



Mayor/Council Meeting Agenda
Tuesday, April 1, 2025, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

INVOCATION:

PLEDGE OF ALLEGIANCE:

PRESENTATIONS / RECOGNITIONS:

- A. Proclamation: 2025 Georgia Cities Week
- B. Proclamation: Gainesville Safe Digging Month

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Minutes

- A. March 13, 2025 Work Session
- B. March 18, 2025 Mayor/Council Meeting

Resolutions

- A. BR-2025-13 Authorization for Intergovernmental Agreement between the City and Redevelopment Authority Regarding Property Near Monroe Drive for New Fire Station
- B. BR-2025-14 Bonds Issuance for the Benefit of Brenau University, Inc.

PUBLIC HEARING(S):

Annexation/Zoning Items

- A. 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.**
 - Proposed Zoning Resolution 2025-01

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: March 31, 2025, 8:00 AM



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: January 27, 2025
Date Submitted: March 26, 2025
Final Approval Date: April 1, 2025
Presenter: Sam Couvillon
Item of Business: Proclamation: 2025 Georgia Cities Week
Meeting Date: April 1, 2025

Purpose of Request:

To present a proclamation declaring April 21-27 as "Georgia Cities Week 2025".

Facts & Issues / History & Background:

Department Recommendation:

Department Director:

Christina Santee

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Proclamation: Georgia Cities Week 2025



PROCLAMATION

- WHEREAS,** *City government is the closest to most citizens, and the one with the most direct daily impact upon its residents; and*
- WHEREAS,** *City government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and*
- WHEREAS,** *City government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and*
- WHEREAS,** *Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and*
- WHEREAS,** *This week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and*
- WHEREAS,** *The Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and*
- WHEREAS,** *Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.*

NOW, THEREFORE, BE IT RESOLVED, *that I, W. Samuel Couvillon, Mayor and the Gainesville City Council, do hereby proclaim April 21-27, 2025 to be*

“Georgia Cities Week”

Presented this 1st day of April, 2025

**W. Samuel Couvillon, Mayor
City of Gainesville**



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: March 26, 2025
Date Submitted: March 26, 2025
Final Approval Date: April 1, 2025
Presenter: Sam Couvillon
Item of Business: Proclamation: Gainesville Safe Digging Month
Meeting Date: April 1, 2025

Purpose of Request:

To present a proclamation proclaiming April 2025 as "Gainesville Safe Digging Month".

Facts & Issues / History & Background:

Department Recommendation:

Department Director:

Christina Santee

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Proclamation: Gainesville Safe Digging Month



PROCLAMATION

WHEREAS, *Thousands of times each year, the underground infrastructure in Georgia is damaged by those who do not have underground lines located prior to digging, resulting in service interruption, environmental damage and threat to public safety; and*

WHEREAS, *In 2005, the Federal Communications Commission designated 811 to provide contractors and homeowners a simple number to contact utility operators to request the location of underground lines at the intended dig site; and*

WHEREAS, *The Region 1, Lanier-Hall County Utility Coordinating Committee, a stakeholder-driven organization dedicated to the prevention of damage to underground utilities in Georgia, promotes the National 811 Notification System and Georgia 811 in an effort to reduce these damages; and*

WHEREAS, *Damage prevention is a shared responsibility; by using safe digging practices, the contractors and homeowners of the City of Gainesville can save time, money and help keep our infrastructure safe and connected; and*

WHEREAS, *The City encourages contractors and homeowners throughout Gainesville, Georgia, to always contact 811 before digging;*

NOW, THEREFORE, BE IT RESOLVED, *that I, W. Samuel Couvillon, Mayor and the Gainesville City Council, do hereby proclaim the month of April 2025 to be*

“Gainesville Safe Digging Month”

Presented this 1st day of April, 2025

W. Samuel Couvillon, Mayor
City of Gainesville



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: December 27, 2024
Date Submitted: April 1, 2025
Final Approval Date: April 1, 2025
Presenter: Denise Jordan, City Clerk
Item of Business: March 13, 2025 Work Session
Meeting Date: April 1, 2025

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: December 27, 2024
Date Submitted: April 1, 2025
Final Approval Date: April 1, 2025
Presenter: Denise Jordan, City Clerk
Item of Business: March 18, 2025 Mayor/Council Meeting
Meeting Date: April 1, 2025

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: March 27, 2025
Date Submitted: March 27, 2025
Final Approval Date: March 27, 2025
Presenter: Bryan Lackey, City Manager
Item of Business: BR-2025-13 Authorization for Intergovernmental Agreement between the City and Redevelopment Authority Regarding Property Near Monroe Drive for New Fire Station
Meeting Date: April 1, 2025

Purpose of Request:

To request authorization to enter into an intergovernmental agreement between the City of Gainesville and the Gainesville Redevelopment Authority as it relates to the exchange of property near Monroe Drive for provisions of a long-term waste management strategy and development of a new fire station.

Facts & Issues / History & Background:

Department Recommendation:

Adopt the resolution.

Department Director:

Abb Hayes

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2025-13 Authorize IGA Between the City and Redevelopment Authority - Monroe Dr for Fire Station
2. IGA between the City and Redevelopment Authority for Property Near Monroe Drive

RESOLUTION BR-2025-13

**AUTHORIZATION TO EXECUTE INTERGOVERNMENTAL AGREEMENT BY AND
BETWEEN CITY OF GAINESVILLE, GEORGIA AND GAINESVILLE REDEVELOPMENT
AUTHORITY FOR REAL PROPERTY NEAR MONROE DRIVE**

WHEREAS, the City of Gainesville (“the City”) and the Gainesville Redevelopment Authority (“the Authority”) wish to construct a fire station and provide for a long-term waste management strategy for the citizens of Gainesville; and

WHEREAS, the City owns real property located on or near Monroe Drive (“the Exchange Property”), which the City desires to convey to the Authority to enable the Authority to dispose of the Exchange Property in order to fulfill the goals of the development of a fire station and the provision of a long-term waste management strategy; and

WHEREAS, the City and the Authority desire to enter into the Intergovernmental Agreement attached hereto to set forth the duties and responsibilities of the City and the Authority as to the transfer of the Exchange Property to the Authority for subsequent sale as set forth within the attached Intergovernmental Agreement.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the City of Gainesville hereby authorizes the Mayor, City Manager and/or the City Attorney to execute the Intergovernmental Agreement attached hereto by and between the City and the Authority, and any other documents necessary to effectuate the provisions of the attached Intergovernmental Agreement.

Adopted this _____ day of _____, 2025.

Zack Thompson, Mayor Pro Tem

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

4933-8376-6571, v. 2

**INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN
CITY OF GAINESVILLE, GEORGIA AND GAINESVILLE REDEVELOPMENT
AUTHORITY FOR REAL PROPERTY NEAR MONROE DRIVE**

This Agreement is made and entered into as of the 18TH day of March, 2025, by and between the City of Gainesville, Georgia, (hereinafter called "Gainesville") and the Gainesville Redevelopment Authority (hereinafter called "the Authority") for the purpose of conveyance, marketing, and sale of real property in the Monroe Drive area related to the provision of a long term waste management strategy and development of a new fire station.

WHEREAS, Gainesville desires to obtain property along the Highway 129 corridor to construct a fire station to better serve the citizens of Gainesville;

WHEREAS, Gainesville desires to provide for a long term waste management strategy for its citizens;

WHEREAS, Gainesville owns real property located on or near Monroe Drive, which real property is more particularly described as Tracts "A" and "B" as shown in Exhibit "A," attached hereto and incorporated herein (said real property hereinafter called "the Exchange Property");

WHEREAS, Gainesville finds the Exchange Property to be excess property suitable for redevelopment;

WHEREAS, pursuant to O.C.G.A. § 36-44-5(a)(8), Gainesville has the power to dispose of the Exchange Property for redevelopment purposes, in cooperation with the Authority;

WHEREAS, pursuant to O.C.G.A. § 36-44-5(a)(8), the Authority has the power to dispose of the Exchange Property for redevelopment purposes and such disposition may be by public or private sale; and

WHEREAS, Gainesville and the Authority desire to enter into an agreement to provide for the conveyance of the Exchange Property from Gainesville to the Authority, and to enable the Authority to dispose of the Exchange Property, with the proceeds to be used for redevelopment, as defined in O.C.G.A. § 36-44-3(5).

NOW THEREFORE, Gainesville and the Authority agree to the following:

- A. Gainesville shall execute and record, at its cost and expense, such documents as are necessary to convey the Exchange Property to the Authority, in the event that the Authority is able to reach an agreement to sell the Exchange Property in accordance with this Agreement.
- B. The Authority agrees to identify an entity (the "Exchangor") deemed capable by Gainesville in its reasonable discretion of consummating the transactions described herein, including entering into and performing under agreements to be entered on substantially the terms described herein.
- C. In exchange for conveyance of the Exchange Property to Exchangor, Exchangor would agree to: (1) pay the sum of Eight Million Dollars (\$8,000,000), payable in

U.S. Dollars; (2) convey to the Authority, which would then convey to Gainesville, unencumbered, fee simple title to real property (and improvements thereon, if any) fronting along U.S. Highway 129 consisting of approximately two (2) acres in size, and reasonably suitable to Gainesville (including due diligence and title examination customarily exercised in the acquisition of such properties) for its intended development as a fire station facility; and (3) enter into certain long term waste management agreements and guarantees on the terms set forth herein.

D. For an Exchangor to qualify for the property exchange contemplated herein, such Exchangor should be capable of the following:

- a. **Hosting Fee.** Operating a licensed municipal solid waste disposal facility within the municipal limits of Gainesville such that Gainesville would be eligible to receive the hosting fee provided for in O.C.G.A. § 12-8-39.
- b. **Inert Tree Waste Handling.** Accepting and disposing of inert tree waste, including leaves, limbs/wood, and full trees (collectively "Inert Waste") collected by Gainesville as part of its regular and customary waste collection services, for an initial ten (10) year term at no charge, with Gainesville to have an option to renew Exchangor's obligation for an additional ten (10) year term at Fifty Percent (50%) of the lesser of: (i) the standard cost charged by Exchangor to other customers for Inert Waste; or (ii) the lowest market cost charged by a competitor of Exchangor to dispose of Inert Waste within a sixty (60)-mile radius of the municipal limits of Gainesville.
- c. **Landfill Refuse.** Subject to and commencing with Exchangor's development of a licensed municipal solid waste transfer station on Tract "A" of the Exchange Property that complies with other terms set forth herein ("Transfer Station"), Exchangor would accept non-hazardous municipal solid waste landfill refuse ("Landfill Refuse") collected by Gainesville as part of its regular and customary waste collection services at a rate of \$40 per ton for an initial ten (10) year term, with Gainesville having an option to renew Exchangor's obligation with respect to Landfill Refuse for an additional ten (10) year term at the lesser of: (i) an increase per ton based on CPI at the beginning of each year of the subsequent term; (ii) Eighty Percent (80%) of the standard per ton rate charged by Exchangor to its other customers for Landfill Refuse; or (iii) Eighty Percent (80%) of the lowest market cost charged by a competitor of Exchangor to dispose of Landfill Refuse within a sixty (60)-mile radius of the municipal limits of Gainesville.
- d. **Recyclables.** Subject to and commencing with Exchangor's development of the Transfer Station, Exchangor would accept all paper, plastic and non-contaminated cardboard recyclables ("Recyclables") collected by Gainesville as part of its regular and customary waste collection services for an initial ten (10) year term at no charge, with Gainesville to have an option to renew Exchangor's obligation with respect to Recyclables for an additional ten (10) year term at Fifty-five Percent (55%) of the lesser of: (i) the standard cost charged by Exchangor to other customers to dispose of Recyclables; or (ii) the lowest market cost charged by a competitor of Exchangor to dispose of

Recyclables within a sixty (60)-mile radius of the municipal limits of Gainesville.

- e. **Sludge.** Subject to and commencing with Exchangor's development of a licensed composting operation on Tract "A" of the Exchange Property that complies with other terms set forth herein ("Compost Pad"), Exchangor would guarantee Gainesville up to Twenty-Two Thousand (22,000) tons of capacity for disposal of sludge generated by Gainesville's wastewater treatment operations ("Sludges") at the rate of Seventy-Five Dollars (\$75) per ton for a ten (10) year term, with Gainesville having an option to renew Exchangor's obligation with respect to Sludges for an additional ten (10) year term at the lesser of: (i) an increase per ton based on CPI at the beginning of each year of the subsequent term; (ii) Seventy-Five Percent (75%) of the standard per ton rate charged by Exchangor to its other customers for Sludges; or (iii) Seventy-Five Percent (75%) of the lowest market cost charged by a competitor of Exchangor to dispose of Sludges within a sixty (60)-mile radius of the municipal limits of Gainesville.
- f. **Composting and Transfer Station with Odor Control Management Plan.** Making successful application for all necessary permitting of (including federal, state, and local requirements) and constructing upon Tract "A" of the Exchange Property, in a commercially reasonable timeframe, a compost pad with associated operations (including a municipal solid waste transfer station and materials recycling facility) (the "Compost Pad/MRF") that acts in furtherance of the policy initiatives set forth by the State of Georgia in O.C.G.A. § 12-8-21 and which meets the approval of Gainesville as to size, use, and odor control, including but not limited to a plan which include the following:
 - i. comprises an area of approximately twenty-one (21) acres of composting pad area, plus an estimated five (5) acres to accommodate additional building structures, and is supported by sufficient areas for stormwater and leachate collection ponds;
 - ii. allows for composting of municipal biosolids to approximately 85,000 tons per year ("TPY"), with a throughput of 1,600 tons per day utilizing feedstock types and percentages within ranges of 10%-12.5% food waste, 20%-38.5% biosolids, and 50%-70% wood waste (chipped to 6" minus) (with the potential to increase to composting of up to 175,000 TPY of municipal biosolids through the addition of wood mulch as needed to sustain the necessary proportions);
 - iii. utilizes bucket loaders for moving and an excavator for turning the windrow compost piles;
 - iv. is operated in accordance with an Odor Management Plan meeting criteria acceptable to both Gainesville and the Authority (the "Odor Management Plan"), and that includes (1) measures to minimize odors

and the frequency of these activities, (2) definition of regular odor monitoring and recordkeeping with frequency, location, and type of monitoring at on-site and off-site locations (not just in response to complaints), and (3) a map designating on-site and off-site monitoring locations in relation to the composting operation, and (4) such additional measures as Gainesville and the Authority may reasonably require;

- v. utilizes a commercial composting system that includes a combination of positive aeration with biocovers and negative aeration with biofilters atop or within asphalt and/or concrete pads;
 - vi. utilizes the Nasal Ranger olfactometer for detecting odors and assumes a Dilution-to-Threshold (D/T) ratio of 7 or greater; and
 - vii. provides for enclosure for the compost pad mixing area as a further mitigant against odor migration
- E. Gainesville will hold harmless, defend and indemnify the Authority and each member and officer thereof from and against any liability or cost whatsoever arising from execution of this Agreement, any realtor agreement, any purchase agreement, or any conveyance of the Exchange Property. Gainesville will execute any other documents which may become reasonably necessary to effectuate the transactions contemplated hereby, including but not limited to the conveyance of the Exchange Property from the Authority to any transferee.
- F. Upon the sale of the Exchange Property, the net proceeds of such sale, after deduction of reasonable and customary closing costs and any reasonable costs and expenses incurred by the Authority in connection therewith, shall be paid to Gainesville, with such sales proceeds to be earmarked for and used for redevelopment within the city limits of Gainesville, as defined in O.C.G.A. § 36-44-3(5).
- G. In the event that a closing has not occurred conveying the Exchange Property on or before December 31, 2025, then the Authority agrees to convey the Exchange Property to Gainesville, without further action on the part of the Authority or of Gainesville, at which time Gainesville may take such action regarding the Exchange Property as Gainesville deems prudent.
- H. All notices under this Agreement shall be in writing and shall be deemed to have been given by delivering it to person or by certified mail:

As to the Authority:

Gainesville Redevelopment Authority
Attn: Chairperson
405 Washington St., NE
Gainesville, GA 30501

As to Gainesville

City of Gainesville
Attn: City Manager
300 Henry Ward Way
Suite 303
Gainesville, GA 30501

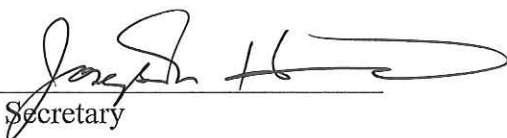
- I. The failure of any party to exercise any right given hereunder or to insist upon strict compliance with any term, condition or covenant specified herein shall not constitute a waiver of such party's right to exercise such right or to demand strict compliance with any such term, condition or covenant under this Agreement.
- J. This Agreement contains the sole and entire agreement of the parties with respect to the subject matter contemplated hereunder and no representation, inducement, promise or agreement, parole or written, between the parties and not incorporated herein shall be of any force of effect. Any amendment to this Agreement shall be in writing and executed by the parties.
- K. This Agreement may not be assigned or transferred by either party without the written consent of the other party. The provisions of this Agreement shall inure to the benefit or and be binding upon the parties hereto and the respective success and assigns.
- L. Time is of the essence with respect to this Agreement.
- M. This Agreement and all amendments hereto shall be governed and construed under the laws of the State of Georgia.
- N. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, such provision, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall be deemed severable, and the remainder hereof shall not be affected thereby, and each term, covenant, or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

O. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

IN WITNESS THEREOF, the parties have set their hand and seal as of the day and year first above written.

