation control, stormwater detention, run-off reduction and water quality measures will be required. Vehicular traffic will access the existing signalized intersection on Dawsonville Highway located between the Cheddar's and Olive Garden restaurants.

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

It is staff's opinion that the proposed retail building is supported by the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Commercial* land use category which includes areas focused on retail, office, or other commercial service areas such as grocery stores, banks, restaurants, theaters, hotels and automotive-related businesses which may be located as a single use in one building or grouped together in a shopping center.

The subject property is located within the *Suburban Commercial* Character Area. This character area will continue to grow as a regional retail center, but it should diversify over time to include higher-density mix of retail, office, services, and employment, with limited multi-family residential. In addition, expanding premium retail could offer a variety of shopping options that are currently not available elsewhere in the city. As it grows, the area may become one of the most prominent commercial corridors in the city and a thriving economic anchor for the northwest side. Land uses

supported in the character area are multi-family residential, general mixed-use, commercial and public and institutional. It appears the proposal is consistent with the Comprehensive Plan.

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

The subject property has remained undeveloped for 15 years since the time it was originally graded as part of the commercial subdivision. The property is currently zoned General Business (G-B) which allows for a hotel and numerous commercial uses. The applicant is proposing an extended stay hotel which requires special use approval. The proposed use appears reasonable given the property's proximity to Dawsonville Highway, Lake Lanier, Lanier Point Park and numerous restaurants and retail shopping centers.

If this request were to be denied, the property owner would retain their right to develop the property for a lodging service hotel.

(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?

Existing infrastructure such as water, sewer and access are in place and have capacity to serve the proposed use. Gainesville Fire Station #1 off of Queen City Parkway is located approximately 2.65 miles away. As well, Gainesville Fire Station #5 is planned 1.0 from the subject property at the entrance to the new Lake Society age restricted community off of Dawsonville Highway.

The proposed extended stay hotel is designed for no more than 30 days lodging within one or more rooms within the same facility and is catered to traveling professionals and tourism. The applicant does not anticipate there will be impacts to the Gainesville City School System given the design and amenities of the extended stay hotel and the limited length of stay permitted by the Unified Land Development Code.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed extended stay hotel could generate 499± new trips per weekday (50% entering and 50% exiting), 42± A.M. peak hour trips (67% entering and 33% exiting) and 44± P.M. peak hour trips (42% entering and 58% exiting). The existing shared access with the neighboring Buffalo Wild Wings restaurant is sufficient to serve the development.

(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 growth within the surrounding area was anticipated by the Comprehensive Plan and the proposed extended stay hotel appears to be supported by the changing conditions.

Over the past 20 years, the surrounding area has experienced significant residential and commercial growth along Dawsonville Highway (SR 53). As a result, the traffic volume has increased significantly along this corridor. According to the Georgia Department of Transportation (GDOT), improvements to the corridor are designed to improve congestion for through traffic by connecting existing right turn auxiliary lanes between Ahaluna Drive and Shallowford Road (0.81 mile) and installing R-CUT medians. GDOT anticipates the improvements will be completed during 2025.

(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 Comprehensive Plan, adjacent commercial uses and inherent development rights of the property under G-B zoning, the proposed special use request with the recommended conditions appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Additional Special Use Criteria**

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

Access is proposed from an existing private cul-de-sac road that was designed to serve the subject property and adjacent commercial uses.

- (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 has a curb cut that provides access to the existing private road. The private road meets City standards including 5 foot wide sidewalks, curb and gutter. Access is adequate for emergency vehicles.

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

The existing public facilities are adequate to serve the proposed use. The Gainesville City School system should not be impacted by the proposal.

- (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.**

Any dumpsters, service/loading areas will be required to be screened from the adjacent residential uses. Lighting will be required to be designed as non-spill and placed in a manner so as to minimize direct visibility by the adjacent properties.

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

The proposal is for an extended-stay hotel which is open for business 24 hours a day / 7 days a week. The property is zoned G-B which does not restrict business hours. A standard hotel could be built on the property without special use approval or the need for variances.

- (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 proposed extended-stay hotel includes 4 stories over basement level parking. The height is 48± feet above street grade and a total of 59± feet including the sub-level parking. Of comparison, the nearby Holiday Inn Express & Suites is 4 stories (58 feet in height), 55,635± square feet in size and contains 94 rooms. As measured from the proposed building, the closest residential structure is 115± feet from the neighboring residential duplex off of Beechwood Boulevard and 135± feet from the neighboring Lake Forest apartment building. The combination of existing pine trees and newly planted evergreen trees will provide a dense buffer overtime (5+ years).

▪ **Staff Recommendation**

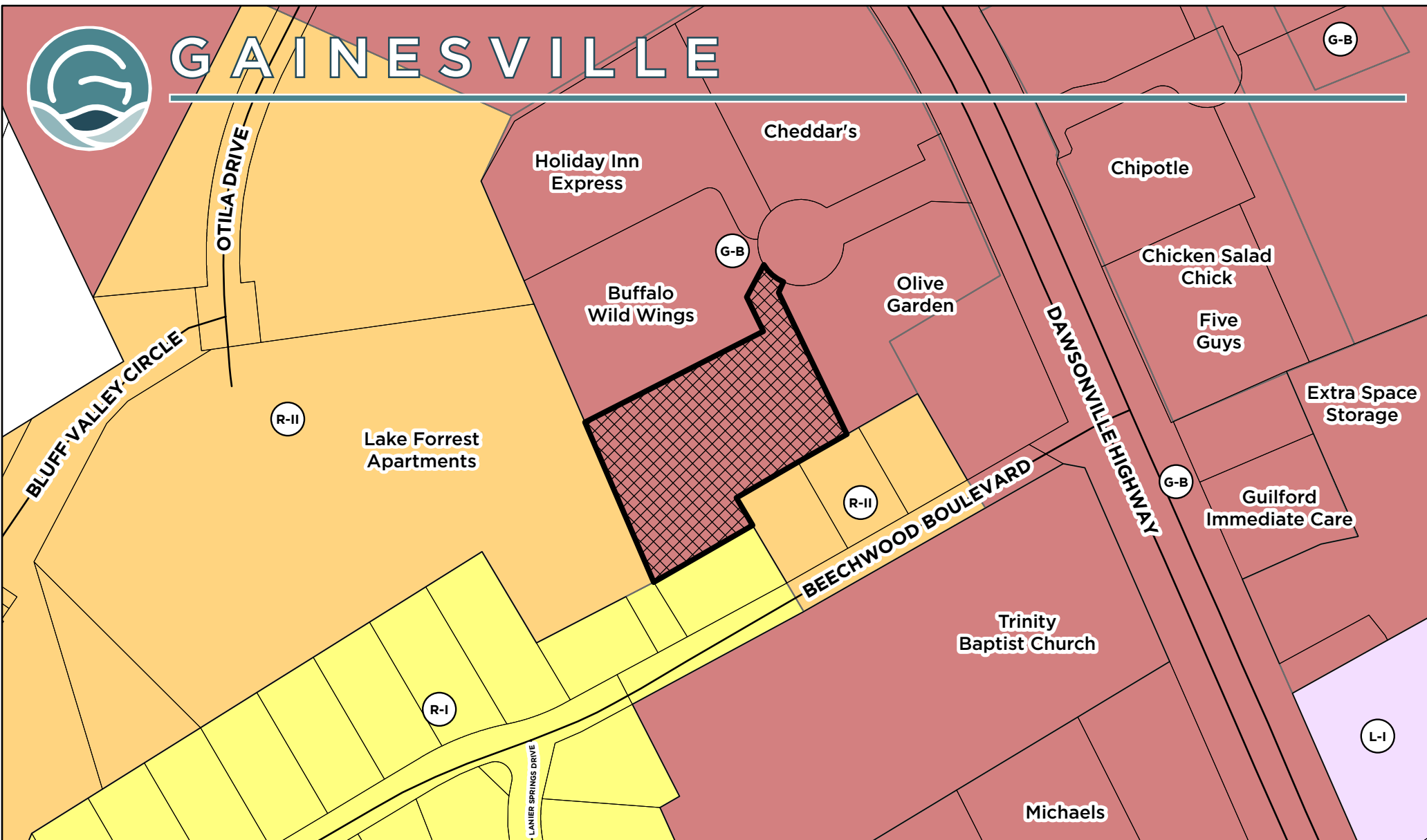
The Planning Division staff is recommending **conditional approval** of the proposed special use request within **General Business (G-B) zoning**, based on the Comprehensive Plan and the adjacent nonresidential land uses.

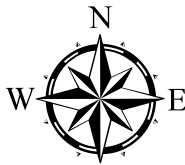
Conditions

1. The special use approval shall be limited to the operation of a Home2 Suites by Hilton extended stay hotel or any other hotel brand that is considered upper midscale or upper scale extended stay hotel.
2. The proposed development shall be generally consistent with the concept plan and architectural renderings provided with this application per the approval of the Community & Economic Development Director.
3. 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, 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.
4. The existing trees located within the proposed 35 foot wide buffer shall remain except for those areas that may interfere with stormwater facilities. In addition, a mixture of evergreen trees shall be planted at the top of the retaining wall, as well as, between the 35 foot wide buffer area and the proposed building. The minimum install height of the trees shall be 10 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
5. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent properties and roads.
6. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
7. The subject property shall be limited to one monument sign not to exceed 10-feet in height and 100 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code and shall be limited to the north and east sides of the building. Electronic message board signs or electronic changeable copy signs are not permitted.
8. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The 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 owner/developer.
9. The proposed variance request shall be contingent upon City Council approving the special use for the proposed Home2 Suites by Hilton extended stay hotel.



GAINESVILLE



Applicant: ANEESH PATEL		Request: Special use request on +/- 1.92 AC within General Business (G-B) to allow an extended stay hotel.	
SPECIAL USE REQUEST			
Subject Property Address: 1181 Dawsonville Highway, NW	Tax Parcel: 00-115-002-085	 Subject Property	
Meeting Date: 04/01/2025	Map Prepared: 02/19/2025		



GAINESVILLE

OTILA DRIVE

BLUFF VALLEY CIRCLE

Holiday Inn Express

Cheddar's

Chipotle

Chicken Salad Chick

Five Guys

Extra Space Storage

Guilford Immediate Care

Trinity Baptist Church

Michaels

Buffalo Wild Wings

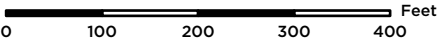
Olive Garden

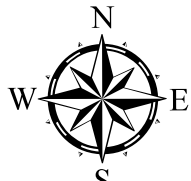
Lake Forrest Apartments

BEECHWOOD BOULEVARD

DAWSONVILLE HIGHWAY

LANIER SPRINGS DRIVE

Applicant: ANEESH PATEL		Request: Special use request on +/- 1.92 AC within General Business (G-B) to allow an extended stay hotel.	
SPECIAL USE REQUEST			
Subject Property Address: 1181 Dawsonville Highway, NW	Tax Parcel: 00-115-002-085	 Subject Property	Aerial from 2023
Meeting Date: 04/01/2025	Map Prepared: 02/19/2025	 0 100 200 300 400 Feet	Scale: 1" = 200'



Narrative

Aneesh Patel
1181 Dawsonville Highway, NW
Parcel ID: 00115002085

I am proposing special use approval within General Business (G-B) zoning for an Upper Midscale / Midscale extended-stay hotel project on the above referenced property. The hotel will be Hilton's premium flag "Home 2 Suites by Hilton". The Hotel brand offers extended stays in all-suite accommodations. Home2 Suites by Hilton achieved the number 1 ranking in both the Upper Midscale and Upper Midscale ES segment from J.D. Power two years in a row for North America Guest Satisfaction Guest Index.