GAINESVILLE REDEVELOPMENT AUTHORITY

By: 
Chairperson

ATTEST: 
Secretary

CITY OF GAINESVILLE

By: _____
W. Samuel Couvillon, Mayor

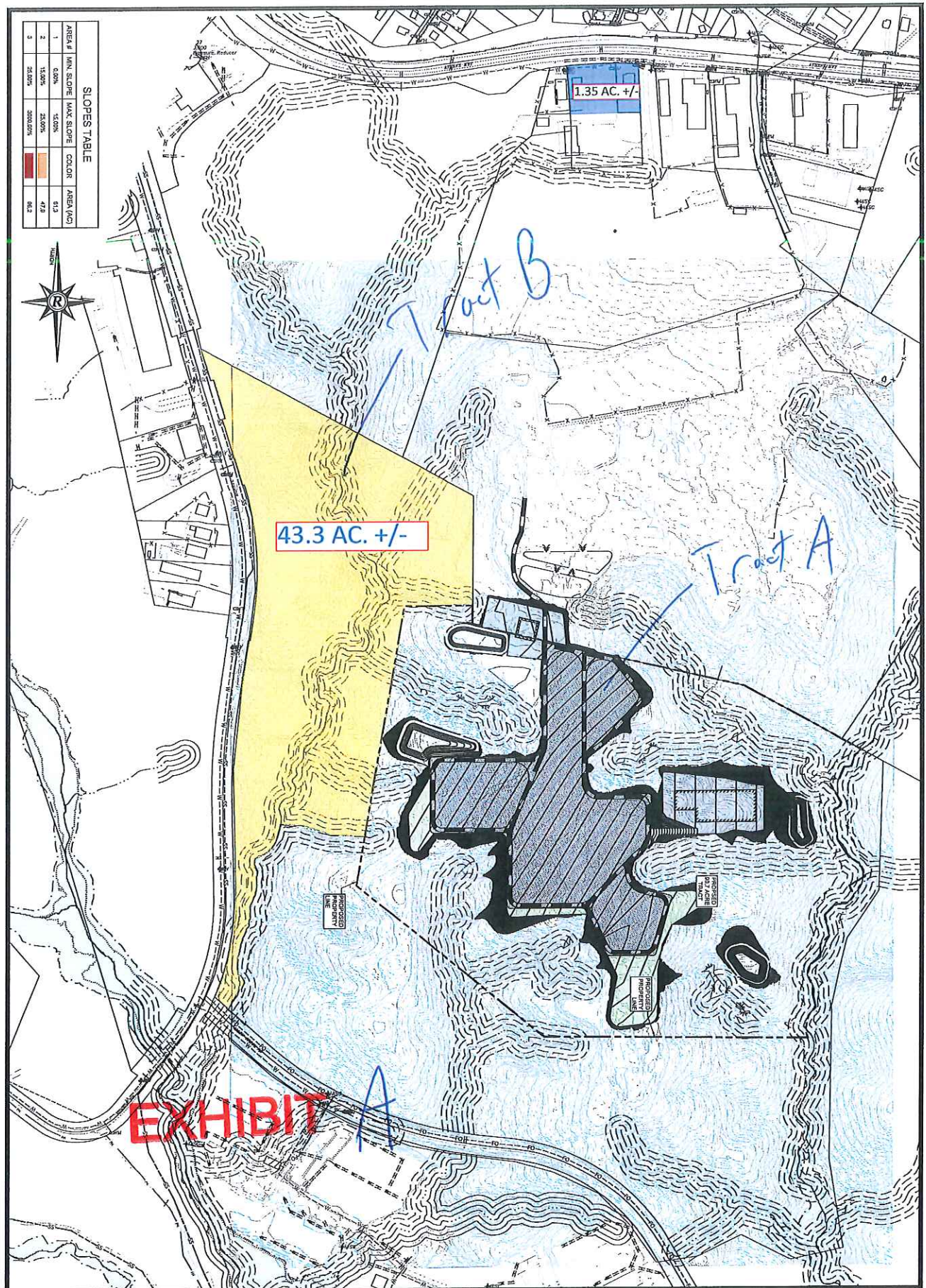
ATTEST: _____
Denise O. Jordan, City Clerk

APPROVED AS TO FORM

Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City of Gainesville Attorney



SLOPES TABLE				
AREA #	MIN. SLOPE	MAX. SLOPE	COLOR	AREA (AC)
1	0.50%	15.00%		51.3
2	15.00%	25.00%		47.8
3	25.00%	30.00%		66.2



DATE: 1/11/10
 SCALE: 1"=100'
 JOB NO.: 11111
 DWS NO.: 11111
 DRAWN BY: 11111



ANY CHANGES OR ALTERATIONS MADE TO THIS CONCEPT GRADING PLAN WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, LLC WILL BE AT THE USER'S RISK AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT ORIGINAL, EXAMINED, AND FOR FILE FOR VEGETATION OF ANY CHANGES.

NO.	DATE	DESCRIPTION

CONCEPT GRADING PLAN FOR: 11111 11111 11111

Rochester DCCM
 Rochester & Associates, LLC
 425 Oak St NW, Gainesville, GA 30601
 770.718.0509 | www.rochester-assoc.com



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: March 27, 2025
Date Submitted: March 27, 2025
Final Approval Date: March 27, 2025
Presenter: Bryan Lackey, City Manager
Item of Business: BR-2025-14 Bonds Issuance for the Benefit of Brenau University, Inc.
Meeting Date: April 1, 2025

Purpose of Request:

To request authorization of the proposed plan of finance for the issuance of bonds for the benefit of Brenau University, Inc.

Facts & Issues / History & Background:

Department Recommendation:

Adopt the resolution.

Department Director:

Abb Hayes

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2025-14 Brenau University Bond Issuance
2. Backup Documentation -Related to Brenau University Bond Issuance

RESOLUTION BR-2025-14

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GAINESVILLE, GEORGIA, APPROVING THE PLAN OF FINANCE FOR THE ISSUANCE BY GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY OF ITS REVENUE BONDS FOR THE BENEFIT OF BRENAU UNIVERSITY, INC.

WHEREAS, the Gainesville and Hall County Development Authority (the “**Authority**”) has been requested by Brenau University, Inc., a Georgia nonprofit corporation (the “**University**”) to assist in a plan of finance (the “**Plan of Finance**”) for the purpose of (a) financing or refinancing, in whole or in part, the cost of the acquisition, construction, installation and equipping of certain educational facilities, real property, equipment and improvements owned, or to be owned, or operated by the University or one of its affiliates located in the City of Gainesville, Georgia, including but not limited to, the Featherbone Communiversity building located at 1001 Chestnut Street, S.E., Gainesville, GA 30501 and certain other capital projects on the main campus of the University (collectively, the “**Facilities**”); (b) refunding all or a portion of certain obligations previously issued by the Authority for the benefit of the University or one of its affiliates, including but not limited to, the (i) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2014 issued in the original aggregate principal amount of \$7,900,000 (the “**Series 2014 Bonds**”); (ii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2018, issued in the original aggregate principal amount of \$9,710,000 (the “**Series 2018 Bonds**”); and (iii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2019, issued in the original aggregate principal amount of \$5,305,000 (the “**Series 2019 Bonds**”); (c) refunding all or a portion of certain loans issued by Truist Bank, a North Carolina state banking association, as successor by merger to Branch Banking and Trust Company, for the benefit of the University or one of its affiliates (the “**Bank Loans**” and, together with the Series 2014 Bonds, the Series 2018 Bonds and the Series 2019 Bonds, the “**Refunded Obligations**”); and (d) paying all or a portion of the costs of issuance of the hereinafter defined Bonds, by issuing from time to time in one or more series in the aggregate principal amount of up to approximately \$25,000,000 of its qualified 501(c)(3) bonds as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the “**Code**”), for educational facilities (the “**Bonds**”), and Treadwell Syfan, Hearing Officer (the “**Hearing Officer**”) held a public hearing (the “**Hearing**”) with respect to such proposed Plan of Finance (a copy of which is on file with the Hearing Officer); and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”), provides that the governmental unit having jurisdiction over the Authority of private activity bonds and over the area in which any facility financed with the proceeds of such private activity bonds is located shall approve the issuance of such bonds; and

WHEREAS, the Authority issues its revenue bonds on behalf of the City of Gainesville, Georgia, the Facilities and the facilities financed or refinanced with the Refunded Obligations are located in the City of Gainesville, Georgia, and the Mayor and City Council of the

RESOLUTION BR-2025-14

City of Gainesville, Georgia (the “**Governing Body**”) constitutes the elected legislative body of the Governing Body; and

WHEREAS, a certificate regarding the public hearing has been filed with the minutes of this meeting;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body, and IT IS HEREBY RESOLVED by the authority of the same, as follows:

Section 1. The issuance of the Bonds from time to time in one or more series by the Authority pursuant to the Plan of Finance for the benefit of the University or one of its affiliates, in an aggregate outstanding principal amount of up to approximately \$25,000,000 (in addition to any other obligations previously approved or issued by the Authority) is hereby approved to the extent required by Section 147(f) of the Code, as follows:

(a) The purpose for the issuance of the Bonds is to (a) finance or refinance the Facilities; (b) refund all or a portion of the Refunded Obligations; and (c) pay all or a portion of the costs of issuance of the Bonds.

(b) The main campus of “Brenau University” is located at 500 Washington Street SE, Gainesville, Georgia 30501. The Facilities and the facilities financed or refinanced with the Refunded Obligations are located on the main campus of Brenau University or other sites proximate to the main campus, as well as on other sites that are operated by the University as part of its integrated educational operations, including but not limited to, 1001 Chestnut Street, S.E., 429 Academy Street, 301 Main Street, S.W, 364 Green Street, 340 Green Street, 121 Prior Street, 211 Prior Street, 223 Prior Street, 225 Prior Street, and 290 Prior Street, 330 to 352 Boulevard N.E., and athletic facilities located at Jesse Jewell Parkway across from the intersection of Victory Street with Jesse Jewell Parkway, all in Gainesville, Georgia 30501.

(c) The Bonds may be issued by the Authority pursuant to the Plan of Finance from time to time and in one or more series in an aggregate principal amount of (i) up to \$8,000,000 to finance or refinance for the University the cost of the acquisition, construction and installation of the Facilities, and (ii) up to \$19,500,000 to refund the Refunded Obligations previously issued for the benefit of the University to finance or refinance buildings, equipment, real property and facilities for the University; *provided that* the aggregate principal amount of the Bonds to be issued in one or more series will not exceed \$25,000,000.

(d) The initial legal owner or principal user of the Facilities financed with the Bonds or the facilities refinanced with the Bonds will be the University or one of its affiliates.

(e) The Bonds may be issued from time to time in one or more series.

RESOLUTION BR-2025-14

Section 2. Such approval by the Governing Body does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the University or the Facilities, and the Bonds shall not constitute an indebtedness or obligation of the State of Georgia or of any county, municipal corporation or political subdivision thereof, but the Bonds shall be payable solely from the revenues derived from the University and pledged to the payment thereof and no owner of any of the Bonds shall ever have the right to compel any exercise of the taxing power of said State or of any county, municipal corporation or political subdivision thereof, nor to enforce the payment thereof against any property of said State or of any such county, municipal corporation or political subdivision.

Section 3. All acts and doings of the officers and members of the Governing Body which are in conformity with the purposes and intent of this Resolution shall be, and the same hereby are, in all respects approved and confirmed.

Section 4. This resolution shall take effect immediately upon its adoption.

ADOPTED this _____ day of _____, 2025.

Zack Thompson, Mayor Pro Tem

This is to certify that I am City Clerk of the City of Gainesville, Georgia and as such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

March 12, 2025

Mayor and City Council of the City
of Gainesville
Gainesville, Georgia

Re: Proposed Plan of Finance for the Issuance of Revenue Bonds by the Gainesville and Hall County Development Authority for the Benefit of Brenau University, Inc. or one of its affiliates

Dear Mayor and City Council:

Brenau University, Inc., a Georgia nonprofit corporation (the “**University**”) has requested that the Gainesville and Hall County Development Authority (the “**Authority**”) assist the University in (a) financing or refinancing, in whole or in part, the cost of the acquisition, construction, installation and equipping of certain educational facilities, real property, equipment and improvements owned, or to be owned, or operated by the University or one of its affiliates located in the City of Gainesville, Georgia, including but not limited to, the Featherbone Communiversiity building located at 1001 Chestnut Street, S.E., Gainesville, GA 30501 and certain other capital projects on the main campus of the University (collectively, the “**Facilities**”); (b) refunding all or a portion of certain obligations previously issued by the Authority for the benefit of the University or one of its affiliates, including but not limited to, the (i) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2014 issued in the original aggregate principal amount of \$7,900,000 (the “**Series 2014 Bonds**”); (ii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2018, issued in the original aggregate principal amount of \$9,710,000 (the “**Series 2018 Bonds**”); and (iii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2019, issued in the original aggregate principal amount of \$5,305,000 (the “**Series 2019 Bonds**”); (c) refunding all or a portion of certain loans issued by Truist Bank, a North Carolina state banking association, as successor by merger to Branch Banking and Trust Company, for the benefit of the University or one of its affiliates (the “**Bank Loans**” and, together with the Series 2014 Bonds, the Series 2018 Bonds and the Series 2019 Bonds, the “**Refunded Obligations**”); and (d) paying all or a portion of the costs of issuance of the hereinafter defined Bonds, by issuing from time to time in one or more series in the aggregate principal amount of up to approximately \$25,000,000 of its qualified 501(c)(3) bonds as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the “**Code**”), for educational facilities (the “**Bonds**”).

The undersigned Treadwell Syfan, legal counsel for the Authority and Hearing Officer (the “**Hearing Officer**”), has conducted a public hearing with respect to the plan of financing for the issuance of the Bonds and the financing of the Facilities and the refinancing of the facilities financed or refinanced by the Refunded Obligations and hereby recommends and requests that

you approve the plan of financing for the issuance of the Bonds for the purposes described above as required by Section 147(f) of the Internal Revenue Code of 1986, as amended.