The proposed Home2 Suites is a 4 story 62,310 square foot building over a parking garage that is below street grade. A total of 80 guest rooms are proposed and 87 parking spaces (46 ground spaces / 41 garage spaces). It is located on the 1.92 steeply sloped acres at the rear of the existing development that is accessed off of Dawsonville Hwy in an existing cul-de-sac located between Olive Garden and Buffalo Wild Wings. An existing 35' wide evergreen buffer will remain between the proposed hotel and the adjacent Beechwood Estates subdivision and Lake Forest Apartment complex. In addition, a row of evergreen trees will be planted at the top of the proposed retaining wall to further enhance the buffer.

This particular Hilton product caters to higher end clientele and will allow us to accommodate international business clients that work with our local manufacturing, production plants along with our medical industry which require them to stay for an extended period of time in the area. The Home2 Suites will also allow the CVB, GGSA (Gainesville Sports Alliance), Film Ready Gainesville Program to host more events, for sports teams that travel for weekend tournaments, like youth swim meets, soccer, baseball, basketball, football and our help our growing local film industry. The brands room rates are between \$150-190 per night, with a national average of \$144.00 and Occupancy of 78%. Average length of stay is 2.7 nights. Guests staying longer have an average of 11-night stays not 30,60,90 days of budget properties. That attributes to less than 33% of the occupancy over the year.

Some of the highlights of the hotel are as follows:

- Upscale suite ranging from 400-600 sf.
- Each guest room is provided Real China, glass, flatware and Hydration stations around the hotel (less plastic wear)
- Appliances with energy star ratings, water saving toilets, sinks, and shower heads
- Recycling stations in the lobby, outside elevators & guestrooms
- Outdoor Saline Pool – Chlorine and Chemical free which means great for the environment
- Your 2 Hands program – a philanthropic vision partnering with a local organization to strengthen our community locally
- Full hot breakfast – Breakfast Sandwiches, cereal, waffles, yogurt and more

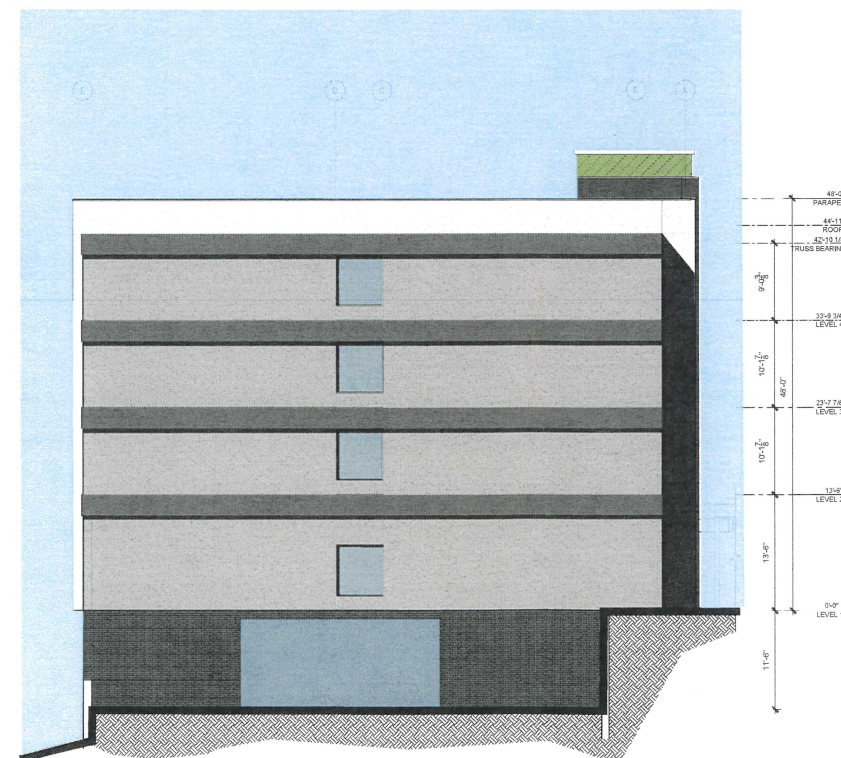
- Beer & Wine along with small bites during evening social hours
- Cozy Outdoor patio space with grills, fireplace, café lights, couches, and TVs.
- Contemporary lobby with fireplace, high end furniture, TVs, coffee bar and 24hrs reception & housekeeping
- Spin to Cycle gym. Spin bikes, treadmill, elliptical, functional trainer, free weights, yoga mats

The concept is built around all the needs for customers that both stay 2 to 3 nights or would like to stay for an extended period and provide them the accommodation that are necessary for it. That is why the brand won both number one ranking in Upper Midscale Hotel and Midscale ES Hotel.

We have already completed 90% of all drawings, and submittals to Hilton. We have already selected our General Contractor and are in the process of first reviews with City Planning. During our meeting with the City Planning Staff I was made aware of the need for a special use approval and the variances. We did not realize there were different standards for an extended stay hotel vs a hotel. We are looking forward to bringing this exciting award-winning product to Gainesville and plan on breaking ground 4th quarter 2025 and anticipate an opening date around the 2nd quarter of 2027.



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



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"

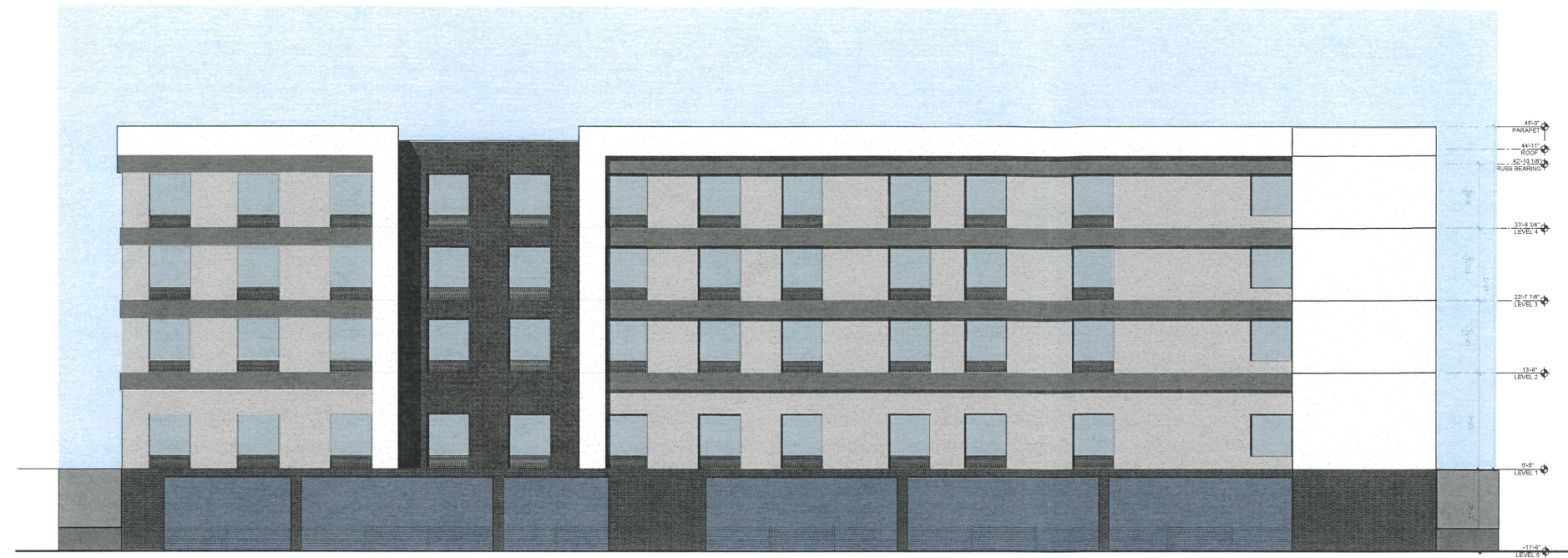
DRAWING RECORD

THOMPSON GREENE
ARCHITECTS

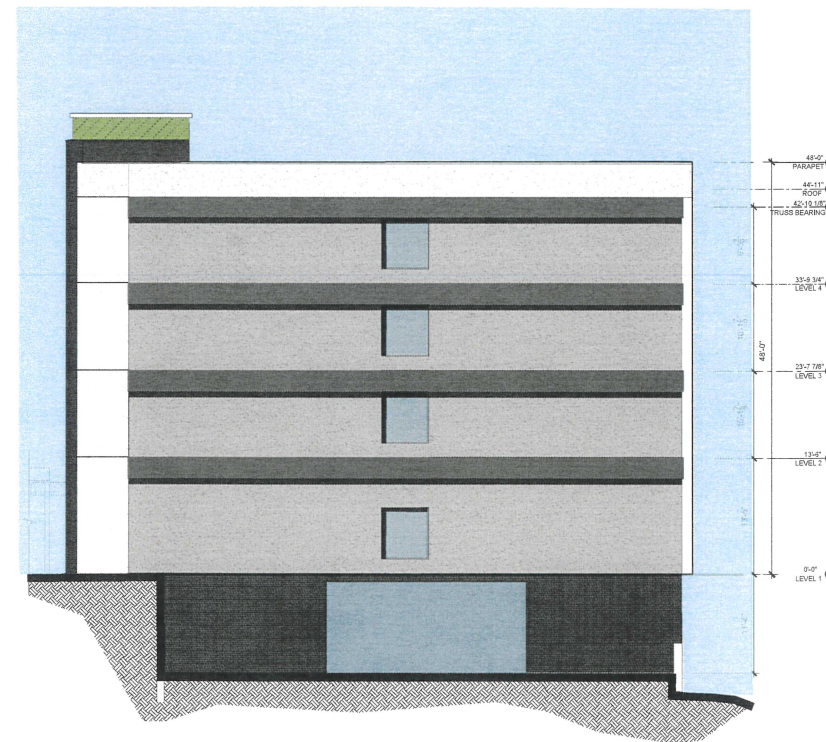
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EXTERIOR
ELEVATIONS

A-4.1



1 REAR ELEVATION
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"

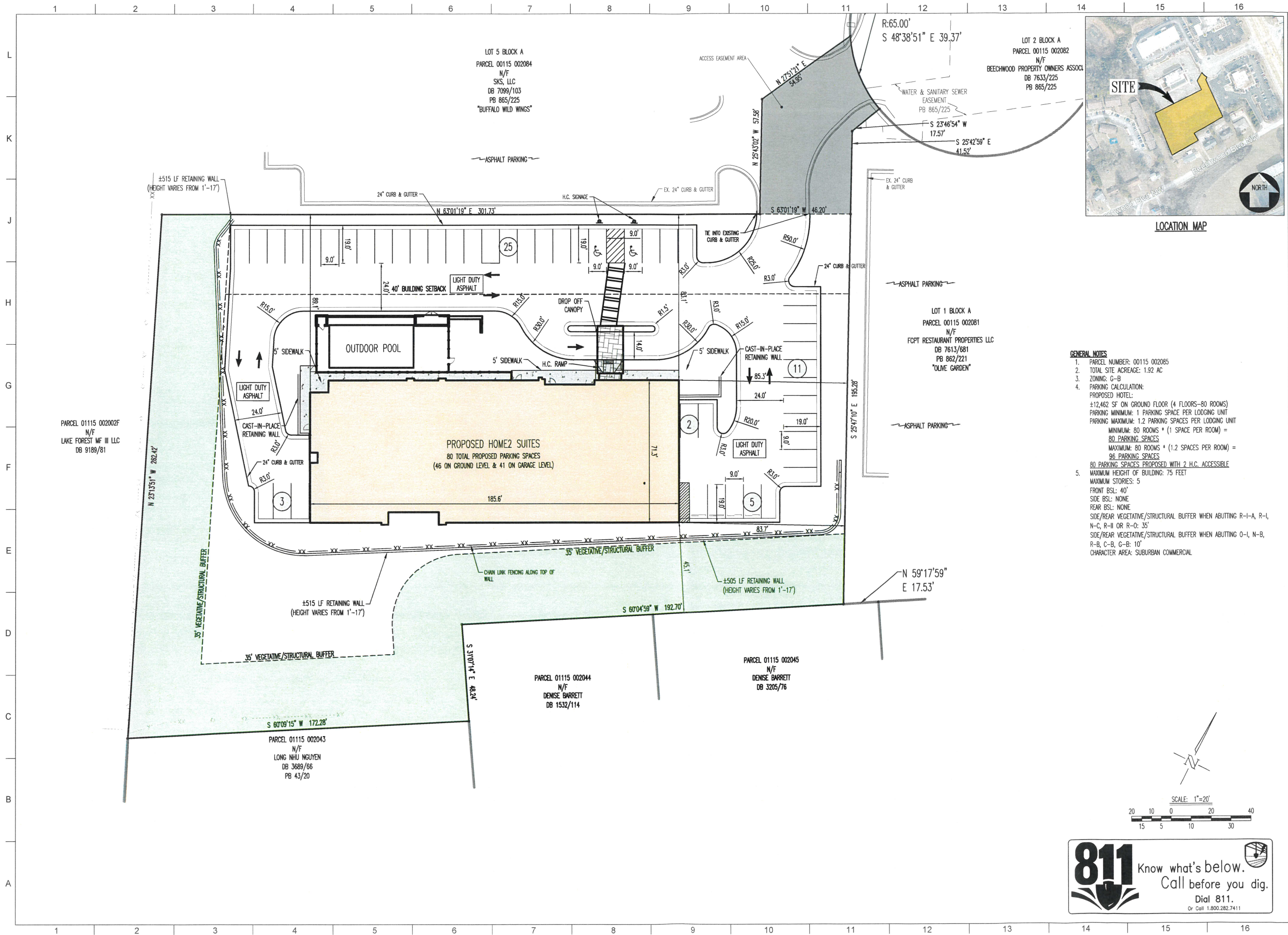
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EXTERIOR
ELEVATIONS

A-4.2



CSC
DESIGN,
INC.
ARCHITECTS & ENGINEERS
135 P. Rickman Industrial Dr.
Suite 100, Canton, GA 30115
(770) 345-2579



CSWCC LEVEL II
CERTIFICATION #000039613
EXPIRES 11-1-27

JOB: 24-042
DRW: BET
CHK: MCZ

REVISIONS	DATE	NUMBER	COMMENTS
	12/2/24	1	CONCEPT MEETING WITH GWINNETT

GENERAL NOTES

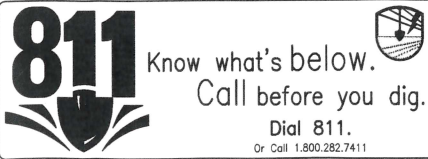
1. PARCEL NUMBER: 00115 002085
2. TOTAL SITE AREA: 1.92 AC
3. ZONING: G-B
4. PARKING CALCULATION:
PROPOSED HOTEL:
±12,462 SF ON GROUND FLOOR (4 FLOORS-80 ROOMS)
PARKING MINIMUM: 1 PARKING SPACE PER LODGING UNIT
PARKING MAXIMUM: 1.2 PARKING SPACES PER LODGING UNIT
MINIMUM: 80 ROOMS * (1 SPACE PER ROOM) = 80 PARKING SPACES
MAXIMUM: 80 ROOMS * (1.2 SPACES PER ROOM) = 96 PARKING SPACES
80 PARKING SPACES PROPOSED WITH 2 H.C. ACCESSIBLE
5. MAXIMUM HEIGHT OF BUILDING: 75 FEET
MAXIMUM STORIES: 5
FRONT BSL: 40'
SIDE BSL: NONE
REAR BSL: NONE
SIDE/REAR VEGETATIVE/STRUCTURAL BUFFER WHEN ABUTTING R-I-A, R-I, N-C, R-II OR R-O: 35'
SIDE/REAR VEGETATIVE/STRUCTURAL BUFFER WHEN ABUTTING O-I, N-B, R-B, C-B, G-B: 10'
CHARACTER AREA: SUBURBAN COMMERCIAL

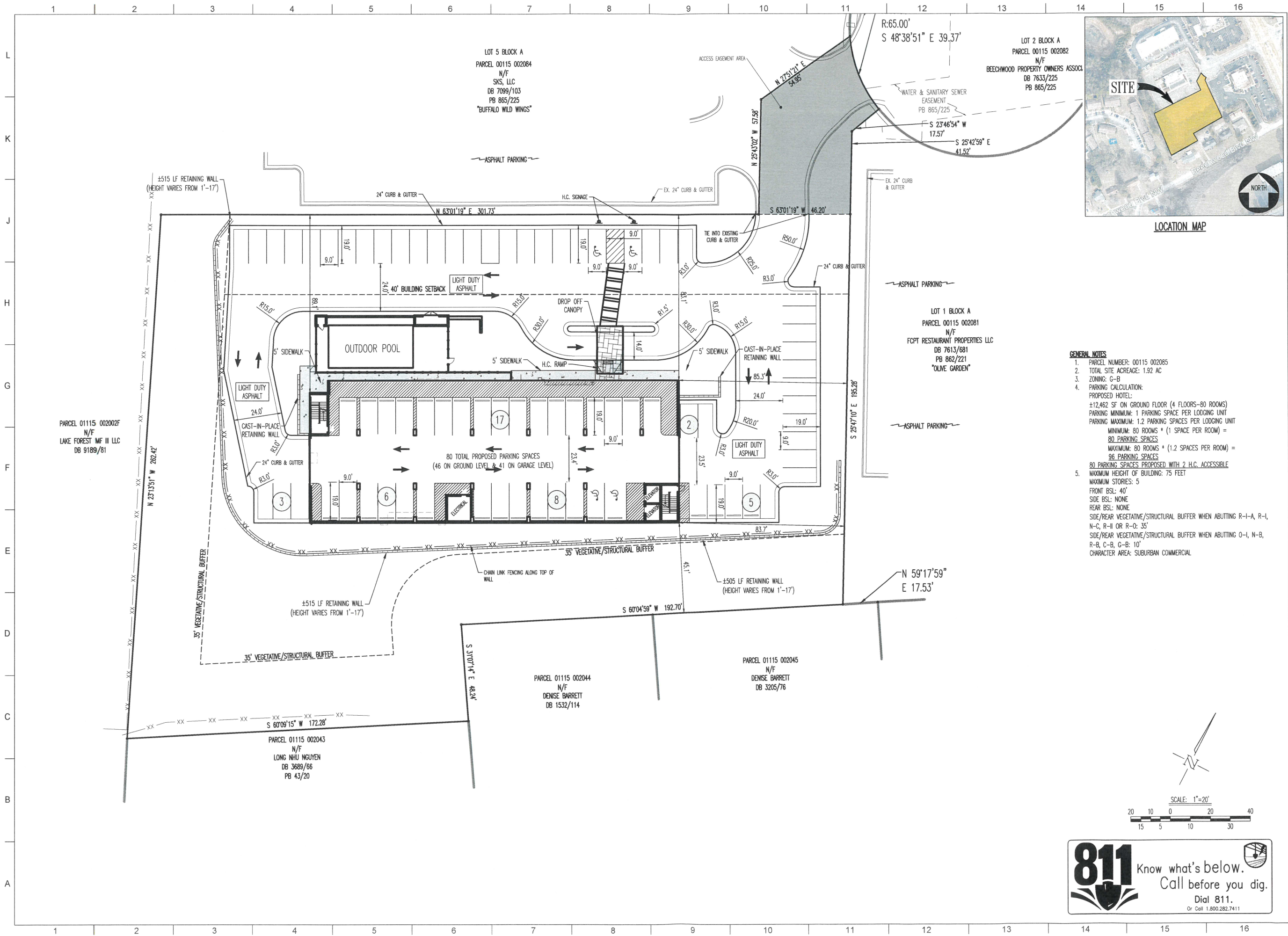
HOME2 GAINESVILLE
1181 NW DAWSONVILLE HWY
LAND LOT 172, 9th DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