Attached hereto is (1) a certificate evidencing the conduct of a public hearing by the undersigned on March 12, 2025, and (2) a suggested form of resolution to evidence your approval of the plan of financing for the issuance of the Bonds.

Very truly yours,

By: 
Treadwell Syfan
Hearing Officer

CERTIFICATE REGARDING PUBLIC HEARING

The undersigned Hearing Officer, Treadwell Syfan (the "**Hearing Officer**") for the Gainesville and Hall County Development Authority (the "**Authority**"), HEREBY CERTIFIES, as follows:

(1) A public hearing was duly held on March 12, 2025, at 9:00 a.m., at the offices of the Greater Hall Chamber of Commerce, 230 E.E. Butler Parkway, Gainesville, Georgia 30501, pursuant to proper notice given in accordance with law as to the time and place of such public hearing prior to such public hearing. The public hearing was open to the public throughout. The purpose of the public hearing (the "**Public Hearing**") related to a plan of finance (the "**Plan of Finance**") for the benefit of Brenau University, Inc., a Georgia nonprofit corporation (the "**University**") or one of its affiliates. The time of the Public Hearing and the room in which the Public Hearing was held provided a reasonable opportunity for persons of differing views to appear and be heard.

(2) The Hearing Officer announced the commencement of the Public Hearing on the application and Plan of Finance of the University, and the Hearing Officer caused the publication of a notice of the Public Hearing at least seven calendar days prior to the hearing in *The Times*, a newspaper having general circulation in the City of Gainesville, Georgia (the "**Notice**"). A copy of the Notice published in *The Times* is attached hereto together with an Affidavit of Publication as **Exhibit A**. A copy of the University's Plan of Finance is attached hereto as **Exhibit B**.

(3) The following persons(s) appeared and asked to be heard with respect to the financing of the "**Facilities**" and the refinancing of the facilities financed or refinanced by the "**Refunded Obligations**" all as referred to in the Notice: *None.*

No one else having appeared to speak on the matter, the Hearing Officer declared the public hearing closed at *9:10* o'clock a.m.

GIVEN under my hand, this 12th day of March, 2025.


Treadwell Syfan
Hearing Officer

Exhibits Attached: "A" - Copy of Notice published in *The Times* together with an Affidavit of Publication
"B" - Copy of Plan of Finance

**NOTICE OF PUBLIC HEARING ON
PROPOSED PLAN OF FINANCE BY
GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY
FOR THE BENEFIT OF
BRENAU UNIVERSITY, INC.**

YOU ARE HEREBY NOTIFIED that, pursuant to the provisions of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”), Treadwell Syfan, Hearing Officer (the “**Hearing Officer**”), for the Gainesville and Hall County Development Authority (the “**Authority**”) will hold a public hearing (the “**Hearing**”) on the 12th day of March, 2025, at 9:00 o’clock a.m., at the offices of the Greater Hall Chamber of Commerce, 230 E.E. Butler Parkway, Gainesville, Georgia 30501, regarding a plan of finance (the “**Plan of Finance**”) proposed by Brenau University, Inc., a Georgia nonprofit corporation (the “**University**”) involving the issuance by the Authority of its qualified 501(c)(3) bonds as defined in Section 145 the Code, for educational facilities (the “**Bonds**”) for the benefit of the University to (a) finance or refinance, in whole or in part, the cost of the acquisition, construction, installation and equipping of certain educational facilities, real property, equipment and improvements owned, or to be owned, or operated by the University or one of its affiliates located in the City of Gainesville, Georgia, including but not limited to, the Featherbone Communiversity building located at 1001 Chestnut Street, S.E., Gainesville, GA 30501 and certain other capital projects on the main campus of the University (collectively, the “**Facilities**”); (b) refund all or a portion of certain obligations previously issued by the Authority for the benefit of the University or one of its affiliates, including but not limited to, the (i) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2014 issued in the original aggregate principal amount of \$7,900,000 (the “**Series 2014 Bonds**”); (ii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2018, issued in the original aggregate principal amount of \$9,710,000 (the “**Series 2018 Bonds**”); and (iii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2019, issued in the original aggregate principal amount of \$5,305,000 (the “**Series 2019 Bonds**”); (c) refund all or a portion of certain loans issued by Truist Bank, a North Carolina state banking association, as successor by merger to Branch Banking and Trust Company, for the benefit of the University or one of its affiliates (the “**Bank Loans**” and, together with the Series 2014 Bonds, the Series 2018 Bonds and the Series 2019 Bonds, the “**Refunded Obligations**”); and (d) pay all or a portion of the costs of issuance of the Bonds.

The Bonds may be issued by the Authority pursuant to the Plan of Finance from time to time and in one or more series in an aggregate principal amount of (i) up to \$8,000,000 to finance or refinance for the University the cost of the acquisition, construction and installation of the Facilities, and (ii) up to \$19,500,000 to refund the Refunded Obligations previously issued by the Authority to finance or refinance buildings, equipment, real property and facilities for the University; *provided that* the aggregate principal amount of the Bonds to be issued in one or more series will not exceed \$25,000,000.

The Facilities consist of land, buildings, equipment and improvements used or to be used by the University or one of its affiliates in connection with the educational operations of the University. The main campus of the University is located in Gainesville, Georgia, and the address of its principal office is 500 Washington Street SE, Gainesville, Georgia 30501. The Facilities are located on the main campus of the University or other sites proximate to the main campus, as well as on other sites that are used by the University as part of its integrated education operations. The Facilities may include, but are not limited to:

- The Featherbone Community building located at 1001 Chestnut Street, S.E., Gainesville, GA 30501. The cost of such Facilities is expected to be approximately \$5,000,000.
- Brenau University projects located on the main campus. The cost of such Facilities is expected to be approximately \$3,000,000.

The facilities financed or refinanced by the Refunded Obligations include education facilities of the University located on the main campus referred to above or other locations proximate thereto, or at other sites operated by the University as part of its integrated university operations, including, the performing arts center located at 429 Academy Street, the Brenau Downtown Center located at 301 Main Street, S.W, the educational facility located at 364 Green Street, the John W. Jacobs, Jr. Building located at 340 Green Street, student housing facilities located at 121 Prior Street, 211 Prior Street, 223 Prior Street, 225 Prior Street, and 290 Prior Street, Parklane Apartments located at 330 to 352 Boulevard NE, Gainesville, GA 30501, and athletic facilities located at Jesse Jewell Parkway across from the intersection of Victory Street with Jesse Jewell Parkway or other sites proximate to the campus, as well as on other sites that are operated by the University or one of its affiliates.

The initial legal owner or principal user of the Facilities financed with the Bonds and the facilities refinanced with the Bonds will be the University. The proposed Bonds will not be a general obligation of the State of Georgia, Hall County or the City of Gainesville, but will be limited obligations of the Authority payable from payments received pursuant to a loan agreement from the University.

The Bonds may be issued by the Authority pursuant to the Plan of Finance from time to time and in one or more series in an aggregate principal amount of up to \$25,000,000 during the expected three-year period commencing on the date of approval of the Plan of Finance. It is the intention of the University and the Authority that the first series of Bonds will be issued not later than one year from the date of approval of the Plan of Finance.

Any person interested in the proposed issuance of the Bonds pursuant to the Plan of Finance or the location or the nature of the Facilities proposed to be financed or the facilities proposed to be refinanced from the proceeds of the sale of the Bonds may appear and be heard.

THE AUTHORITY WILL NOT CONDUCT ANY PERFORMANCE AUDIT OR PERFORMANCE REVIEW WITH RESPECT TO EACH SERIES OF THE BONDS AS

**SUCH TERMS ARE DESCRIBED IN SECTION 36-82-100, OFFICIAL CODE OF
GEORGIA ANNOTATED.**


Treadwell Syfan, Hearing Officer

EXHIBIT "A"

AFFIDAVIT OF PUBLICATION

State of Georgia

County of Hall

Personally appeared before the undersigned, Stephanie Woody, who having been duly sworn, on oath, says that she is the Group Publisher of THE TIMES, FORSYTH COUNTY NEWS, and DAWSON COUNTY NEWS, and that the Advertisement was Published in THE TIMES:

Ad# 144569

Public Hearings

PUBLIC HEARING ON PROPOSED PLAN OF FINANCE BY GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY.

Published: The Times: 2/26/2025

Stephanie Woody
Stephanie Woody, Affiant
Verified JW

Sworn to and Subscribed before me
This 26th day of February, 2025

Jacqueline Wildes
Notary Public



HALL COUNTY
SUPERIOR COURT
144332 2/19, 26

Local Government

NOTICE OF TOWN
OF BRASELTON
COMMUNITY
IMPROVEMENT
DISTRICT ELECTION
NOTICE IS HEREBY
GIVEN as provided
in the TOWN
OF BRASELTON
COMMUNITY
IMPROVEMENT
DISTRICT ACT (2007
GA H.B. 315) (the
"Act") that a Caucus of
Electors of the Town of
Braselton Community
Improvement District
CID shall be held on
March 31, 2025, at 3:30
Village Way, Braselton,
GA 30517. The purpose
of the Caucus is to elect
Board members to Posts
2 & 4 on the Town of
Braselton CID Board.
Registration for the
election shall be held
from 10:00 a.m. to 10:15
a.m. Voting will occur
immediately thereafter.
A map of said District
is on file with the Town
of Braselton Clerk. All
Electors as designated
under the Act are
invited to attend and
cast their votes.
144544 02/26
03/05, 12, 19PUBLIC NOTICE
NOTICE OF PROPOSED
AMENDMENT
TO THE CHARTER OF
THE CITY OF FLOWERY
BRANCH

Notice is hereby given that the Mayor and Council of the City of Flowery Branch will consider an Ordinance proposed to amend the Charter of the City of Flowery Branch to revise subsection (2) of Section 2.7 (a) related to increasing the amount of Per Diem for meeting attendance and the number of meetings for which per diem is allowed by the Mayor and Councilmembers. The Amendment will be considered at the City Council Meeting on March 20, 2025 and further considered for final adoption at the next regular meeting on April 3, 2025. A copy of the proposed amendment will be filed in the City Clerk's Office at the City of Flowery Branch and in the office of the Clerk of the Superior Court of Hall County for the purpose of examination and inspection by the public.

144215 2/19, 26, 3/5

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 448 Thunder Road for Tipton Builders Group, LLC. 143800 2/12, 19, 26

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 456 Bennett Road for Tipton Builders Group, LLC. 143843 2/12, 19, 26

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may file an answer to the petition on or before: 03/19/2025. 201 Nissan Altima, 1N4AL3AP6C324350, T8F4568 (Georgia), MV-2025-212724. 2002 Cadillac Deville, 1G6KD57Y02U246034, PWF327 (Georgia), MV-2025-212809. 144502 02/26 03/05

Georgia Department of Transportation

To Hold A Location

And Design Public

Information

House

For Pl. No. 0007233

Hall County

On March 18, 2025, at

Chestnut Mountain

Presbyterian Church

located at 4675 Winder

Highway in the

Georgia Department of

Transportation

will hold a Public

Information

House concerning the

project listed above.

This project

promotes operational

improvements and

widening along State

Route (SR) 211/Kid

Winder Highway from

two lanes to four lanes

from SR 347/Friendship

Road to SR 53/Winder

Highway. Bicycle

accommodations would

consist of a 10-foot

shared-use path from SR

347 through a proposed

multilane roundabout

at Union Church

Road, then transition

to a 4-foot wide lane

with a 4-foot buffer.

Sidewalks are proposed

throughout the corridor.

The purpose of this

Location and Public

Information

Open

House is to provide

the public with an

opportunity to view the

project, ask questions,

and comment on the

project.

The Open House will

be held from 5-7 P.M.

It will be informal, and

the public is invited to

attend anytime during

these hours. There will

be no formal presentation.

A court reporter will be

available to allow the

public an opportunity to

make verbal comments

about the project.

Americans

with Disabilities Act (ADA)

Information:

The meeting site is

accessible to persons

with disabilities.

Accommodations for

people with disabilities

can be arranged

with advance notice by

contacting the

District Planning and

Programming Liaison

Elizabeth Johnson at

770-533-7250 or

eljohnson@dot.ga.gov.

Written statements will

be accepted concerning

this project until March

28, 2025. Written

statements may be

submitted to:

Mr. Eric Duff

State Environmental

Administrator

Georgia Department of

Transportation

600 West Peachtree Street, NW - 16th Floor Atlanta, Georgia 30308 144723

but not limited to, the 10 Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2014, issued in the original aggregate principal amount of \$7,900,000 (the "Series 2014 Bonds"); (ii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2018, issued in the original aggregate principal amount of \$9,710,000 (the "Series 2018 Bonds"); and (iii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2019, issued in the original aggregate principal amount of \$5,305,000 (the "Series 2019 Bonds"); (c) refund all or a portion of certain loans issued by Truist Bank, a North Carolina state banking association, as successor by merger to Branch Banking and Trust Company, for the benefit of the University of Georgia, or one of its affiliates (the "Bank Loans") and, together with the Series 2014 Bonds, the Series 2018 Bonds, and the Series 2019 Bonds, the "Refunded Obligations"; and (d) pay all or a portion of the costs of issuance of the Bonds. The Bonds may be issued by the Authority pursuant to the Plan of Finance from time to time and in one or more series in an aggregate principal amount of (i) up to \$8,000,000 of the Bonds to be issued in one or more series, not to exceed \$25,000,000. The Facilities consist of land, buildings, equipment and improvements used or to be used by the University or one of its affiliates in connection with the educational operations of the University. The campus of the University is located in Gainesville, Georgia, and the address of its principal office is 500 Washington Street SE, Gainesville, Georgia 30501. The Facilities are located on the main campus of the University or other sites proximate to the main campus, as well as on other sites that are used by the University as part of its integrated educational operations. The Facilities may include, but are not limited to:

- The Featherbone Community University Building located at 1001 Chestnut Street, SE, Gainesville, GA 30501. The cost of such Facilities is expected to be approximately \$5,000,000.
- Brenau University projects located on the main campus. The cost of such Facilities is expected to be approximately \$3,000,000.
- The facilities financed or refinanced by the Refunded Obligations include education facilities of the University located on the main campus referred to above or other locations proximate thereto, or at other sites operated by the University as part of its integrated university operations, including, the performing arts center located at 429 Academy Street, the Brenau Downtown Center located at 301 Main Street, SW, the educational facility located at 364 Green Street, the John W. Jacobs, Jr. Building located at 340 Green Street, student housing facilities located at 121 Prior Street, 211 Prior Street, 223 Prior Street, 225 Prior Street, and 290 Prior Street, Parklane Apartments located at 330 to 352 Boulevard NE, Gainesville, GA 30501, and athletic facilities located at Jesse Jewell Parkway across from the intersection of Victory Street with Jesse Jewell Parkway or other sites proximate to the campus, as well

as on other sites that are operated by the University or one of its affiliates. The initial legal owner or principal user of the Facilities financed with the Bonds and the facilities refinanced with the Bonds will be the University. The proposed Bonds will not be a general obligation of the State of Georgia, Hall County or the City of Gainesville, but will be limited obligations of the Authority payable from payments received pursuant to a loan agreement from the University. The Bonds may be issued by the Authority pursuant to the Plan of Finance from time to time and in one or more series in an aggregate principal amount of up to \$25,000,000 during the expected three year period commencing on the date of approval of the Plan of Finance. It is the intention of the University and the Authority that the first series of Bonds will be issued not later than one year from the date of approval of the Plan of Finance. Any person interested in the proposed issuance of the Bonds pursuant to the Plan of Finance or the location or the nature of the Facilities proposed to be financed or the facilities proposed to be refinanced from the proceeds of the sale of the Bonds may appear and be heard. THE AUTHORITY WILL NOT CONDUCT ANY PERFORMANCE AUDIT OR PERFORMANCE REVIEW WITH RESPECT TO EACH SERIES OF THE BONDS AS SUCH TERMS ARE DESCRIBED IN SECTION 36-82-10, OFFICIAL CODE OF GEORGIA ANNOTATED. Frederick Syfan, Hearing Officer 144569 02/26, 3/5