CONCEPTUAL
SITE
PLAN

C-2A

DATE: 12/02/2024





CSWCC LEVEL II
CERTIFICATION #0000039613
EXPIRES 11-1-27

JOB: 24-042
DRW: JJS
CHK: MCZ

REVISIONS	DATE	NUMBER	COMMENTS
	12/2/24	1	CONCEPT MEETING WITH GWINNETT

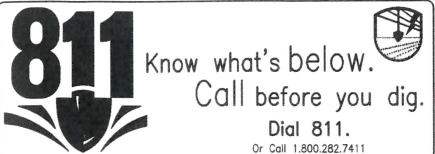
HOME2 GAINESVILLE

11.81 NW DAWSONVILLE HWY
LAND LOT 172, 9th DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

CONCEPTUAL
SITE
PLAN

C-2B

DATE: 12/02/2024



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FIRST FLOOR PLAN

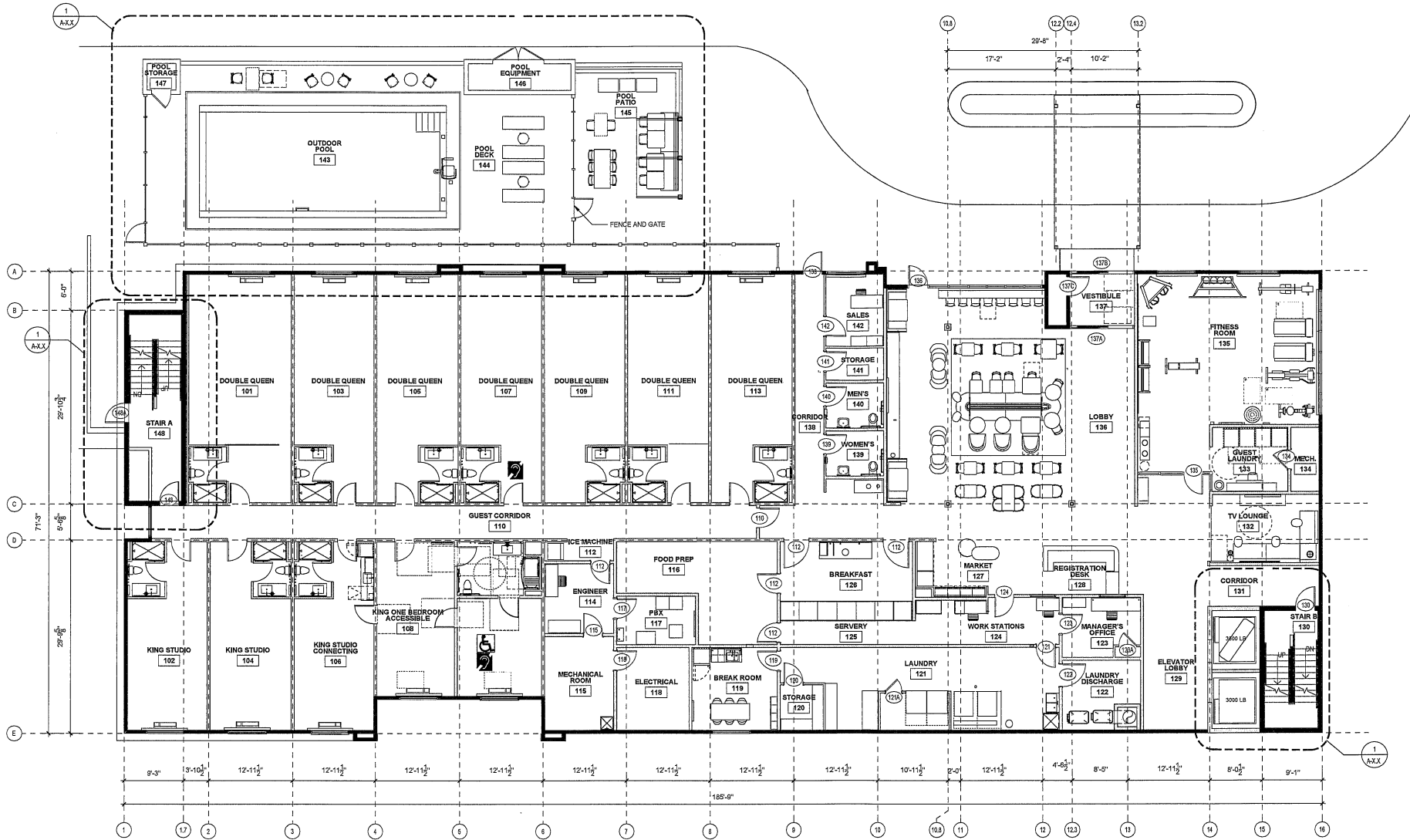
A-1.1

GENERAL NOTES - FLOOR PLAN

- REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR STORAGE AREAS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR MECHANICAL, ELECTRICAL, & EQUIPMENT ROOMS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATIONS WITHIN THE PUBLIC SPACE SHALL BE CONTAINED WITHIN FULLY RECESSED CABINETS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR ROOFING MATERIAL.
- ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
- REFER TO STANDARDS FOR FIXTURE & EQUIPMENT REQ'S.
- REFER TO HADG FOR FURTHER ADDITIONAL REQ'S FOR PUBLIC SPACES & EQUIPMENT.
- FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING W/ NFPA 72 (1999 OR 2022 ADDITION) & AS REQ'D BY LOCAL AUTHORITIES. ALARMS MUST BE LOCATED IN PUBLIC & COMMON USE AREAS & GUEST ROOMS DESIGNATED AS "GUEST ROOMS W/ COMMUNICATIONS FEATURES" AT A MINIMUM. WHERE EMPLOYEE AREAS HAVE AUDIBLE ALARMS, THE WIRING SHALL BE DESIGNED SO VISIBLE ALARMS CAN BE INTEGRATED INTO THE SYSTEM, UNLESS GREATER STANDARDS ARE REQ'D BY LOCAL AUTHORITIES.

KEYED NOTES - FLOOR PLAN ①

- THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- OVERALL BUILDING DIMENSIONS BASED ON WOOD FRAME CONSTRUCTION.
- EGRESS STAIR IN CONCRETE MASONRY STAIR ENCLOSURE.
- ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDING TO ROOF.
- LINE OF ROOFCANOPY ABOVE.
- VEHICULAR DROP OFF - REFER TO SITE PLAN AND DETAIL.
- CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A-401 FOR TRANSITION DETAIL.
- FLOOR DRAIN.
- PTAC UNIT.
- HOSE BIBB - FROST FREE WHERE REQUIRED, TAMPER RESISTANT, RECESSED.
- HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- GUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- PROVIDE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 60'. ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA. PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND HADG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA.
- ROOF OF POOL BELOW.
- CANOPY/TRELLIS BELOW.
- DRYER VENT LOUVER - REFER TO ELEVATIONS.
- WIRE SHELVING SYSTEM - REFER TO FRAE FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS); INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.S. CABINETS TO BE FULLY RECESSED.
- KEYCARD READER ENTRANCE HARDWARE; MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR.
- PUSH BUTTON INTERCOM OR HOUSE PHONE (OPTIONAL VIDEO MONITORING); MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE; PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
- LAUNDRY CHUTE LOCATION CONTAINED WITHIN 24 HOUR RATED SHAFT WITH RATED DOOR MONITORING. MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
- CONNECTING DOOR AT LEVEL 2 ONLY.
- REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN.
- HYDRATION STATION.
- SEE SA-466 FOR DOOR TRIM AND FINISHES.



1 FIRST FLOOR PLAN
A-1.1 SCALE: 1/8" = 1'-0"

NOTES:

- G.C. IS TO REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- REFER TO SHEET A-0.1 FOR WALL TYPE DESCRIPTIONS.
- VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
- SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
- F.E.C. - INDICATES LOCATION OF FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINETS. TRIM FINISH COLOR TO MATCH ADJACENT WALL COLOR. INSTALL AS SHOWN ON PLANS & AS REQUIRED BY FIRE MARSHAL.
- PROVIDE 3/4"x3/4" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDOR CORNER GUARDS TO BE USED INSIDE GUESTROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT VWC OR VWC AND KNOCK DOWN FINISH MATERIAL.
- ACOUSTICAL SEALANT SHALL BE USED AT ALL CEILING AND WALL CONDITIONS IN GUESTROOMS.
- ANY RECESSED LIGHT FIXTURE SHALL BE RATED TO MAINTAIN SPECIFIED RATED FLOOR/CEILING ASSEMBLY WHEREVER APPLIES.
- PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALLS/PARTITIONS TO MAINTAIN SPECIFIED RATED CONSTRUCTION.
- PROVIDE CARBON MONOXIDE DETECTORS AT AREAS ADJACENT TO AND DIRECTLY ABOVE WHERE THERE ARE GAS CONNECTIONS.
- SPRINKLER - NFPA 13 SYSTEM.
- FOR LOCATION OF ELEC. OUTLET AND HEIGHT REFER TO ELEC. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
- PORTABLE FIRE EXTINGUISHERS MUST BE PROVIDED AND INSTALLED IN ACCORDANCE OF AHJ FIRE MARSHAL. AT A MIN. FIRE EXTINGUISHER MUST BE PROVIDED IN FOLLOWING NON PUBLIC AREA - IN FRONT OFFICE AREA, LAUNDRY & LINEN ROOM, ENGINEERING & MECH ROOM, FOOD PREP & STORAGE SPACES.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE W/ SECTION 908.9, 2021 IFC.
- ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS.
- CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS: A) AT CABINET ENDS, WHERE THEY MEET GYP. BD. WALL B) AT HOLLOW METAL FRAMES, BOTH SIDES C) ALL WOOD DOOR FRAMES, BOTH SIDES D) BETWEEN FLOOR TO WALL TILE & BATHTUB/SHOWER ENCLOSURE E) BETWEEN WALL TILE & CEILING F) CAULK COLOR TO MATCH GROUT COLOR G) INSTALL CLEAR CAULK BETWEEN VANITY & WALL.
- FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
- ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE & BACK OF HOUSE AREAS, LAUNDRY CHUTE & ATTIC AREAS.
- FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
- DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4.
- ALL INTERIOR LOAD BEARING WALL TO BE 1 HR. RATED, VERIFY WITH STRUCTURAL DRAWINGS.
- RAISED CHARACTER AND BRAILLE EXIT SIGNS TO BE PROVIDED IN COMPLIANCE WITH IBC 1014.4. SEE PLANS FOR LOCATIONS.

SYMBOLS LEGEND:

- INTERNATIONAL SYMBOL OF ACCESSIBILITY - DENOTES GUESTROOMS WITH MOBILITY FEATURES (MF)
- INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR HEARING IMPAIRED - DENOTES GUESTROOMS WITH COMMUNICATING FEATURES (CF)
- WALL TYPE - SEE SHEET A-0.1
- DOOR NUMBER
- WINDOW NUMBER
- CARD READER
- FLOOR DRAIN
- LINEAR FLOOR DRAIN
- 2 HOUR FIRE RATED WALL/SHAFT WALL ASSEMBLY
- 1 HOUR FIRE RATED SHAFT WALL ASSEMBLY
- FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINET. VERIFY LOCATIONS W/ LOCAL FIRE MARSHAL. SEE DETAIL 3/A-5.8

UNIT MATRIX: HOME 2 SUITE - GAINESVILLE, GA									
AREA SQFT	KING			DOUBLE QUEEN			TOTAL	PERCENTAGES	
	KING STUDIO	ONE BEDROOM KING STUDIO	ONE BEDROOM ACCESS. KING STUDIO	DOUBLE QUEEN	ACCESS. DOUBLE QUEEN	DOUBLE QUEEN X WIDE			
LEVEL 1	3		1	6		1	11		
LEVEL 2	9	1		11	1	1	23		
LEVEL 3	8	1		11	1	1	23		
LEVEL 4	9	1		11	1	1	23		
SUBTOTAL	34			46		80			
TOTAL								42%	58%

ROOMS WITH MOBILITY FEATURES (MF UNITS)		REQUIRED	PROVIDED
ROOMS WITH COMMUNICATIONS FEATURES (CF UNITS)		5	5, INCLUDING (1) WITH ROLL-IN SHOWER
CONNECTING ROOMS		-	16, RMP 106/108, 204/205, 208/209, 210/211, 202/203, 310/311, 410/411, 412/413

DRAWING RECORD

THOMPSON GREENE
ARCHITECTS

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REPRODUCED WITHOUT PRIOR CONSENT OF THE ARCHITECT.

SECOND FLOOR PLAN

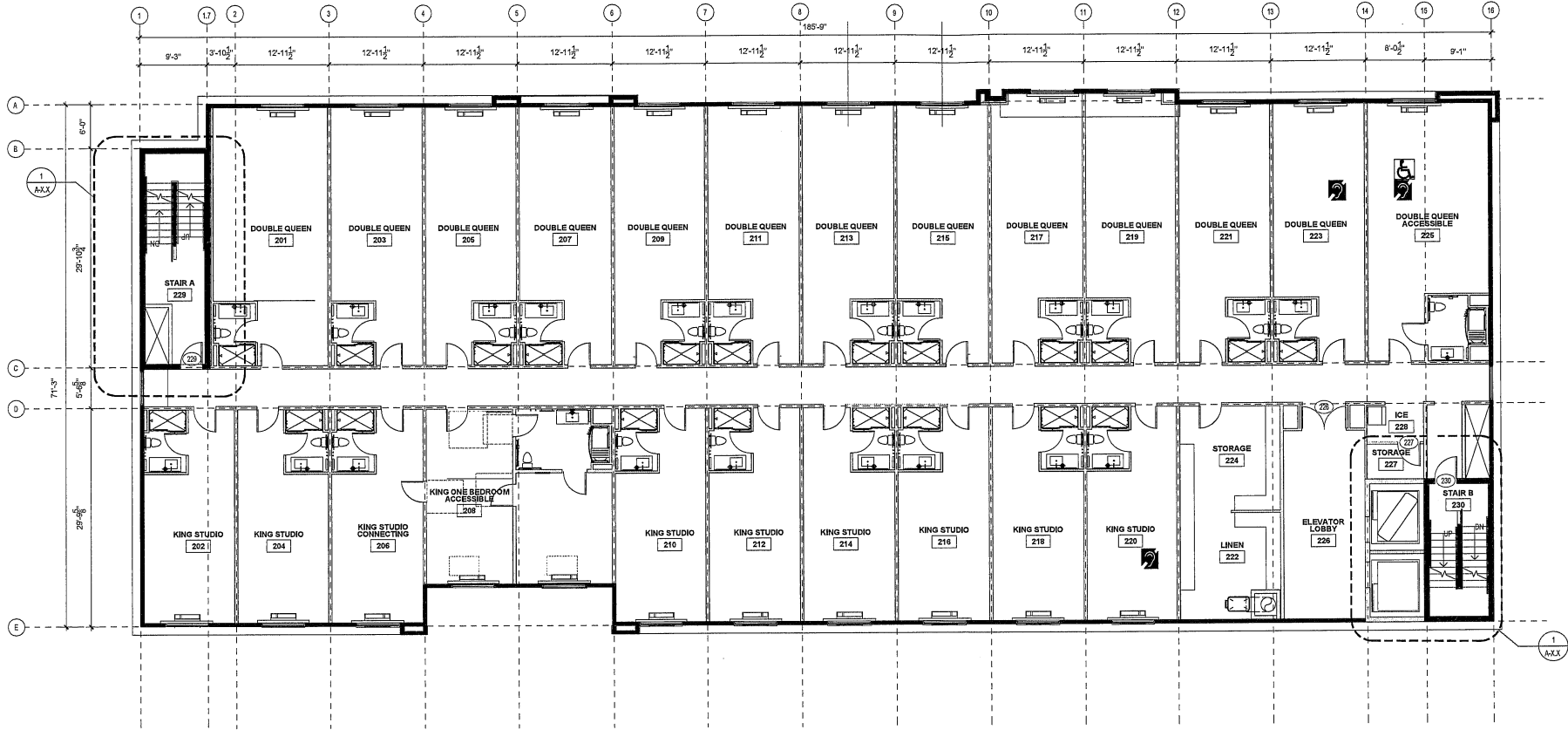
A-1.2

GENERAL NOTES - FLOOR PLAN

- REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR STORAGE AREAS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR MECHANICAL, ELECTRICAL, & EQUIPMENT ROOMS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATIONS WITHIN THE PUBLIC SPACE SHALL BE CONTAINED WITHIN FULLY RECESSED CABINETS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR ROOFING MATERIAL.
- ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
- REFER TO STANDARDS FOR FIXTURE & EQUIPMENT REQS.
- REFER TO HADG FOR FURTHER ADDITIONAL REQS FOR PUBLIC SPACES & EQUIPMENT.
- FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING W/ NFPA 72 (1999 OR 2022 ADDITION) & AS REQD BY LOCAL AUTHORITIES. ALARMS MUST BE LOCATED IN PUBLIC & COMMON USE AREAS & GUEST ROOMS DESIGNATED AS "GUEST ROOMS W/ COMMUNICATIONS FEATURES" AT A MINIMUM. WHERE EMPLOYEE AREAS HAVE AUDIBLE ALARMS, THE WIRING SHALL BE DESIGNED SO VISIBLE ALARMS CAN BE INTEGRATED INTO THE SYSTEM, UNLESS GREATER STANDARDS ARE REQD BY LOCAL AUTHORITIES.

KEYED NOTES - FLOOR PLAN ①

- THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- OVERALL BUILDING DIMENSIONS BASED ON WOOD FRAME CONSTRUCTION.
- EGRESS STAIR IN CONCRETE MASONRY STAIR ENCLOSURE.
- ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDINGS TO ROOF.
- LINE OF ROOF/CANOPY ABOVE.
- VEHICULAR DROP OFF - REFER TO SITE PLAN AND DETAIL.
- CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A-601 FOR TRANSITION DETAIL.
- FLOOR DRAIN.
- PTAC UNIT.
- HOSE BIBB - FROST FREE WHERE REQUIRED. TAMPER RESISTANT, RECESSED.
- HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- GUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- PROVIDE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 60'.
- ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA. PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND HADG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA.
- ROOF OF POOL BELOW.
- CANOPY/TRELLIS BELOW.
- DRYER VENT LOWER - REFER TO ELEVATIONS.
- WIRE SHELVING SYSTEM - REFER TO FRIE FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS); INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.T. CABINETS TO BE FULLY RECESSED.
- KEYCARD READER ENTRANCE HARDWARE, MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR.
- PUSH BUTTON INTERCOM OR HOUSE PHONE (OPTIONAL VIDEO MONITORING, MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE, PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE).
- LAUNDRY CHUTE LOCATION CONTAINED WITHIN 2 HOUR RATED SHUT WITH RATED DOOR MONITORING, MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE, PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
- CONNECTING DOOR AT LEVEL 2 ONLY.
- REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN.
- HYDRATION STATION.
- SEE 604-656 FOR DOOR TRIM AND FINISHES.



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:

- G.C. IS TO REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- REFER TO SHEET A-0.1 FOR WALL TYPE DESCRIPTIONS.
- VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
- SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
- F.E.C. = INDICATES LOCATION OF FIRE RATED FULLY-RECESSED FIRE EXTINGUISHER CABINETS. TRIM FINISH COLOR TO MATCH ADJACENT WALL COLOR. INSTALL AS SHOWN ON PLANS & AS REQUIRED BY FIRE MARSHAL.
- PROVIDE 3/4"x3/4" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDOR, CORNER GUARDS TO BE USED INSIDE GUESTROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT VMC OR VMC AND KNOCK DOWN FINISH MATERIAL.
- ACOUSTICAL SEALANT SHALL BE USED AT ALL CEILING AND WALL CONDITIONS IN GUESTROOMS.
- ANY RECESSED LIGHT FIXTURE SHALL BE RATED TO MAINTAIN SPECIFIED RATED FLOOR/CEILING ASSEMBLY WHEREVER APPLIES.
- PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALLS/PARTITIONS TO MAINTAIN SPECIFIED RATED CONSTRUCTION.
- PROVIDE CARBON MONOXIDE DETECTORS AT AREAS ADJACENT TO AND DIRECTLY ABOVE WHERE THERE ARE GAS CONNECTIONS.
- SPRINKLER - NFPA 13 SYSTEM.
- FOR LOCATION OF ELECT. OUTLET AND HEIGHT REFER TO ELECT. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
- PORTABLE FIRE EXTINGUISHERS MUST BE PROVIDED AND INSTALLED IN ACCORDANCE OF AHJ FIRE MARSHALL. AT A MIN. FIRE EXTINGUISHER MUST BE PROVIDED IN FOLLOWING NON PUBLIC AREA - IN FRONT OFFICE AREA, LAUNDRY & LINEN ROOM, ENGINEERING & MECH ROOM, FOOD PREP & STORAGE SPACES.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE W/ SECTION 906.9, 2021 IFC.
- ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS.
- CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS: A) AT CABINET ENDS, WHERE THEY MEET GYP, BD, WALL B) AT HOLLOW METAL FRAMES, BOTH SIDES C) ALL WOOD DOOR FRAMES, BOTH SIDES D) BETWEEN FLOOR TO WALL TILE & BATHSHOWER ENCLOSURE E) BETWEEN WALL TILE & CEILING F) CAULK COLOR TO MATCH GROUT COLOR G) INSTALL CLEAR CAULK BETWEEN VANITY & WALL.
- FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
- ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE & BACK OF HOUSE AREAS, LAUNDRY CHUTE & ATTIC AREAS.
- FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
- DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4.
- ALL INTERIOR LOAD BEARING WALL TO BE 1 HR. RATED. VERIFY WITH STRUCTURAL DRAWINGS.
- RAISED CHARACTER AND BRAILLE EXIT SIGNS TO BE PROVIDED IN COMPLIANCE WITH IBC 1014.4. SEE PLANS FOR LOCATIONS.