NOTICE OF PUBLIC HEARING
UPON APPLICATION FOR ANNEXATION AND REZONING
Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit "A", to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit "A" attached hereto. The City of Buford Planning Commission will hold a public hearing and make a recommendation on such application for annexation and rezoning on Tuesday, March 11, 2025, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, April 7, 2025 at 7:00pm, Buford Highway, Buford, Georgia 30518. This 11th day of February, 2025.
CHANDLER, BRITT & JAY, LLC
City Attorneys
OWNER: LARRY GILLESPIE
CURRENTLY ZONED: AR-1
PROPOSED ZONING: M-1
LOCATION: MCEVER RD 6686
A parcel of land situated, lying and being in Land Lots 149, 150, 151, 152, 160, 161, 167, & 168, 8th District of Hall County, Georgia, and being known as Tract 32 of the Lanier Greenwood property as shown on an amended plat by EM Smith, GILS #923, dated October 17, 1984, a copy of which is recorded in Plat Book 99, Pages 54-55 in the Office of the Clerk of Superior Court of Hall County, Georgia, and reference is made to the same for a more specific description of

the property herein conveyed. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 144527 02/26, 03/05
Notice is hereby given that on **FEBRUARY 27, 2025 at 10:00 AM** First Place Storage, 912 Gainesville Hwy, Ste A, Buford, GA 30518, the undersigned will sell at public auction by competitive bidding on www.bid13.com the following personal belongings stored at this facility. All sales are paid in cash only and all items must be removed from the unit within 72 hours. Management reserves the right to withdraw any unit from sale. Lot No: B148
Name: SCOTT PARRISH
Address: 5906 APPLE BLOSSOM COURT, STATE ROAD 30518, Unit No: B246
Name: ADHANI TUENE
Address: 5599 DAWSON CREEK LANE, BUFORD, GA 30542
General description of goods: Household goods and miscellaneous items to be sold at the unit on Tuesday, 02/27/25 TIME: 10:00 AM
Location: WWW.BID13.COM
144335 2/19, 2/26

NOTICE OF PUBLIC SALE
In accordance with Georgia Law 40-10-15, the following vehicle has been deemed abandoned and will be sold on 03-05-25 at 11:30. Location: 2420 Browns Bridge Rd Gainesville GA 30504
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144263 2/19, 2/26

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Public Sale at Auction
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1010 Dawsonville Hwy Gainesville GA 30501 03/05/2025 12:00pm
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household goods Ben Payne
1424
Furniture, electronics Antunio Castillo
1450
Household Items Queen bed dresser, Washer and Dryer Bags and Boxes.
Jason Butler
1536
Appliances, furniture, boxes, totes, etc Claudia Thibault
1555
Boxes and furniture Sloane Keys
1711
Beds, dressers, t.v's, furniture, decor, couches, kitchen stuff, clothes, toys, etc. Ronald Gess
1722
household goods Lauryn Burgess
2016
household goods Hannah Collins
221
household goods 144201 2/19, 2/26

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 301 W Ridge Rd Gainesville, GA 30501 March 14, 2025 1:00 PM
Tina Dorse
Clothes, shoes, kitchen appliances, etc. Unit 1074
Brenton Rucker
2 bedrooms, washer and dryer, boxes
The auction will be listed and advertised on

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Notice is hereby given that on **FEBRUARY 27, 2025 at 10:00 AM** First Place Storage, 912 Gainesville Hwy, Ste A, Buford, GA 30518, the undersigned will sell at public auction by competitive bidding on www.bid13.com the following personal belongings stored at this facility. All sales are paid in cash only and all items must be removed from the unit within 72 hours. Management reserves the right to withdraw any unit from sale. Lot No: B148
Name: SCOTT PARRISH
Address: 5906 APPLE BLOSSOM COURT, STATE ROAD 30518, Unit No: B246
Name: ADHANI TUENE
Address: 5599 DAWSON CREEK LANE, BUFORD, GA 30542
General description of goods: Household goods and miscellaneous items to be sold at the unit on Tuesday, 02/27/25 TIME: 10:00 AM
Location: WWW.BID13.COM
144335 2/19, 2/26

NOTICE OF PUBLIC SALE
In accordance with Georgia Law 40-10-15, the following vehicle has been deemed abandoned and will be sold on 03-05-25 at 11:30. Location: 2420 Browns Bridge Rd Gainesville GA 30504
2014 Acura, SE 19UABF37EAK002698
144263 2/19, 2/26

NOTICE OF PUBLIC SALE
Sunrise Cove Marina will sell at public auction the below described property on March 15th, 2025, at 5:15 PM Flat Creek Rd, Gainesville, GA 30504 at 11:00 A.M. Notice is hereby given to H.M. Nixon that this public forum is being held to make their needs known to Geraldine Price at gprice@aol.com. 144246 no later than 72 hours before the scheduled event. 144242 2/26, 3/5

Public Sale at Auction
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1010 Dawsonville Hwy Gainesville GA 30501 03/05/2025 12:00pm
Michael Orelly
household goods Ben Payne
1424
Furniture, electronics Antunio Castillo
1450
Household Items Queen bed dresser, Washer and Dryer Bags and Boxes.
Jason Butler
1536
Appliances, furniture, boxes, totes, etc Claudia Thibault
1555
Boxes and furniture Sloane Keys
1711
Beds, dressers, t.v's, furniture, decor, couches, kitchen stuff, clothes, toys, etc. Ronald Gess
1722
household goods Lauryn Burgess
2016
household goods Hannah Collins
221
household goods 144201 2/19, 2/26

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 301 W Ridge Rd Gainesville, GA 30501 March 14, 2025 1:00 PM
Tina Dorse
Clothes, shoes, kitchen appliances, etc. Unit 1074
Brenton Rucker
2 bedrooms, washer and dryer, boxes
The auction will be listed and advertised on

www.storageexpress.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 144527 02/26, 03/05
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General description of goods: Household goods and miscellaneous items to be sold at the unit on Tuesday, 02/27/25 TIME: 10:00 AM
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144335 2/19, 2/26

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Tina Dorse
Clothes, shoes, kitchen appliances, etc. Unit 1074
Brenton Rucker
2 bedrooms, washer and dryer, boxes
The auction will be listed and advertised on

EXHIBIT “B”

PLAN OF FINANCE

BRENAU UNIVERSITY, INC.

The plan of finance (the “*Plan of Finance*”) of Brenau University, Inc. (the “*University*”) is to request Gainesville and Hall County Development Authority (the “*Authority*”) to issue (in addition to any other obligations previously authorized or issued) one or more series of up to approximately \$25,000,000 of its qualified 501(c)(3) bonds as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the “*Code*”), for educational facilities (the “*Bonds*”) for the purpose of (a) financing or refinancing, in whole or in part, the cost of the acquisition, construction, installation and equipping of certain educational facilities, real property, equipment and improvements owned, or to be owned, or operated by the University or one of its affiliates located in the City of Gainesville, Georgia, including but not limited to, the Featherbone Communiversity building located at 1001 Chestnut Street, S.E., Gainesville, GA 30501 and certain other capital projects on the main campus of the University (collectively, the “*Facilities*”); (b) refunding all or a portion of certain obligations previously issued by the Authority for the benefit of the University or one of its affiliates, including but not limited to, the (i) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2014 issued in the original aggregate principal amount of \$7,900,000 (the “*Series 2014 Bonds*”); (ii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2018, issued in the original aggregate principal amount of \$9,710,000 (the “*Series 2018 Bonds*”); and (iii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2019, issued in the original aggregate principal amount of \$5,305,000 (the “*Series 2019 Bonds*”); (c) refunding all or a portion of certain loans issued by Truist Bank, a North Carolina state banking association, as successor by merger to Branch Banking and Trust Company, for the benefit of the University or one of its affiliates (the “*Bank Loans*” and, together with the Series 2014 Bonds, the Series 2018 Bonds and the Series 2019 Bonds, the “*Refunded Obligations*”); and (d) paying all or a portion of the costs of issuance of the Bonds.

The Bonds may be issued by the Authority pursuant to the Plan of Finance from time to time and in one or more series in an aggregate principal amount of up to \$25,000,000 during the expected three-year period commencing on the date of approval of the Plan of Finance. It is the intention of the University and the Authority that the first series of Bonds will be issued not later than one year from the date of approval of the Plan of Finance.

**RESOLUTION OF THE MAYOR AND CITY COUNCIL OF
THE CITY OF GAINESVILLE, GEORGIA, APPROVING
THE PLAN OF FINANCE FOR THE ISSUANCE BY
GAINESVILLE AND HALL COUNTY DEVELOPMENT
AUTHORITY OF ITS REVENUE BONDS FOR THE
BENEFIT OF BRENAU UNIVERSITY, INC.**

WHEREAS, the Gainesville and Hall County Development Authority (the “**Authority**”) has been requested by Brenau University, Inc., a Georgia nonprofit corporation (the “**University**”) to assist in a plan of finance (the “**Plan of Finance**”) for the purpose of (a) financing or refinancing, in whole or in part, the cost of the acquisition, construction, installation and equipping of certain educational facilities, real property, equipment and improvements owned, or to be owned, or operated by the University or one of its affiliates located in the City of Gainesville, Georgia, including but not limited to, the Featherbone Communiversiity building located at 1001 Chestnut Street, S.E., Gainesville, GA 30501 and certain other capital projects on the main campus of the University (collectively, the “**Facilities**”); (b) refunding all or a portion of certain obligations previously issued by the Authority for the benefit of the University or one of its affiliates, including but not limited to, the (i) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2014 issued in the original aggregate principal amount of \$7,900,000 (the “**Series 2014 Bonds**”); (ii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2018, issued in the original aggregate principal amount of \$9,710,000 (the “**Series 2018 Bonds**”); and (iii) Gainesville and Hall County Development Authority Revenue Bond (Brenau University, Inc. Project), Series 2019, issued in the original aggregate principal amount of \$5,305,000 (the “**Series 2019 Bonds**”); (c) refunding all or a portion of certain loans issued by Truist Bank, a North Carolina state banking association, as successor by merger to Branch Banking and Trust Company, for the benefit of the University or one of its affiliates (the “**Bank Loans**” and, together with the Series 2014 Bonds, the Series 2018 Bonds and the Series 2019 Bonds, the “**Refunded Obligations**”); and (d) paying all or a portion of the costs of issuance of the hereinafter defined Bonds, by issuing from time to time in one or more series in the aggregate principal amount of up to approximately \$25,000,000 of its qualified 501(c)(3) bonds as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the “**Code**”), for educational facilities (the “**Bonds**”), and Treadwell Syfan, Hearing Officer (the “**Hearing Officer**”) held a public hearing (the “**Hearing**”) with respect to such proposed Plan of Finance (a copy of which is on file with the Hearing Officer); and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”), provides that the governmental unit having jurisdiction over the Authority of private activity bonds and over the area in which any facility financed with the proceeds of such private activity bonds is located shall approve the issuance of such bonds; and

WHEREAS, the Authority issues its revenue bonds on behalf of the City of Gainesville, Georgia, the Facilities and the facilities financed or refinanced with the Refunded Obligations are located in the City of Gainesville, Georgia, and the Mayor and City Council of

the City of Gainesville, Georgia (the “**Governing Body**”) constitutes the elected legislative body of the Governing Body; and

WHEREAS, a certificate regarding the public hearing has been filed with the minutes of this meeting;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body, and IT IS HEREBY RESOLVED by the authority of the same, as follows:

Section 1. The issuance of the Bonds from time to time in one or more series by the Authority pursuant to the Plan of Finance for the benefit of the University or one of its affiliates, in an aggregate outstanding principal amount of up to approximately \$25,000,000 (in addition to any other obligations previously approved or issued by the Authority) is hereby approved to the extent required by Section 147(f) of the Code, as follows:

(a) The purpose for the issuance of the Bonds is to (a) finance or refinance the Facilities; (b) refund all or a portion of the Refunded Obligations; and (c) pay all or a portion of the costs of issuance of the Bonds.

(b) The main campus of “Brenau University” is located at 500 Washington Street SE, Gainesville, Georgia 30501. The Facilities and the facilities financed or refinanced with the Refunded Obligations are located on the main campus of Brenau University or other sites proximate to the main campus, as well as on other sites that are operated by the University as part of its integrated educational operations, including but not limited to, 1001 Chestnut Street, S.E., 429 Academy Street, 301 Main Street, S.W, 364 Green Street, 340 Green Street, 121 Prior Street, 211 Prior Street, 223 Prior Street, 225 Prior Street, and 290 Prior Street, 330 to 352 Boulevard N.E., and athletic facilities located at Jesse Jewell Parkway across from the intersection of Victory Street with Jesse Jewell Parkway, all in Gainesville, Georgia 30501.

(c) The Bonds may be issued by the Authority pursuant to the Plan of Finance from time to time and in one or more series in an aggregate principal amount of (i) up to \$8,000,000 to finance or refinance for the University the cost of the acquisition, construction and installation of the Facilities, and (ii) up to \$19,500,000 to refund the Refunded Obligations previously issued for the benefit of the University to finance or refinance buildings, equipment, real property and facilities for the University; *provided that* the aggregate principal amount of the Bonds to be issued in one or more series will not exceed \$25,000,000.

(d) The initial legal owner or principal user of the Facilities financed with the Bonds or the facilities refinanced with the Bonds will be the University or one of its affiliates.

(e) The Bonds may be issued from time to time in one or more series.

Section 2. Such approval by the Governing Body does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the University or the Facilities, and the Bonds shall not constitute an indebtedness or obligation of the State of Georgia or of any county, municipal corporation or political subdivision thereof, but the Bonds shall be payable solely from the revenues derived from the University and pledged to the payment thereof and no owner of any of the Bonds shall ever have the right to compel any exercise of the taxing power of said State or of any county, municipal corporation or political subdivision thereof, nor to enforce the payment thereof against any property of said State or of any such county, municipal corporation or political subdivision.

Section 3. All acts and doings of the officers and members of the Governing Body which are in conformity with the purposes and intent of this Resolution shall be, and the same hereby are, in all respects approved and confirmed.

Section 4. This resolution shall take effect immediately upon its adoption.

ADOPTED this _____ day of _____, 2025.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville, Georgia and as such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: March 27, 2025

Date Submitted: March 27, 2025

Final Approval Date: March 27, 2025

Presenter: Abb Hayes, City Attorney

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

- Proposed Zoning Resolution 2025-01

Meeting Date: April 1, 2025

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the March 11, 2025, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

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 building is 4-stories, 62,310 square feet in size with 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.

Department Recommendation:

Staff and PAB recommended approval with nine conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Resolution ZR-2025-01:

I move to approve the resolution to allow an extended stay hotel within General Business (G-B) zoning district with nine conditions as presented.

Denial of the Request:

I move to deny the request.