SYMBOLS LEGEND:

- | | | | |
|--|--|--|---|
| | INTERNATIONAL SYMBOL OF ACCESSIBILITY - DENOTES GUESTROOMS WITH MOBILITY FEATURES (MF) | | CARD READER |
| | INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR HEARING IMPAIRED - DENOTES GUESTROOMS WITH COMMUNICATING FEATURES (CF) | | FLOOR DRAIN |
| | WALL TYPE - SEE SHEET A-0.1 | | LINEAR FLOOR DRAIN |
| | DOOR NUMBER | | 2 HOUR FIRE RATED WALL/SHAFT WALL ASSEMBLY |
| | WINDOW NUMBER | | 1 HOUR FIRE RATED SHAFT WALL ASSEMBLY |
| | | | FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINET. VERIFY LOCATIONS W/ LOCAL FIRE MARSHAL, SEE DETAIL 3/A-5.8 |

UNIT MATRIX: HOME 2 SUITE - GAINESVILLE, GA

AREA SQFT	KING				DOUBLE QUEEN				TOTAL
	KING STUDIO	ONE BEDROOM KING STUDIO	ONE BEDROOM ACCESS. KING STUDIO	KING STUDIO ACCESS.	DOUBLE QUEEN	ACCESS. DOUBLE QUEEN	DOUBLE QUEEN X WIDE		
LEVEL 1	3		1		6		1		11
LEVEL 2	9	1			11	1	1		23
LEVEL 3	8	1		1	11	1	1		23
LEVEL 4	9	1			11	1	1		23
SUBTOTAL									
TOTAL	34				46				80
PERCENTAGES	42%				58%				100%

ROOMS WITH MOBILITY FEATURES (MF UNITS)	REQUIRED		PROVIDED	
	5		5, INCLUDING (1) WITH ROLL-IN SHOWER	
ROOMS WITH COMMUNICATIONS FEATURES (CF UNITS)	9			
CONNECTING ROOMS	-		16, RMP 106/108, 204/205, 208/209, 310/311, 320/303, 310/311, 410/411, 412/413	

GENERAL NOTES - FLOOR PLAN

- REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR STORAGE AREAS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR MECHANICAL, ELECTRICAL & EQUIPMENT ROOMS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATIONS WITH THE PUBLIC SPACE SHALL BE CONTAINED WITH FULLY RECESSED CABINETS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR ROOFING MATERIAL.
- ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
- REFER TO STANDARDS FOR FURNITURE & EQUIPMENT REQS.
- REFER TO HMOG FOR FURTHER ADDITIONAL REQS FOR PUBLIC SPACES & EQUIPMENT.
- FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING W/ NFPA 72 (1999 OR 2022 ADDITION) AS REQD BY LOCAL AUTHORITIES. ALARMS MUST BE LOCATED IN PUBLIC & COMMON USE AREAS & GUEST ROOMS DESIGNATED AS GUEST ROOMS W/ COMMUNICATIONS FEATURES AT A MINIMUM WHERE EMPLOYEE AREAS HAVE VISIBLE ALARMS. THE WIRING SHALL BE DESIGNED SO VISIBLE ALARMS CAN BE INTEGRATED INTO THE SYSTEM, UNLESS GREATER STANDARDS ARE REQD BY LOCAL AUTHORITIES.

KEYED NOTES - FLOOR PLAN ①

- THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- OVERALL BUILDING DIMENSIONS BASED ON WOOD FRAME CONSTRUCTION.
- EGRESS STAIR IN CONCRETE MASONRY STAIR ENCLOSURE.
- ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDING TO ROOF.
- LINE OF ROOF CANOPY ABOVE VEHICULAR DROP OFF - REFER TO SITE PLAN AND DETAIL.
- CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A-001 FOR TRANSITION DETAIL.
- FLOOR DRAIN.
- PTAC UNIT.
- HOSE REEL - FROST FREE WHERE REQUIRED, TAMPER RESISTANT, RECESSED.
- HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- GUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- PROMOTE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 50'.
- ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA, PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND HMOG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA.
- ROOF OF POOL BELOW.
- CANOPY/TRELLIS BELOW.
- DRIVE VENT LOUVER - REFER TO ELEVATIONS.
- WIRE SHELVING SYSTEM - REFER TO FIRE FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS); INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F. CABINETS TO BE FULLY RECESSED.
- KEYCARD READER ENTRANCE HARDWARE, MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR.
- PUSH BUTTON INTERCOM OR HOUSE PHONE (OPTIONAL VIDEO MONITORING), MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE, PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
- LAUNDRY CHUTE LOCATION CONTAINED WITHIN 2-HOUR RATED SHUTTER WITH BATED DOOR MONITORING, MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE, PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
- CONNECTING DOOR AT LEVEL 2 ONLY.
- REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN.
- HYDRATION STATION.
- SEE 0A-456 FOR DOOR TRIM AND FINISHES.

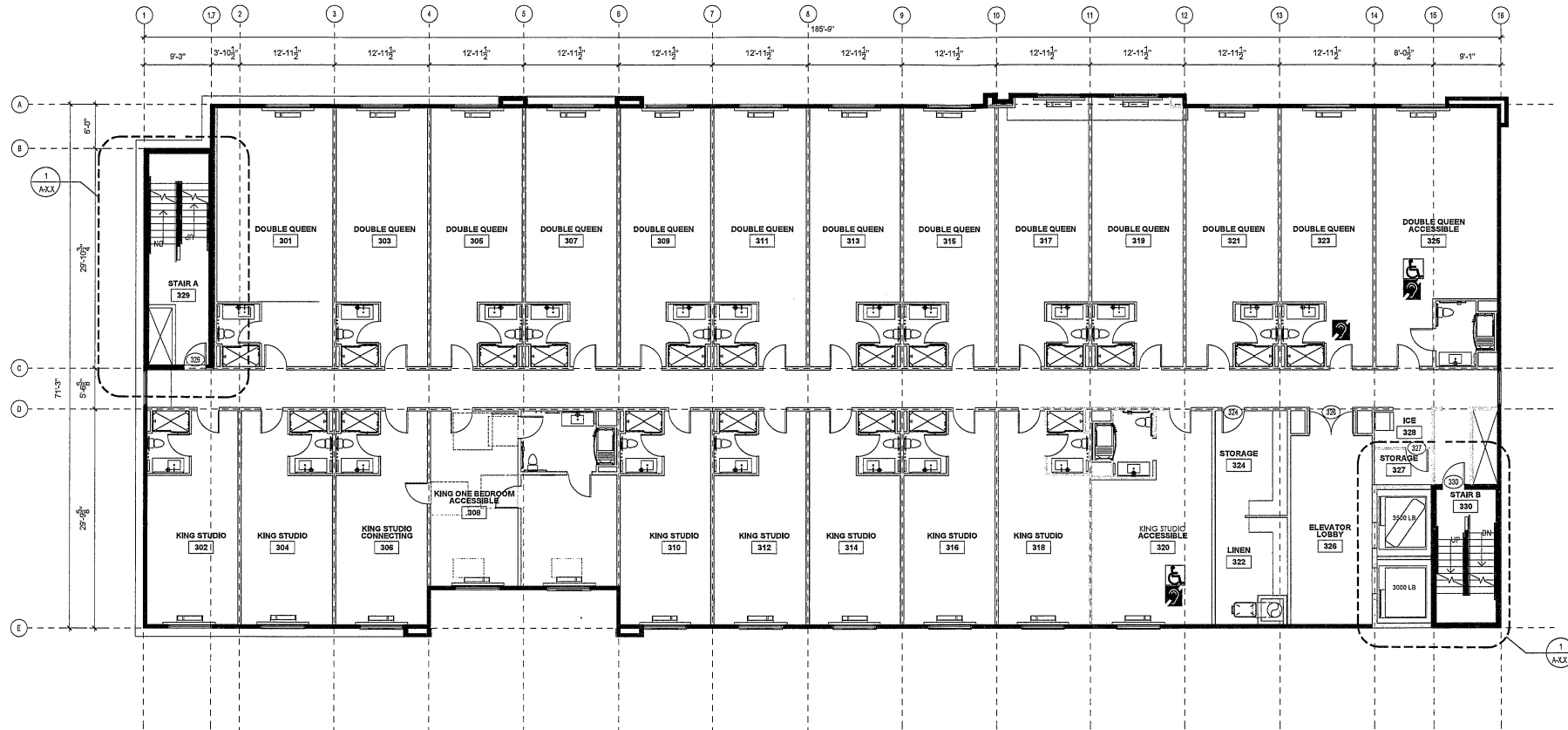
DRAWING RECORD

THOMPSON GREENE
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THIRD FLOOR PLAN

A-1.3



① THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:

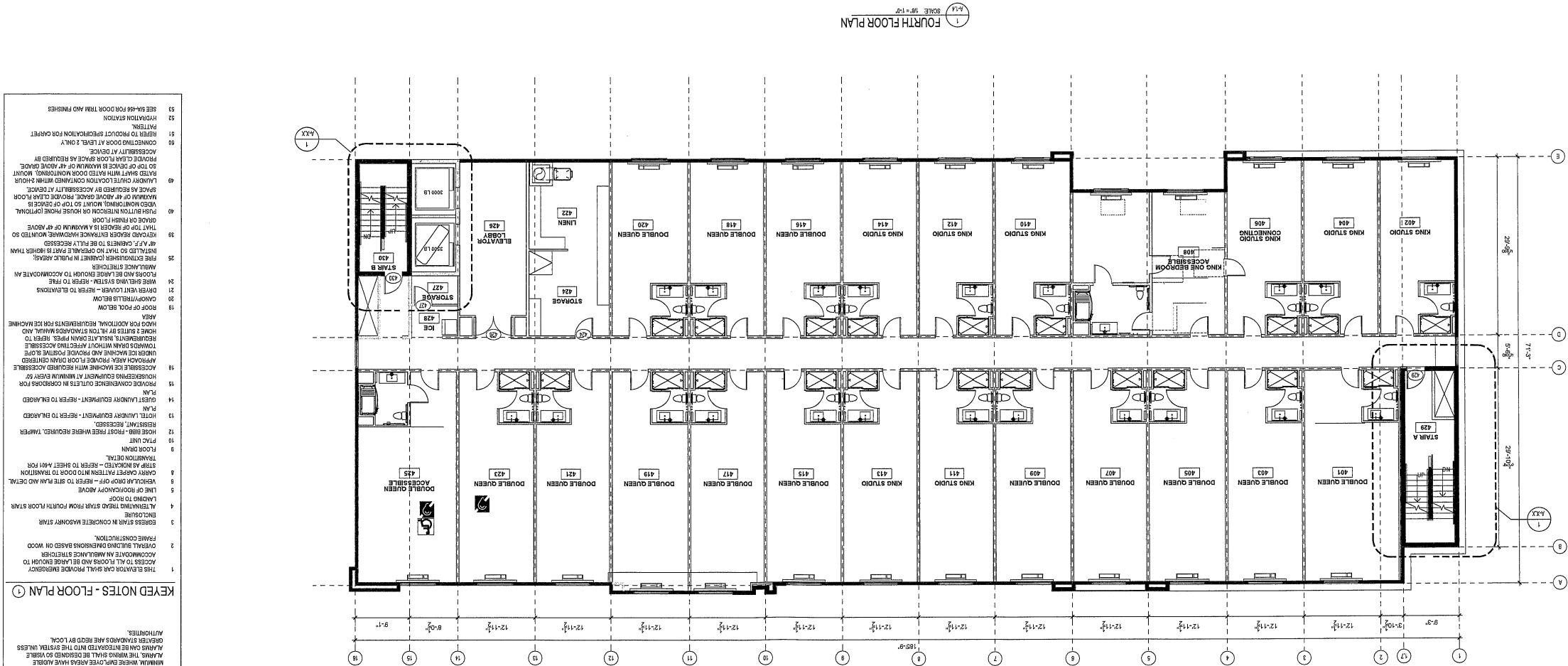
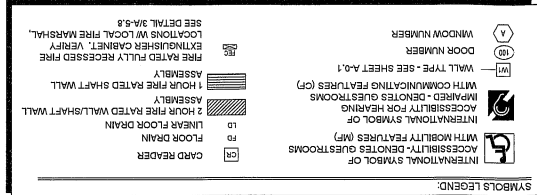
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- G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- REFER TO SHEET A-0.1 FOR WALL TYPE DESCRIPTIONS.
- VERIFY, COORDINATE AND INSTALL BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES.
- SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH.
- F.E.C. - INDICATES LOCATION OF FIRE RATED FULLY-RECESSED FIRE EXTINGUISHER CABINETS. TRIM FINISH COLOR TO MATCH ADJACENT WALL COLOR, INSTALL AS SHOWN ON PLANS & AS REQUIRED BY FIRE MARSHAL.
- PROVIDE 3/4"x3/4" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90° CORNERS IN CORRIDOR, CORNER GUARDS TO BE USED INSIDE QUESTROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT VWC OR VWC AND KNOCK DOWN FINISH MATERIAL.
- ACOUSTICAL SEALANT SHALL BE USED AT ALL CEILING AND WALL CONDITIONS IN QUESTROOMS.
- ANY RECESSED LIGHT FIXTURE SHALL BE RATED TO MAINTAIN SPECIFIED RATED FLOOR/CEILING ASSEMBLY WHEREVER APPLIES.
- PROVIDE FIRE DAMPERS AT ALL FIRE RATED WALLS/PARTITIONS TO MAINTAIN SPECIFIED RATED CONSTRUCTION.
- PROVIDE CARBON MONOXIDE DETECTORS AT AREAS ADJACENT TO AND DIRECTLY ABOVE WHERE THERE ARE GAS CONNECTIONS.
- SPRINKLER - NFPA 13 SYSTEM.
- FOR LOCATION OF ELECT. OUTLET AND HEIGHT REFER TO ELECT. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
- PORTABLE FIRE EXTINGUISHERS MUST BE PROVIDED AND INSTALLED IN ACCORDANCE OF A.H.J. FIRE MARSHAL, AT A MIN. FIRE EXTINGUISHER MUST BE PROVIDED IN FOLLOWING NON PUBLIC AREA - IN FRONT OFFICE AREA, LAUNDRY & LINEN ROOM, ENGINEERING & MECH ROOM, FOOD PREP & STORAGE SPACES.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE W/ SECTION 909.9, 2021 IFC.
- ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE PROVIDED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS.
- CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS: A) AT CABINET ENDS, WHERE THEY MEET GYP. BD. WALL B) AT HOLLOW METAL FRAMES, BOTH SIDES C) ALL WOOD DOOR FRAMES, BOTH SIDES D) BETWEEN FLOOR TO WALL TILE & BATH/SHOWER ENCLOSURE E) BETWEEN WALL, TILE & CEILING F) CAULK COLOR TO MATCH GROUT COLOR G) INSTALL CLEAR CAULK BETWEEN VANITY & WALL.
- FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE TO COMPLY WITH ANY NATIONAL, STATE & LOCAL CODES.
- ENSURE THAT THE FIRE SPRINKLER SYSTEM INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE & BACK OF HOUSE AREAS, LAUNDRY CHUTE & ATTIC AREAS.
- FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION.
- DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4.
- ALL INTERIOR LOAD BEARING WALL TO BE 1 HR. RATED, VERIFY WITH STRUCTURAL DRAWINGS.
- RAISED CHARACTER AND BRAILLE EXIT SIGNS TO BE PROVIDED IN COMPLIANCE WITH IBC 1014.4. SEE PLANS FOR LOCATIONS.

SYMBOLS LEGEND:

- | | | | |
|--|--|--|---|
| | INTERNATIONAL SYMBOL OF ACCESSIBILITY - DENOTES QUESTROOMS WITH MOBILITY FEATURES (MF) | | CARD READER |
| | INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR HEARING IMPAIRED - DENOTES QUESTROOMS WITH COMMUNICATING FEATURES (CF) | | FLOOR DRAIN |
| | WALL TYPE - SEE SHEET A-0.1 | | LINEAR FLOOR DRAIN |
| | DOOR NUMBER | | 1 HOUR FIRE RATED WALL/SHAFT WALL ASSEMBLY |
| | WINDOW NUMBER | | 1 HOUR FIRE RATED SHAFT WALL ASSEMBLY |
| | | | FIRE RATED FULLY RECESSED FIRE EXTINGUISHER CABINET, VERIFY LOCATIONS W/ LOCAL FIRE MARSHAL, SEE DETAIL 3/A-5.8 |

UNIT MATRIX: HOME 2 SUITE - GAINESVILLE, GA							
AREA SQFT	KING			DOUBLE QUEEN			TOTAL
	KING STUDIO	ONE BEDROOM ACCESS. KING STUDIO	ONE BEDROOM ACCESS. KING STUDIO	DOUBLE QUEEN	ACCESS. DOUBLE QUEEN	DOUBLE QUEEN X WIDE	
LEVEL 1	3		1	6		1	11
LEVEL 2	9	1		11	1	1	23
LEVEL 3	8	1		1	1	1	23
LEVEL 4	9	1		11	1	1	23
SUBTOTAL							
TOTAL	34			46		60	
PERCENTAGES	42%			58%		100%	

ROOMS WITH MOBILITY FEATURES (MF UNITS)	REQUIRED	PROVIDED
5	5	5, INCLUDING (1) WITH ROLL-IN SHOWER
ROOMS WITH COMMUNICATIONS FEATURES (CF UNITS)	REQUIRED	PROVIDED
9	9	
CONNECTING ROOMS	-	16, RHM 150108, 204205, 204209, 210211, 302033, 310211, 410411, 410413

[illegible][illegible][illegible]

FOURTH FLOOR PLAN

- [illegible]



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 21, 2025
Date Submitted: February 21, 2025
Final Approval Date: February 21, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Gainesville Housing Authority** to rezone a 2.6± acres tract located on the southwest side of the intersection of Jesse Jewell Parkway and Downey Boulevard and the southeast side of the intersection of Jesse Jewell Parkway and Summit Street (a/k/a **1120 Jesse Jewell Parkway, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D).
Meeting Date: March 11, 2025

Purpose of Request:

The applicant is proposing to rezone the subject property from Residential-II (R-II) to Planned Unit Development (P-U-D) for 65 multifamily housing units consisting of market-rate housing and affordable housing units for families. The project will use public and private financing, relying heavily on the Low Income Housing Tax Credit (LIHTC) program through the Department of Community Affairs. The proposed development consists of a 4-story apartment building with 1, 2 and 3- bedroom units that will serve a variety of income levels, but primarily is with an income of around 60% of the area's median income. A total of 65 parking spaces are proposed with access from Downey Boulevard and Summit Street. Amenities are to include a leasing office, community center, fitness center, on-site laundry for interior amenities, and an outdoor gathering space consisting of a covered porch, gazebo and playground.

The property is located within the Gateway Corridor Overlay Zone and contains 25 public housing units within five structures that were constructed in 1971. Adjacent and nearby properties include the Lanier Terrace Apartments, NEGA Medical Center campus, Wee Willy's retail/gas station, Boys & Girls Clubs and Fair Street Elementary School.

Facts & Issues / History & Background:

Department Recommendation:

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. Location maps
2. Plat
3. Site plan
4. Architectural rendering
5. Narrative



GAINESVILLE

NGPG Radiation
Oncology

Wisteria
Building
(PUD)

Laurelwood

NGHS Wellness
Department

Wee
Willy's

JESSE JEWELL PARKWAY

Lanier Terrace
Apartments

Boys & Girls
Club of Lanier

Fair Street IB
World School

Applicant:
GAINESVILLE HOUSING AUTHORITY
REZONING REQUEST

Subject Property Address:
1120 Jesse Jewell Parkway, SE

Tax Parcel:
01-035-002-004

Request:
Rezone +/- 2.60 AC currently zoned Residential-II (R-II) to Planned Unit Development (PUD) for multi-family housing.



Subject Property



Meeting Date: 03/11/2025

Map Prepared: 02/19/2025

0 100 200 300 400 Feet

Scale: 1" = 200'



GAINESVILLE

NGPG Radiation
Oncology

Wisteria
Building

Laurelwood

NGHS Wellness
Department

Wee
Willy's

JESSE JEWELL PARKWAY

OSBORNE STREET

SPRING STREET

DOWNEY BOULEVARD

WALL STREET

FAIR STREET

Lanier Terrace
Apartments

SUMMIT STREET

BOONE STREET

CENTER STREET

POSITIVE PLACE

Fair Street IB
World School

Boys & Girls
Club of Lanier

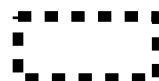
MYRTLE STREET

Applicant:
GAINESVILLE HOUSING AUTHORITY
REZONING REQUEST

Request:
Rezone +/- 2.60 AC currently zoned Residential-II (R-II) to Planned Unit Development (PUD) for multi-family housing.