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. Legal Ad
2. PAB Recommendation Report
3. Proposed Zoning Resolution ZR-2025-01
4. Location maps
5. Narrative
6. Exterior elevations
7. Site plans
8. Grading plan
9. Floor plans
10. Hotel Information

Name: Liliana Sanchez
Address: 4738 Coker
Dr Flowery Branch, GA
30542
Phone: 770-547-7138
E m a i l :
lilianasanchez5524@gmail.com
145185 3/12, 19, 26, 4/2

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren):
Giovanni Hernandez
Olivia Madrigal
Petitioner,
v.
Brandson Hernandez
Respondent.
Civil Action File No: 2025CV000323JJD
NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
A petition was filed in the Superior Court of Hall County on February 27th, 2025, and to change the name of the following minor child(ren):
From:
Giovanni Hernandez
Proposed New Name: Giovanni Madrigal
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: 02/27/2025
Olivia Madrigal
Petitioner Pro se
Name: Olivia Madrigal
Address: 2288 Lee Land Rd Gainesville, GA 30507
Phone: 470-332-3231
E m a i l : oliviamadrigal119@yahoo.com
145045 3/12, 19, 26, 4/2

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren):
Jeniffer Jolene Grace Oglesby
Rosanna Irene Bolton
Petitioner,
v.
Joseph Frederick Oglesby
Respondent.
Civil Action File No: 2025CV000279
NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
Rosanna Bolton filed a petition in the Superior Court of Hall County on February 20, 2025, to change the name of the following minor child(ren)
From Jeniffer Jolene Grace Oglesby to Jeniffer Jolene-Grace Bolton
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: February 20, 2025
Rosanna Bolton
Petitioner Pro se
Name: Rosanna Bolton
Address: 2419 Old Thompson Bridge Rd, Apt. J6 Gainesville, GA 30501
Phone: 706-726-8360
144728 2/26,3/5,12, 19

Public Hearings

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, April 1, 2025 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in Gainesville on the following requests:
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
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
NOTE: In accordance with Georgia law,

CLASSIFIED ADVERTISING

anyone who wishes to express opposition to the proposed zoning action, and hasmade, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with thePlanning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA §36-67A-3 3 (c))
145261 3/12

NOTICE OF PUBLIC HEARING UPON APPLICATION FOR ANNEXATION AND REZONING
Pursuant to O.C.G.A. § 36-36-1 et seq, and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit "A", to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit "A" attached hereto.
The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on Tuesday, March 11, 2025, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, April 7, 2025 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. This 11th day of February, 2025.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: LARRY GILLELAND
CURRENTLY ZONED: AR-1
PROPOSED ZONING: M-1
LOCATION: 6686 MCEVER RD
A parcel of land situated, lying and being in Land Lots 149, 150, 151, 158, 160, 161, 167, & 168, 8th District of Hall County, Georgia, and being known as Tract 32 of the Lanier Greenwood property as shown on an amended plat by EM Smith, GRLS #923, dated October 17, 1984, a copy of which is recorded in Plat Book 99, Pages 54-55 in the Office of the Clerk of Superior Court of Hall County, Georgia, and reference is made thereto for a more specific description of the property herein conveyed.
144214 2/19, 26, 3/5, 12, 19, 26

PUBLIC NOTICE CITY OF OAKWOOD, GEORGIA
Be advised pursuant to the City of Oakwood Code, Chapter 54 "Zoning", a public hearing has been scheduled before the Oakwood City Council on the 14th day of April 2025 at 7:00 p.m., at the Oakwood City Hall, 4035 Walnut Circle, Oakwood, Georgia for the application of:
• Rochester/DCCM has made application to annex and rezone properties totaling +/- 1.72 acres with the zoning from Hall County R-1 "Residential" to Oakwood C-2 "Highway Business" on Tax Parcels #08028 000006 +/- 0.69 acres & # 08028 000007 +/- 1.03 acres and further identified as 3017 Atkins Drive & 3031 Atkins Drive according to

the current street numbering system of Hall County, Georgia.
• Development TC, Inc. has mad application to rezone property totaling +/- 2.07 acres from Oakwood M-1 "Light Industrial" to Oakwood M-2 "Heavy Industrial" on Tax Parcel #08073 000014A and further identified as 4189 Tanners Creek Drive according to the numbering system of Hall County, Georgia. At said public hearing all persons or residents owning property in the City of Oakwood or in the area proposed for rezoning may be heard on the question of zoning of such area by the City of Oakwood. City of Oakwood, 4035 Walnut Circle, Oakwood, Georgia. Peggy Funderburk Permit Clerk
145075 3/12

PUBLIC NOTICE
The Braselton Zoning Board of Appeals will hold a Public Hearing on Tuesday, April 15, 2025, at 6:30 pm on the following items:
25-01-VAR
Application for a variance from Mark Farley, Seibert & Son, Inc. on property owned by Rekha Kesavan, Skanda Enterprises LLC. The property is identified as 2316 Hunting Creek Court (Hall County Tax Parcel 15041J000014). The property is approximately 1.1 acres. The property is zoned General Commercial. The applicable Development Code section for which the applicant and owner is seeking relief is Section 11.2 (Stream Buffer Protection).
COPIES OF THE APPLICATION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/government/town_officials/zoning_board_of_appeals.php
FOR MORE INFORMATION CONTACT KEVIN KELLER AT: kdkeller@braselton.net
ALL BRASELTON ZONING BOARD OF APPEALS PUBLIC HEARINGS ARE HELD AT THE FOLLOWING LOCATION: BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASELTON, GA 30517 145199 3/12

Public Sales/Auctions

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1010 Dawsonville Hwy Gainesville GA 30501 03/20/2025 12:00pm
1034 washer dryer king size bed and 30-40 boxes
Ashley Lamon 1117 household small furniture
Rodney Atterholt 1237 bedroom set, sofa, coffee table, boxes, night stand
Keenan Hutson 1240 household furniture and misc
Joshua Gore 1307 household goods
Lauren Johnson 1498 Furniture,boxes
Eric Yum 1729 tools, household items, clothing
Kimberly Jones 1806 boxes furniture
Maria Andrade 1904 Household items
Mia Bailey 2233 furniture
144624 3/5, 3/12

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
3719 Winder Hwy Flowery Branch GA 30542, 03/20/2025 at 2:00pm
3002

Kayshell Shields Household Goods 3104
Sandra Stringer Household Goods 5027
Vickie Barrett Household Goods 5033
Sally Capitos Household Goods 6039
Sally Capitos Household Goods 6103
Tyshawn Bryant Household Goods 7007
Matt Hudson Household Goods
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
144854 3/5, 3/12

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 891 W Ridge Rd Gainesville, GA 30501 March 28, 2025 1:00 PM
Unit 2068 Catherine McClellan Furniture, tables, chairs, clothes, dresser, boxes
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
145132 3/12, 3/19

LEGAL NOTICE OF PUBLIC SALE: Pursuant to GA **Self-Storage Facility Act & to satisfy Owner's lien Storage Depot of Gainesville GA (770)536-0019** will conduct a public auction of the contents of storage units described below to be purchased AS-IS. TERMS listed on auction website. See and bid on all units 24/7 ending at/after **1:00 PM on MARCH 20, 2025 @ www.LockerFox.com**. SALE IS SUBJECT TO ADJOURNMENT until the winning bidder takes possession of the property.
STORAGE DEPOT 879 SW AIRPORT DR, GAINESVILLE, GA 30501: FELICIA GARDNER 300D: fan, baskets, boxes, clothing; ALMECA THOMAS 422: dresser, boxes, household goods; MICHAEL TURNER 435: dressers, mattresses, boxes, totes, chest freezer, toys, microwave, clothing; ADRAIN MCCOYBROWN 491: furniture, boxes, household goods.
STORAGE DEPOT 1150 SW DORSEY ST, GAINESVILLE, GA 30501: TONY GRANT 509ADA: mattresses, fan, boxes, bags, household goods.
STORAGE DEPOT 635 INDUSTRIAL BLVD, GAINESVILLE, GA 30501: GREG CARSON 123: dollies, 'CLEANERS' sign, racks, boxes, fan; MELISSA WITHERS 176: maress, boxes, bags, toys; LUCAS SIPPY 228: totes, boxes, shopvac, fishing poles, dryer
144951 3/5, 3/12

NOTICE OF PUBLIC SALE
Smart Move Storage Gainesville located at 3658 Thompson Bridge Road , Gainesville, GA, 30506 will hold an online public sale to enforce a lien imposed on said property, as described below, pursuant to the Georgia Self Storage Facility Act, Georgia Code 10-4-210 to 10-4-215. The auction will be held on website www.storageauctions.com (<http://www.storageauctions.com>) and will end at Thursday March 20, 2025 at 12:00 pm. Unless stated otherwise,

the personal goods stored therein by the following may include, but are not limited to general household items, furniture, boxes, clothes, appliances and vehicles. Registered or motor vehicles are sold "As Is/Parts Only", no titles or registration.
1021 - Valerie Brooks 144922 3/5, 3/12

Notice of Self Storage Sale
Please take notice **McEver Road Self Storage** 5140 McEver Road Oakwood GA 30566 intends to hold a public sale to sell the property stored in the following units stored at this facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 3/19/2025 at 2:00pm. Unless stated otherwise the description of the contents are household goods, furnishings, and garage essentials.
Even Harris Unit #063 Household Goods, Misc.
Leslie Turner Unit #158 Household Goods, Misc.
Trenton Arthur Unit #160 Household Goods, Misc.
Thomas Long Unit #205 Household Goods, Misc.
Jerry Mintz Unit #215 Household Goods, Misc.
Curtis Rosebud Unit #290 Household Goods, Misc.
Randy Martin Unit #409 Household Goods, Misc.
Shanegwa Gibson Unit #414 Household Goods, Misc.
Amanda Francisco Unit #422 Household Goods, Misc.
Julius Hutchinson Unit #423 Household Goods, Misc.
Felipe Rios Unit #604 Household Goods, Misc.
Chrispin Tshimungu Unit #606 Household Goods, Misc.
Jason Adams Unit #738 Household Goods, Misc.
Chrystal Saxon Unit #845 Household Goods, Misc.
DeShaun Young Unit #849 Household Goods, Misc.
Tiffany Tatum Unit #877 Household Goods, Misc.
Marisa Mapes Unit #906 Household Goods, Misc.
Amy Conger Unit #922 Household Goods, Misc.
All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See store manager for more details. All sales are cash only and all items must be removed from the unit within 48 hours. The winning bidder must place a \$100.00 cash deposit. Once unit is cleaned out the \$100.00 will be returned.
144747 3/5, 3/15

Notice of Self Storage Sale
Please take notice Midgard Self Storage - Oakwood 3825 Old Flowery Branch Rd Oakwood GA 30566 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 3/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. David Swint unit #A025; Julie Hammock unit #CCB68. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
144647 3/5, 3/12

Notice of Self Storage Sale
Please take notice Midgard Self Storage - Oakwood 3825 Old Flowery Branch Rd Oakwood GA 30566 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 3/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Timothy L Jones unit #A21; Lori Burns unit #C16; Aldon Hulllett unit #D10; Bristyn Stevens unit #F08; Cinnamon Bacca unit #G03; Jay Harris unit #L32. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
144649 3/5, 3/12

Notice of Self Storage Sale
Please take notice Midgard Self Storage - Gainesville GA 1405 NW McEver Rd Gainesville GA 30504 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com

on 3/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Thomas W Lachner unit #1014; Sandra Randolph unit #2033; Naomi Garcia unit #B108; Willie Treadwell Jr unit #B124; Quinshe Washington unit #C122; Quavis Carruth unit #C134; Abdussaboor Shamsuddeen unit #C144; Jose M Garcia unit #D103; Alyssa Cormick unit #D136; Teresa L Waldrop unit #E122; Geramy Sablock unit #E140. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
144653 3/5, 3/12

Notice of Self Storage Sale
Please take notice Midgard Self Storage - Gainesville2 2779 Dawsonville Hwy Gainesville GA 30506 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 3/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Joshua Vick unit #600; Eric Anthony unit #620; Sara Arlint unit #837. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
144646 3/5, 3/12

Notice of Self Storage Sale
Please take notice Midgard Self Storage - Lanier 5335 Browns Bridge Rd Gainesville GA 30504 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 3/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Surina Cannon unit #37; Chelsea Pettis unit #56; Gigi Andrews unit #96; Dawn Robertson unit #B04; Sheila Witt unit #B129; Mike Fleming unit #B37; Austin Larsen unit #B40. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
144650 3/5, 3/12

Notice of Self Storage Sale
Please take notice Midgard Self Storage - Oakwood 3825 Old Flowery Branch Rd Oakwood GA 30566 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 3/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Timothy L Jones unit #A21; Lori Burns unit #C16; Aldon Hulllett unit #D10; Bristyn Stevens unit #F08; Cinnamon Bacca unit #G03; Jay Harris unit #L32. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
144649 3/5, 3/12

WILL BE Sold Online at **Lockerfox.com**
Notice is hereby given that on Auction Date: March 17, 2025 U-Haul Company of Northeast Georgia will Sell under the contractual landlords lien process by Online auction the following storage units. The goods to be sold are generally described as household goods.

Gainesville:
U-Haul Of Oakwood:
1052 Karen Taylor
132 Dwayne Thomas
144773 3/5, 3/12

Probate Notices

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE : ESTATE OF Kathleen Davidson, DECEASED
ESTATE NO. E-24-72 3 PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: whom it may concern:
William A. Davidson has petitioned for (Letters of Administration) to be appointed administrator of the estate of **Kathleen Davidson** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. April 7th, 2025.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street First Floor
Gainesville, Georgia 30501
Address
770-531-6923
Telephone Number
144691 2/26,3/5,12,19

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE : ESTATE OF Conway Benjamin Elliott, DECEASED
ESTATE NO. E-24-059 PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: whom it may concern:
Lindsey Erin Elliott has petitioned for (Letters of Administration) to be appointed administrator of the estate of **Conway Benjamin Elliott** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. April 7th, 2025.
BENOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition

GAINESVILLE PLANNING and APPEALS BOARD 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**
Planning & Appeals Board 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.
-

Excerpts from the March 11, 2025 PAB Meeting Minutes

Applicant Presentation: Aneesh Patel, 809 Jesse Jewell Parkway, stated the reason for purchasing the property was it was zoned for a hotel but was unaware at that time changes to the code created obstacles regarding parking and site requirement. Mr. Patel stated the hotel won the JD Associates number one mid segment to upper scale segment award two years ago and will compete with higher end rates starting at \$150 and above. Most guests stay three to six days at a time but enjoy the flex space which is a healthier option being able to cook rather than eating out. His opinion was the project will benefit the city and county by helping facilitate the growth. The room images and details were explained by Mr. Patel stating only twenty percent will have a range/oven / dishwasher and no paper products being used only china-ware will be used in order to help with conservation and recycling.

FAVOR: None

OPPOSE: Christine Osasu, 1738 Lanier Springs Drive, stated she lives in the Beechwood Estates and appreciates all work by the staff and understands it would be a nice hotel. The main concern was the existing traffic issue, only one exit for the neighborhood and seems no concern regarding traffic issues for the people in the neighborhood. She then spoke about extended stays having a bad reputation in Gainesville and concerned with it being a high end extended stay in years to come. Ms. Osasu would prefer for the extended stay not be near her home and it affecting the property value of the homeowners.

Chairman Carter advised the property was zoned in 2010 for a hotel and the only reason for the public hearing was for an extended stay hotel but with no changes a hotel could be built. Ms. Osasu again expressed an extended stay has a different spirit and concerned about living next to an extended stay.

Rebuttal: Mr. Patel stated the customer base would be around eighty at maximum and not every parking space will be occupied. He mentioned traffic from the hotel would not be much of a concern with the restaurants having around 300 vehicles per day. His commented since it is Hilton property, a leader in the market along with Marriott, trending in the \$200's and always positive reviews. Mr. Patel advised there seems to be a misconception in Gainesville regarding extended stay hotels due to some hotels deciding to become an extended stay but with the rates being in the range of \$150 to \$200 and the type of property would not be an issue for the future and remaining a high-end hotel. Also mentioned, people traveling in town for ballgames and events usually stay at Holiday Inn Express, Hampton Inn or Super 8, not at an extended stay hotel.