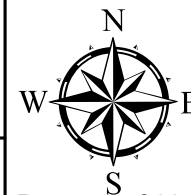
Subject Property Address:
1120 Jesse Jewell Parkway, SE

Tax Parcel:
01-035-002-004



Subject Property

Aerial from 2023

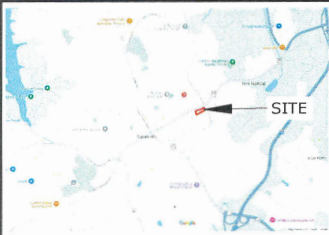


Meeting Date: 03/11/2025

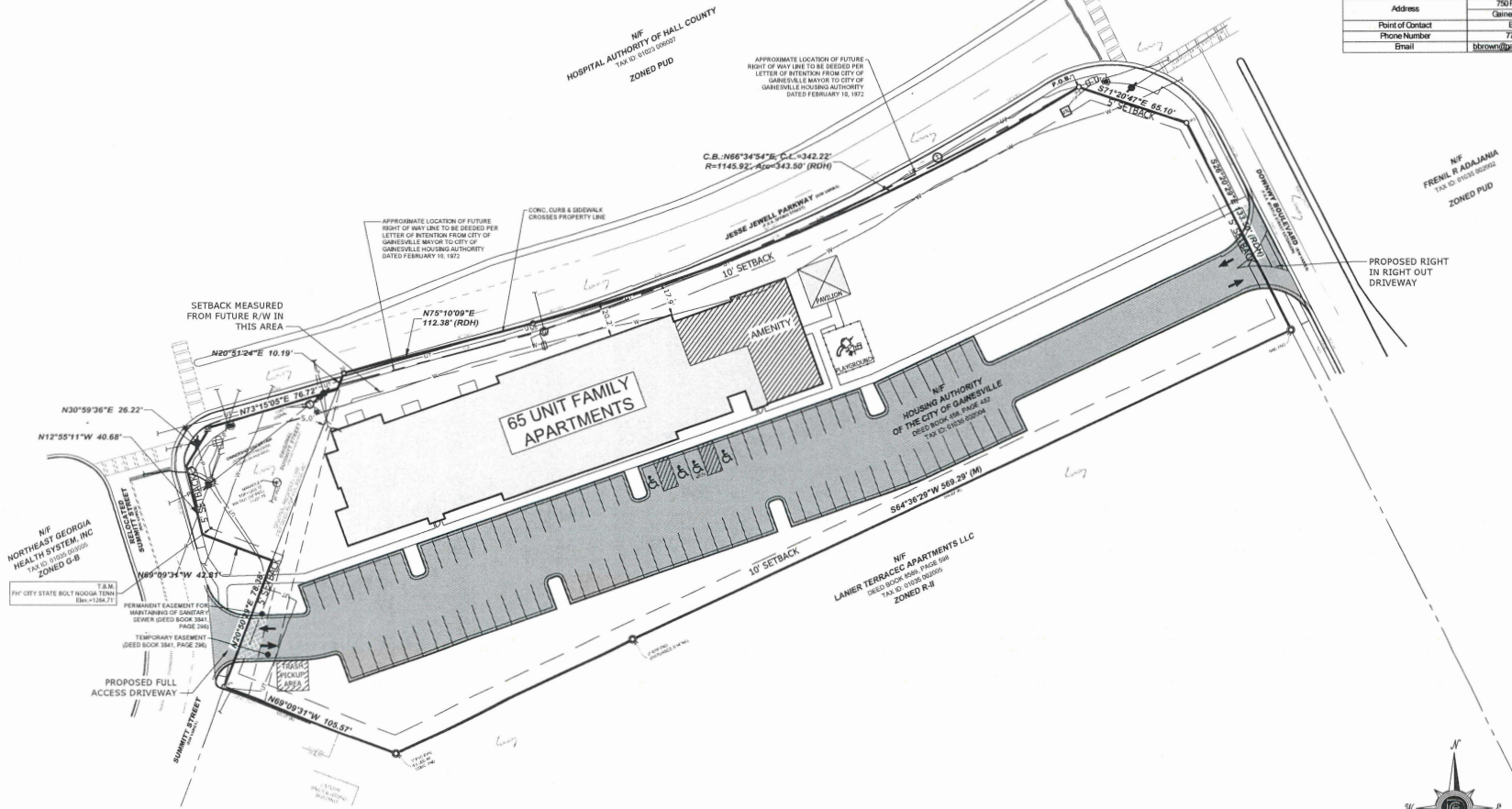
Map Prepared: 02/19/2025

0 100 200 300 400 Feet

Scale: 1" = 200'



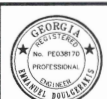
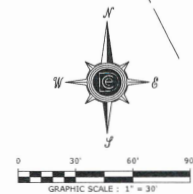
LOCATION MAP



- NOTES:
1. BOUNDARY AND EXISTING IMPROVEMENTS SHOWN PER SURVEY BY TRAVIS PRUITT & ASSOCIATES, INC. DATED 1-31-25.
 2. SOURCE OF DOMESTIC WATER SUPPLY: CITY OF GAINESVILLE.
 3. SOURCE OF SANITARY SEWERAGE DISPOSAL: CITY OF GAINESVILLE.

Site Data:	
Current Zoning	R-8
Proposed Zoning	PUD
Overlay Zones	Gateway Corridor Overlay Zone Airport Overlay Zone Fair Green HPU
Site Area (total both phases)	2.57
Existing Use	Multi-Family Apartments
Proposed Use:	Multi-Family Apartments
Maximum # of Units	65
Minimum Parking Ratio	1.0 per unit
Maximum # of Building Stories	5
Proposed Building Setbacks:	
Front (Jesse Jewell Pkwy)	10 ft
Front (Summit St)	5 ft
Front (Downey Blvd)	5 ft
Rear/Side	10 ft

Owner/Applicant	Housing Authority of the City of Gainesville
Address	750 Pearl Nix Pkwy Gainesville, GA 32601
Point of Contact	Beth Brown
Phone Number	770-536-1294
Email	bbrown@gainesvillehousing.org



Zoning Site Plan

DOUGLAS R. ADAMS, CONSULTING ENGINEERS, INC.
Planning • civil engineering • sanitary engineering
100 Abbey Court, Alpharetta, Georgia 30004, phone: 770-153-8800

Jesse Jewell Redevelopment

Located in Land Lot 137, 9th District, City of Gainesville, Hall County, Georgia

The Housing Authority of the City of Gainesville

750 Pearl Nix Parkway, Gainesville, GA 32601

NO.	DATE	REVISION
1	1-31-25	REVISED PER OWNER
2	2-13-25	REVISED PER OWNER
3	2-13-25	REVISED PER OWNER
4	2-13-25	REVISED PER OWNER
5	2-13-25	REVISED PER OWNER

SCALE: 1" = 30'

DATE: 1-28-25

JOB NO. 2024-29

SHEET. 1 of 1

NOT FOR CONSTRUCTION



Jesse Jewell Apartments

A Planned Unit Development

Terms of Zoning

Applicant and Owner:

Gainesville Housing Authority

Contact: Beth Brown

750 Pearl Nix Parkway

Gainesville, GA 30501

770-536-1294

Submitted:

January 31, 2025

I. Existing Site Description:

The subject property, Jesse Jewell Apartments, consists of 2.6 acres at the southwestern corner of Jesse Jewell Parkway and Downey Blvd. The address of the property is currently designated as 1120 Jesse Jewell Pkwy. Currently, there are 25 public housing units within 5 structures on the property that were constructed in 1971. The property is currently zoned Residential-II District.

II. Community Benefit:

The proposed development will:

- Replace existing public housing apartments with a mixed income community consisting of market rate workforce housing and affordable housing units.
- Provide a mixture of family and senior apartments across two phases.
- Assist the growing need for quality workforce and affordable housing in the Gainesville community.

The goal of the community is to increase the number and quality of affordable housing units within Gainesville which has been identified as a need by the Comprehensive Plan. Residents living within the community will be able to take advantage of the walkable proximity of one of Gainesville's largest employers, the Northeast Georgia Medical Center.

The current residents living on site today will receive Tenant Protection Vouchers administered through Housing and Urban Development ("HUD") and will have the option to use them at other communities throughout Gainesville (or outside of Gainesville), including, but not limited to, other developments such as Harrison Square, Walton Summit, Walton Gainesville and more. Each resident will have the option to re-apply for residence at the newly developed mixed-income phases if desired.

III. Plan Revisions:

The staff of the Gainesville Community Development Department has the authority to grant administrative variances and permits necessary to allow Applicant to develop the property and to interpret the intent and implementation of this Agreement.

IV. Proposed Development:

The applicant is proposing a zoning change from R-II to PUD. The Applicant plans to demolish and revitalize this community through use of public and private financing relying heavily on the Low-Income Tax Credit (LIHTC) program as the primary financial vehicle for residential development. The community will be built in 1 phase and will have a maximum of 65 apartments and approximately 65 parking spaces.

The anticipated timing for each phase is as follows:

- February through May 2025 – Rezoning & Community Engagement
- May 2025 – 9% Application Submission
- October 2025 – 9% Award Received, Relocation Commencement
- May 2026 – Financial Closing, Demolition and Sitework Commencement, Construction Commencement
- September 2027 – Construction Completion
- December 2027 – Stabilization

The proposed community will consist of one, four-story residential building with amenities. The community will be approximately 65 units consisting of 1-, 2-, and 3-bedroom apartment homes and 65 parking spaces. This phase will serve a variety of income levels, but primarily those with an income of around 60% of the area's median income.

Anticipated amenities for the community will be tailored for families. It is anticipated that the community will include a leasing office, community center, fitness center, and on-site laundry for interior amenities. For exterior amenities, it is anticipated that the community will enjoy an outdoor gathering space consisting of a covered porch, gazebo and playground. The community will be designed in an "urban" look with pitched roofs and a variety of architectural features. The "face" of the community will be at the corner of Jesse Jewell Pkwy and Downey Blvd, with a secondary, prominent entry at the corner of Summitt St. and Jesse Jewell Pkwy. The façade of the main corner at Jesse Jewell Pkwy and Downey Blvd. will be architecturally unique and will include tasteful landscaping and signage. The community will be accessible off Summitt Street and Downey Blvd.

The exterior elevations will include attractive materials such as brick, Hardie plank siding, decorative metal railing, standing seam roofs over breezeway entries, and storefront windows at amenity areas along Jesse Jewell Pkwy. Interior features will include spacious kitchens with large islands, walk-in closets, decorative lighting and a mix of hard surface and carpet flooring.

Along Jesse Jewell Pkwy, there will be a 10-foot setback while the buildings will be located nearly 20 feet off the property line. The setback will improve the overall streetscape of Jesse Jewell and provide privacy and enhanced walkability for our residents. The landscape strip will include street trees and landscaping.

V. **Architectural Rendering:**

The attached elevation is a close representation and may be modified upon the approval of the Gainesville Community and Economic Development Director.

VI. **Boundary Survey and Plat:**

The attached survey and plat of the Property was prepared by Travis Pruitt & Associates, Inc., Georgia Registered land surveyor on 01/31/2025 and contains 2.6 acres.

VII. **Signage:**

Primary signage will be located at Jesse Jewell and Summit Street and will include attractive landscaping. All signage will adhere to the Residential-II (R-II) zoning standards as stated within the Gainesville Unified Land Development Code.