Chairman Carter asked Mr. Ligon to remind everyone how long ago the standards were raised for an extended stay hotel and was advised approximately 4 years ago. Chairman Carter replied it was addressed due to some problems with some existing extended stay hotels in the community.

Board Member Young asked if it were older hotels which were single occupancy being turned into extended which was confirmed. There was discussion of the proposed project being different and designed for an extended stay.

There was a motion to recommend conditional approval of the special use request for an extended stay hotel having a zoning of General Business (G-B) with the following conditions:

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.

Motion made by Board Member Simmons

Motion seconded by Board Member Young

Vote – 5 favor, 2 absent (Thompson, Martin)

RESOLUTION ZR-2025-01

APPROVAL OF A REQUEST FOR A SPECIAL USE SUBJECT TO APPROVAL BY THE CITY COUNCIL

WHEREAS, under **Chapter 9-6-5 G-B General Business District** of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-5-2 Permitted and Special Uses** allows an *extended stay lodging services* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Aneesh Patel** allow *an extended stay hotel* within a General Business (G-B) zoning district identified as follows:

00-115-002-085
1181 Dawsonville Highway, NW
Ward One

WHEREAS, the application has been evaluated under any criteria specified in the aforesaid section; and

WHEREAS, the **Gainesville Planning and Appeals Board** held a public hearing regarding this matter on **March 11, 2025**.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code with the following conditions:

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.

RESOLUTION ZR-2025-01

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.

Adopted this _____ day of _____, 2025.

Zack Thompson, Mayor Pro Tem

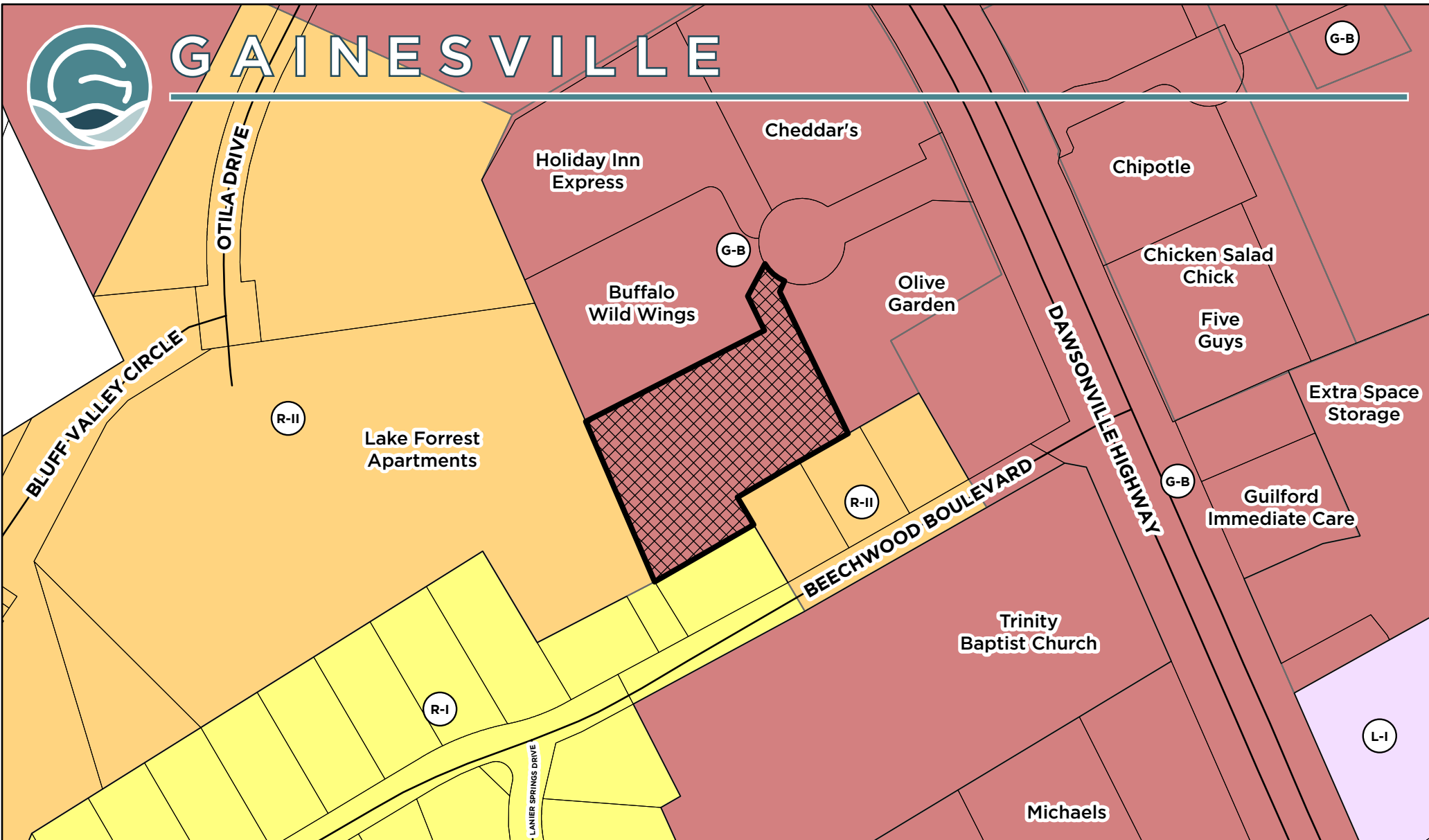
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

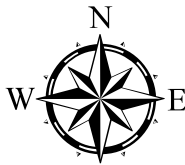
ATTEST:

Denise O. Jordan, City Clerk



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

Lake Forrest Apartments

Buffalo Wild Wings

Olive Garden

BEECHWOOD BOULEVARD

DAWSONVILLE HIGHWAY

LANIER SPRINGS DRIVE

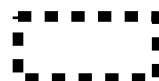
Applicant: **ANEESH PATEL**

SPECIAL USE REQUEST

Subject Property Address:
1181 Dawsonville Highway, NW

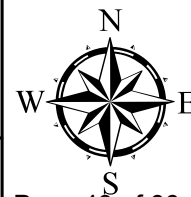
Tax Parcel:
00-115-002-085

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



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

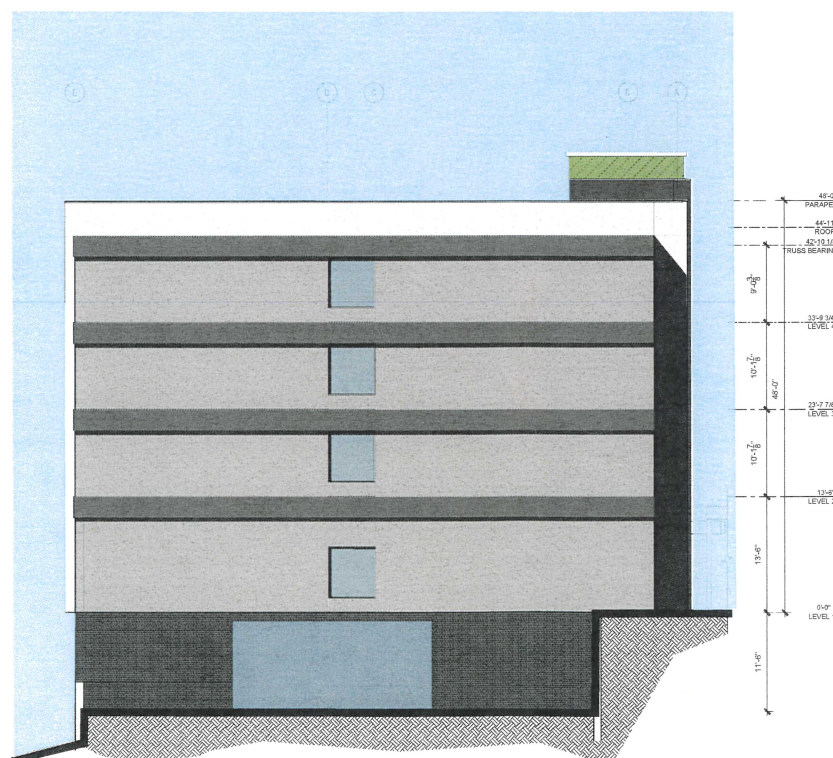
- Beer & Wine along with small bites during evening social hours
- Cozy Outdoor patio space with grills, fireplace, café lights, couches, and TVs.
- Contemporary lobby with fireplace, high end furniture, TVs, coffee bar and 24hrs reception & housekeeping
- Spin to Cycle gym. Spin bikes, treadmill, elliptical,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

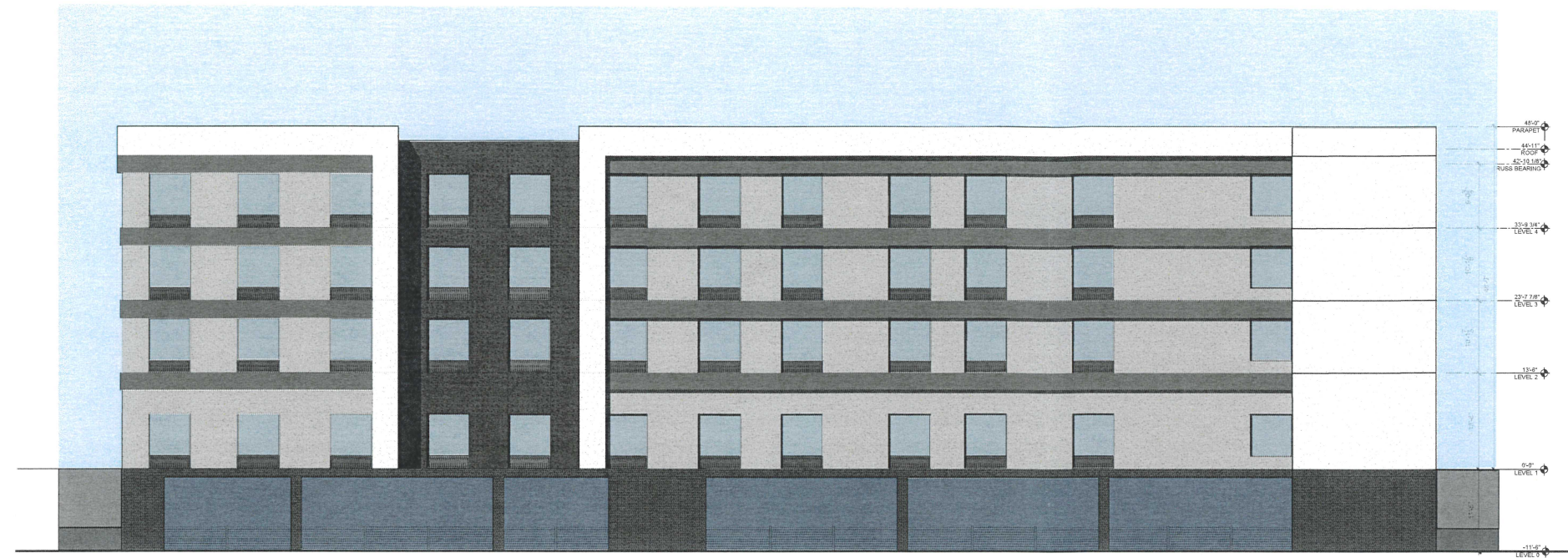
DRAWING RECORD

THOMPSON GREENE
ARCHITECTS

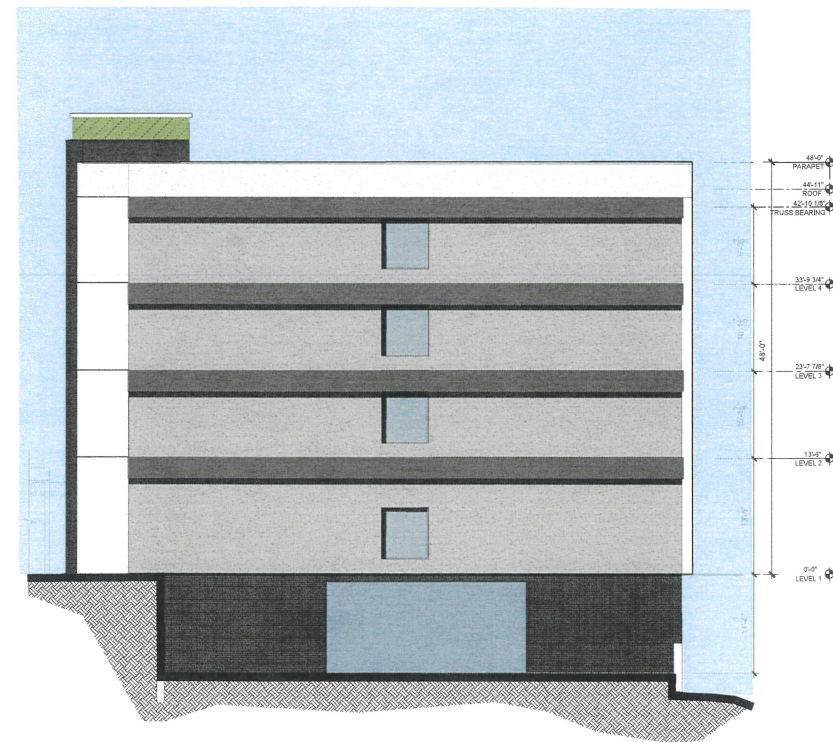
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EXTERIOR
ELEVATIONS

A-4.1



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



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

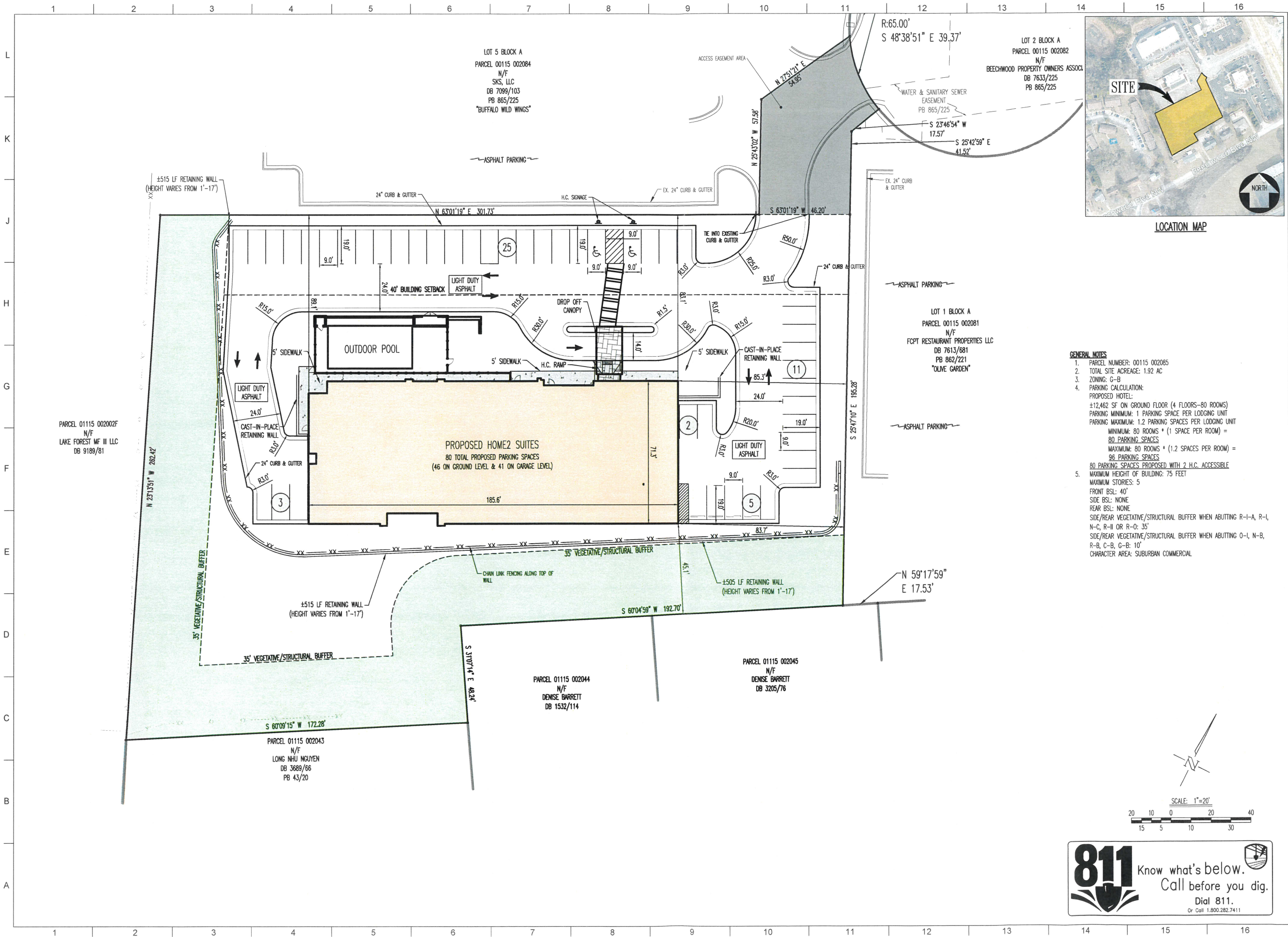
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EXTERIOR
ELEVATIONS

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

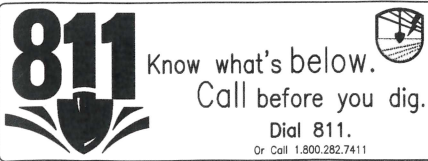
HOME2 GAINESVILLE

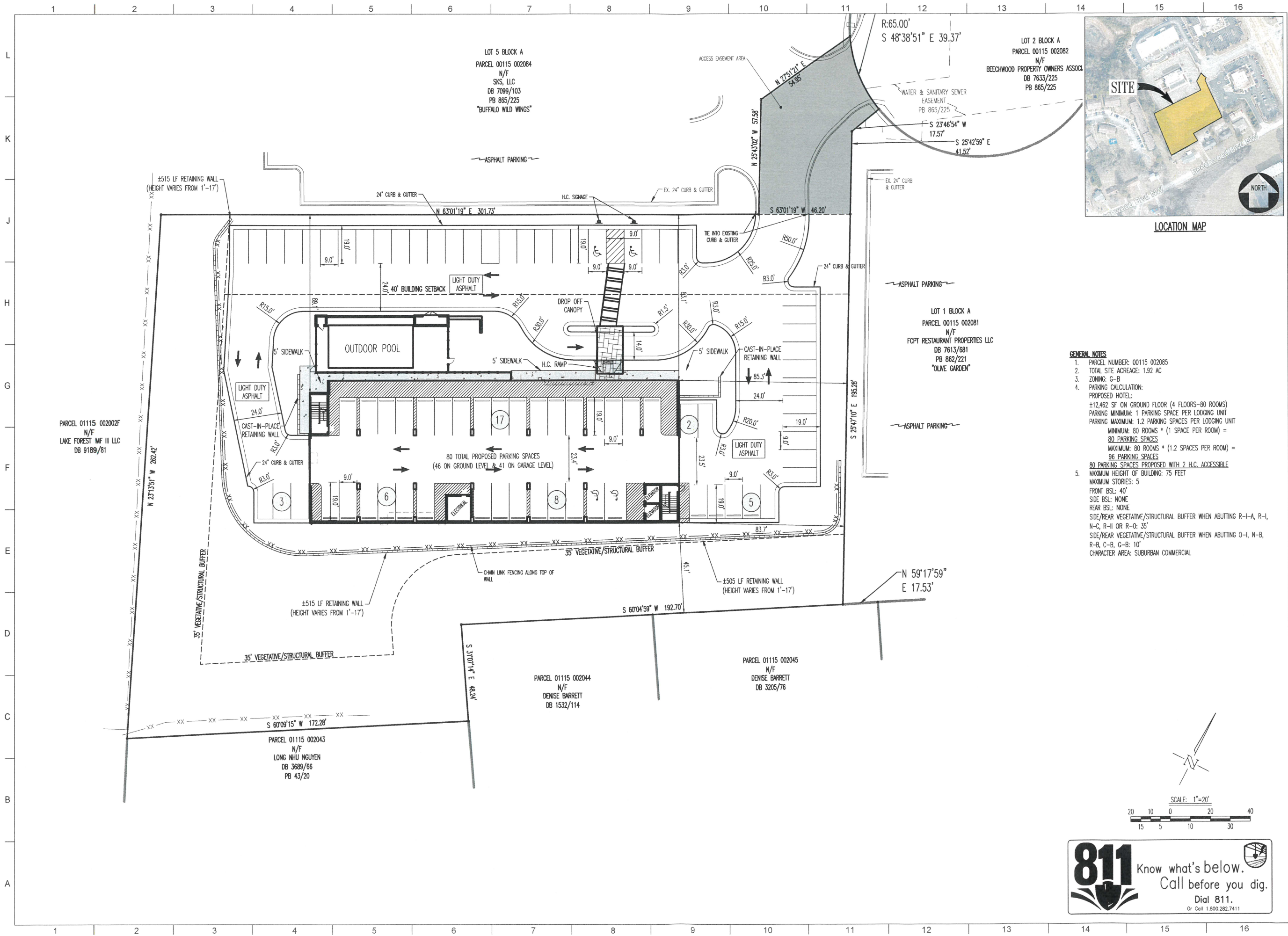
1181 NW DAWSONVILLE HWY
LAND LOT 172, 9TH DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

CONCEPTUAL
SITE
PLAN

C-2A

DATE: 12/02/2024





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

JOB: 24-042

DRW: JJS

CHK: MCZ

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

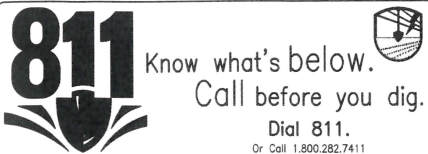
HOME2 GAINESVILLE

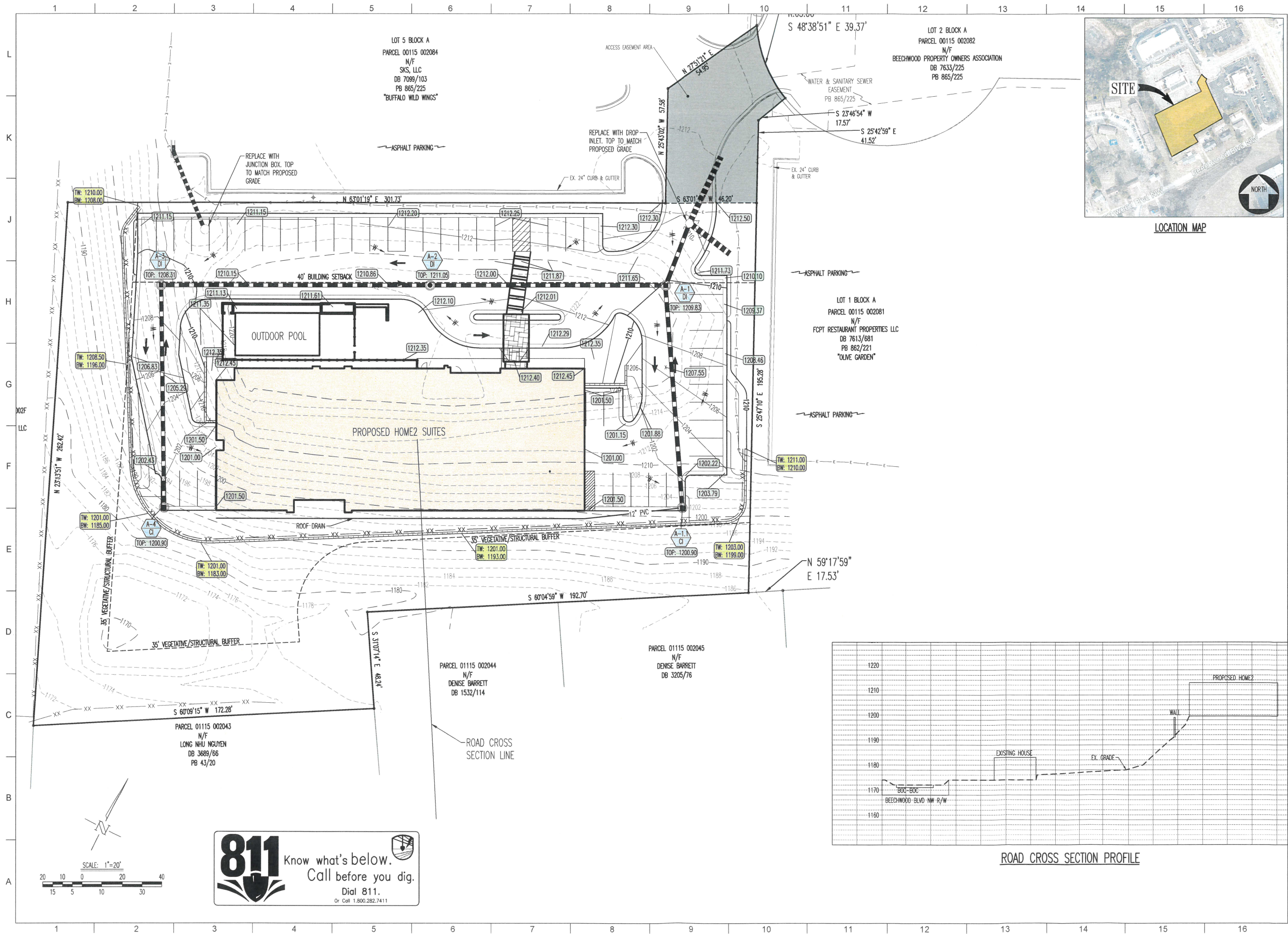
11.81 NW DAWSONVILLE HWY
LAND LOT 172, 9th DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

CONCEPTUAL
SITE
PLAN

C-2B

DATE: 12/02/2024





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



CSWIC 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
GRADING
PLAN

C-3A

DATE: 12/02/2024

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FIRST FLOOR PLAN

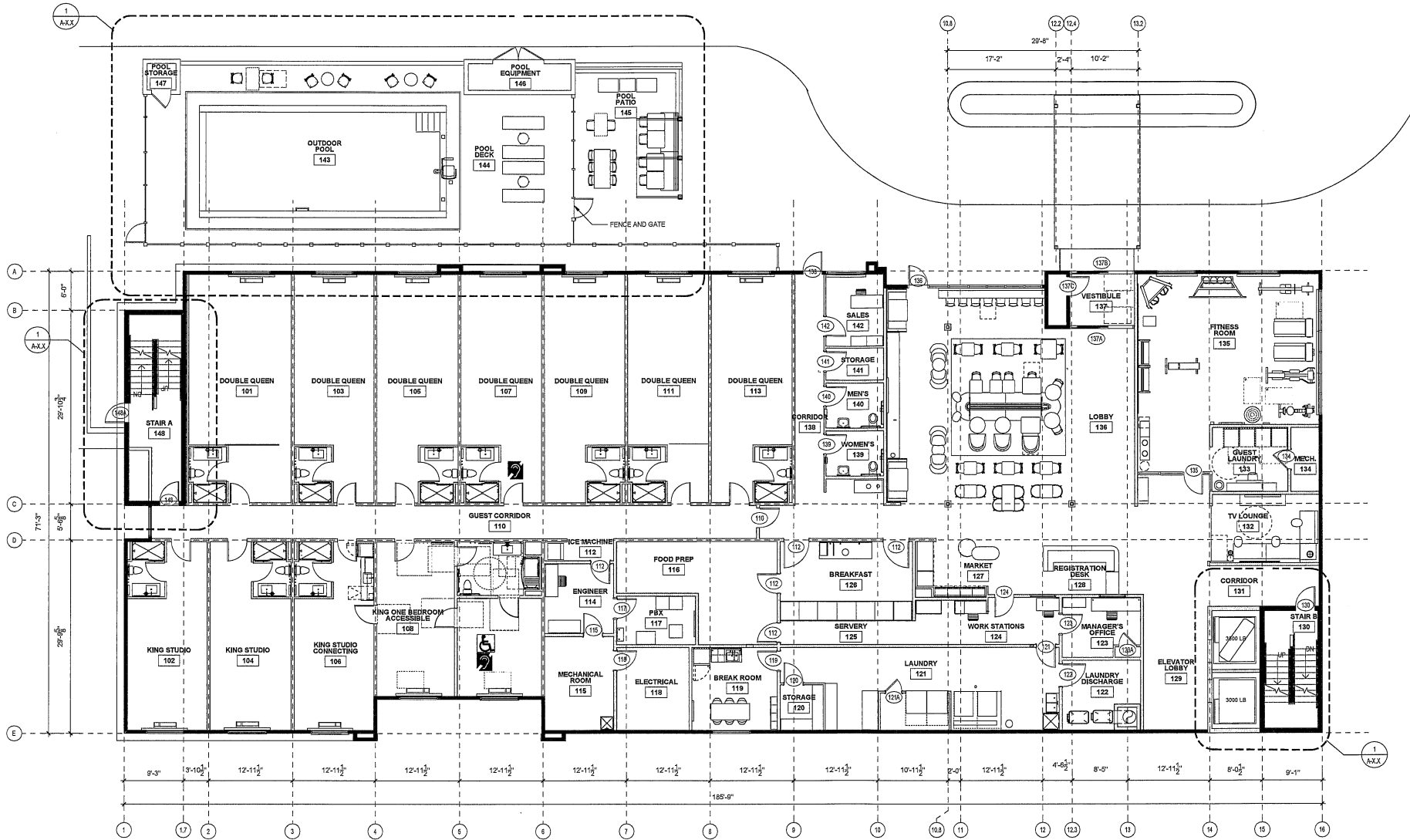
A-1.1

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 COSSSES & 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
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
	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		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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THOMPSON GREENE
ARCHITECTS

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SECOND FLOOR PLAN

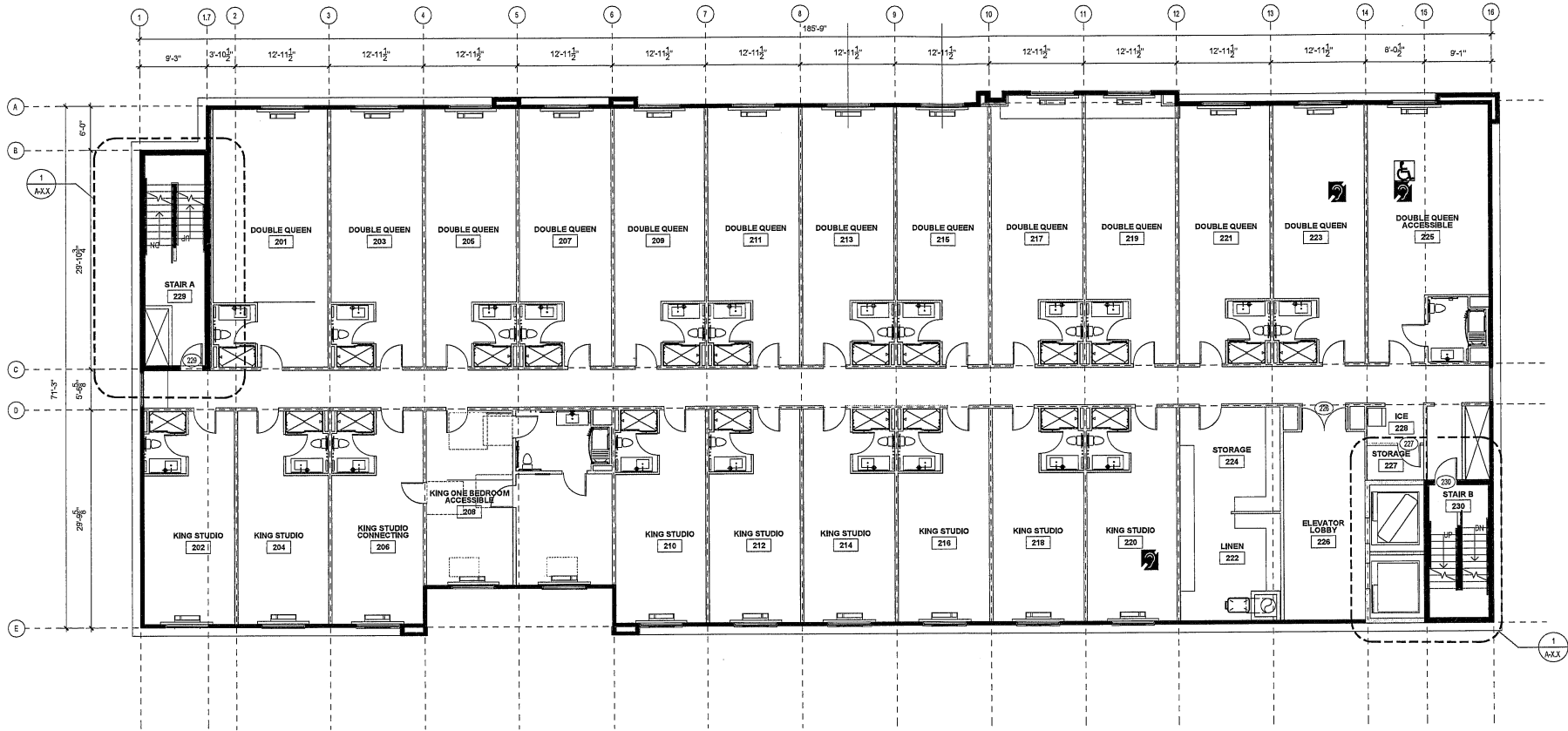
A-1.2

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 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.



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.
- DETENTION, 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	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	23
LEVEL 4	9	1			11	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

- A. REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES.
- B. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS.
- C. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR STORAGE AREAS.
- D. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR MECHANICAL, ELECTRICAL & EQUIPMENT ROOMS.
- E. 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.
- F. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQS FOR ROOFING MATERIAL.
- G. ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
- H. REFER TO STANDARDS FOR FURNITURE & EQUIPMENT REQS.
- I. REFER TO HODS FOR FURTHER ADDITIONAL REQS FOR PUBLIC SPACES & EQUIPMENT.
- J. FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING W/ NFPA 72 (1999 OR 2022 ADDITION A 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

- 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 ROOF CANOPY ABOVE VEHICULAR DROP OFF - REFER TO SITE PLAN AND DETAIL.
- 6 CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A-01 FOR TRANSITION DETAIL.
- 7 FLOOR DRAIN.
- 8 PTAC UNIT.
- 9 HOSE REEL - FROST FREE WHERE REQUIRED, TAMPER RESISTANT, RECESSED.
- 10 HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- 11 GUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- 12 PROMOTE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 50'.
- 13 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 HODS FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA.
- 14 ROOF OF POOL BELOW.
- 15 CANOPY/TRELLIS BELOW.
- 16 DRY VENT LOUVER - REFER TO ELEVATIONS.
- 17 WIRE SHELVING SYSTEM - REFER TO FIRE FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- 18 FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS); INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F. CABINETS TO BE FULLY RECESSED.
- 19 KEYCARD READER ENTRANCE HARDWARE, MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR.
- 20 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.
- 21 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.
- 22 CONNECTING DOOR AT LEVEL 2 ONLY.
- 23 REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN.
- 24 HYDRATION STATION.
- 25 SEE 0A-456 FOR DOOR TRIM AND FINISHES.

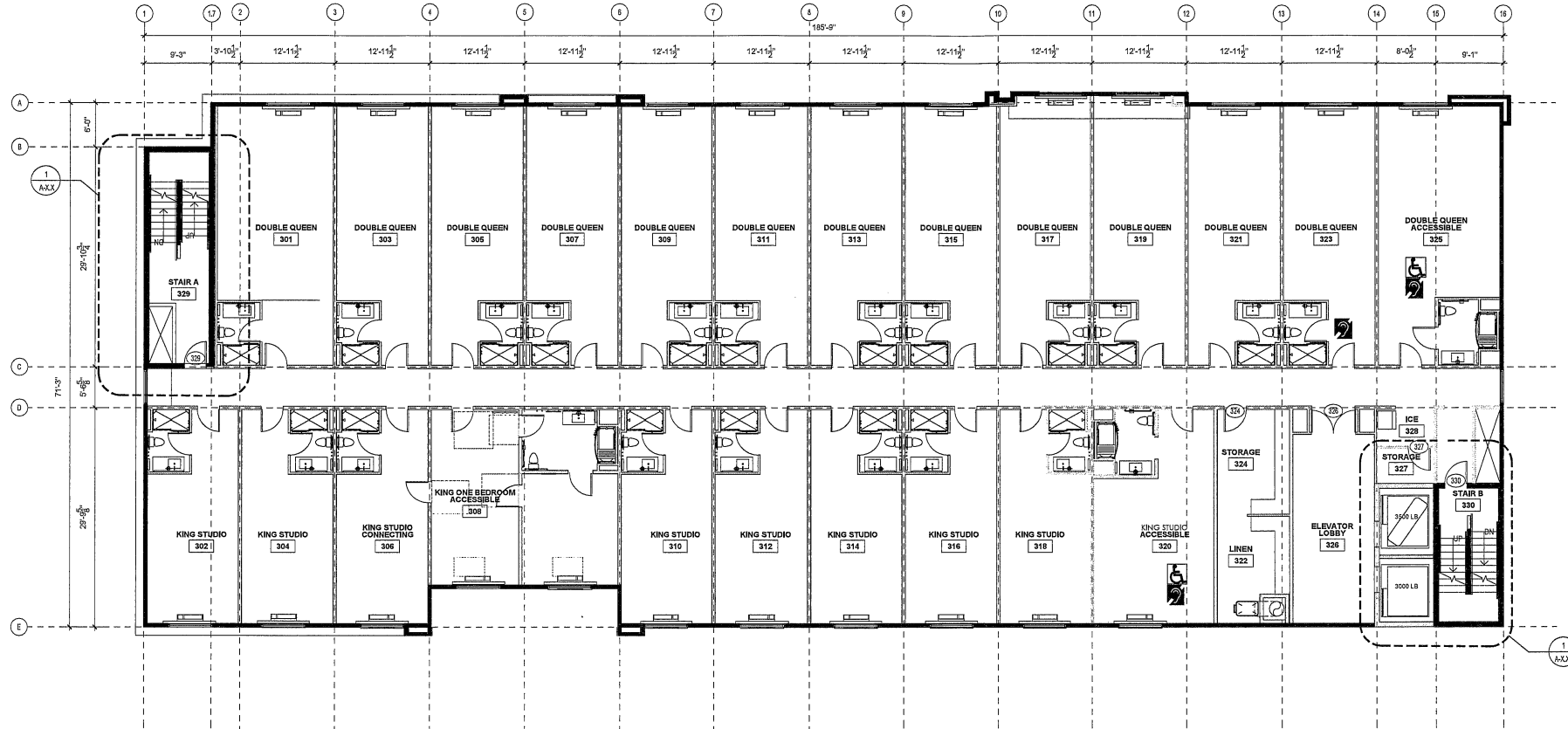
DRAWING RECORD

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THIRD FLOOR PLAN

A-1.3



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

NOTES:

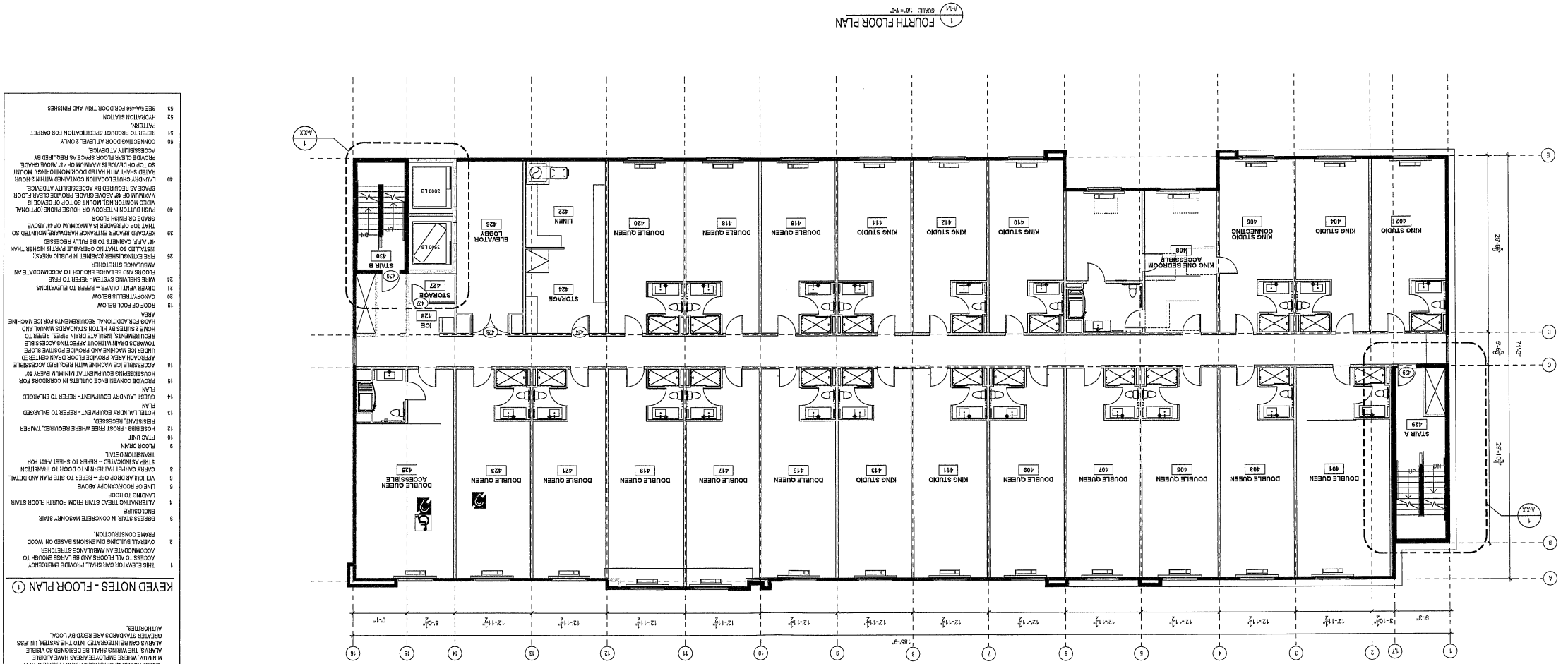
1. G.C. IS TO REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
2. G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
3. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
4. REFER TO 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 QUESTROOMS 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 CONNECTIONS IN QUESTROOMS.
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 ELECT. OUTLET AND HEIGHT REFER TO ELECT. DRAWINGS. ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.
15. 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.
16. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE W/ SECTION 909.9, 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 & BATH/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 ACCESS. KING STUDIO	ONE BEDROOM ACCESS. KING STUDIO	DOUBLE QUEEN	ACCESS. DOUBLE QUEEN	DOUBLE QUEEN X WIDE	
LEVEL 1	3			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			80
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 159108, 204205, 204209, 210211, 302033, 310211, 410411, 410413



GENERAL NOTES - FLOOR PLAN	
A.	REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES.
B.	MANUAL FOR ADDITIONAL NOTES FOR STAIRWAYS, ELEVATORS, LOBBIES & CORRIDORS.
C.	REFER TO HOME 2 SUITES BY H.T. TON STANDARDS. MANUAL FOR ADDITIONAL NOTES FOR STORAGE AREAS.
D.	MANUAL FOR ADDITIONAL NOTES FOR MECHANICAL, ELECTRICAL, & EQUIPMENT ROOMS.
E.	FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER DAMPENING DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATIONS WITH THE HALLWAY SPACE SHALL BE CONTAINED WITHIN FULLY RECESSED CABINETS.
F.	MANUAL FOR ADDITIONAL NOTES FOR ROOFING MATERIAL. REFER TO HOME 2 SUITES BY H.T. TON STANDARDS.
G.	ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
H.	REFER TO STANDARDS FOR FIXTURE & EQUIPMENT REQS. PUBLIC SPACES & EQUIPMENT.
I.	REFER TO HMO FOR FURTHER ADDITIONAL REQS FOR
J.	FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY COMMUNICATE DEVICES & FIRST RESPONSE RESPONSIBILITY AS APPLICABLE. A HALLWAY SHALL BE LOCATED IN PUBLIC & ADJACENT TO THE ENTRANCE TO THE BUILDING. REFER TO NFPA 72 1999 OR 2022 ADDITION AS A REQ BY LOCAL CODE.

UNIT MATRIX:		HOME 2 SUITE - GAINESVILLE, GA	
AREA	80%+	KING	
DOUBLE QUEEN			
DOUBLE QUEEN			
ACCESS QUEEN			
DOUBLE QUEEN X WIFE			
TOTAL			
LEVEL 1	3	1	
LEVEL 2	9	1	
LEVEL 3	8	1	
LEVEL 4	9	1	
SUBTOTAL	34		
TOTAL	42%		
PERCENTAGES			
ROOMS WITH MOBILITY FEATURES (61 UNITS)			
ROOMS WITH COMMUNICATIONS FEATURES (61 UNITS)			
ROOMS WITH COMMUNICATIONS FEATURES (61 UNITS)			
CONNECTING ROOMS			
IN UNIT BATHING (BATHING AVAILABLE 21/21/21)			
3. INCLUDING (1) WITH TOLL-FREE SHOWERS			
PROVIDED			

[illegible][illegible]

THE COMPETITION

Upscale
Extended
Stay

HOMEWOOD
SUITES by Hilton

Residence INN
BY MARRIOTT



H
HYATT
house

Upper
Midscale



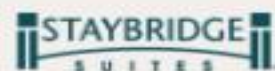
Fairfield
BY MARRIOTT



Upper
Midscale
Extended
Stay



TOWNEPLACE
SUITES
MARRIOTT



H
HYATT
studios

Midscale
Extended
Stay



EVERHOME
SUITES

ECHOSUITES
EXTENDED STAY BY WYNDHAM

FLEXIBLE LIVING



Luggage bench and hooks for guests to store their belongings

Ample counter space and storage

Defined zones of functionality allow guests to make the space their own

Moveable and functional furniture

Real china and
cookware in all rooms

Microwave

Full-sized
refrigerator
and freezer

Portable cooktops
available on request,
allowing guests to feel at
home while offering
construction savings for
owners

Full-sized
dishwasher

KITCHEN VIBES

Shampoo and body wash dispensers for a clutter-free, eco-friendly space

Low-flow sink faucet, water conserving toilet environmental consciousness with modern design

REFRESH & RELAX

PUBLIC SPACES

Front Desk & Home2Mkt



Complimentary Breakfast



Spin2Cycle



Lobby



Lounge & Delivery Drop



Chill+Grill

