



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

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**TOM GROSSMANN
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**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Regular Session – February 21, 2017

The Board met in regular session pursuant to adjournment of the February 14, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

- 17-0244 A resolution was adopted to hire Robert W. Wilson as Emergency Communications Supervisor, within the Warren County Emergency Services Department. Vote: Unanimous
- 17-0245 A resolution was adopted to hire Patrick Longfellow as Emergency Communications Operator, within the Warren County Emergency Services Department. Vote: Unanimous
- 17-0246 A resolution was adopted to hire Christina Nethers as Emergency Communications Operator within the Warren County Emergency Services Department. Vote: Unanimous
- 17-0247 A resolution was adopted to hire Amberlee Applegate as Emergency Communications Call Taker, within the Warren County Emergency Services Department. Vote: Unanimous
- 17-0248 A resolution was adopted to hire Andrew Jackson as Emergency Communications Call Taker, within the Warren County Emergency Services Department. Vote: Unanimous

- 17-0249 A resolution was adopted to accept resignation of Melany Petrey, Social Service Worker II, within the Warren County Job and Family Services Department, Human Services Division, effective March 3, 2017. Vote: Unanimous
- 17-0250 A resolution was adopted to authorize the posting of the “Social Service Worker II” position, within the Department of Job and Family Services, Human Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 17-0251 A resolution was adopted to nominate Jeff Thomas, Warren County Soil and Water Conservation District, to the Natural Resource Assistance Council of the Green Space Conservation Program. Vote: Unanimous
- 17-0252 A resolution was adopted to approve Non-Disclosure Agreement with Global Payments Inc. and Warren County Water and Sewer and authorize President of the Board to sign said agreement. Vote: Unanimous
- 17-0253 A resolution was adopted to authorize Shannon Jones, member of the Board to sign permit application from the Ohio Department of Commerce, Division of Liquor Control for a fundraising event at the Warren County Fairgrounds. Vote: Unanimous
- 17-0254 A resolution was adopted to approve and authorize the submission of the Adult Drug Court Discretionary Grant Program FY2017 Competitive Grant applications as a part of the Comprehensive Addiction and Recovery Act to the US Department of Justice on behalf of the Warren County Veterans Court. Vote: Unanimous
- 17-0255 A resolution was adopted to enter into an exclusive and permanent highway easement with Judith A. O’Rourke for the Old 122 and Township Line Road Roundabout Project. Vote: Unanimous
- 17-0256 A resolution was adopted to approve various refunds. Vote: Unanimous
- 17-0257 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 17-0258 A resolution was adopted to affirm “Then and Now” requests pursuant to Ohio Revised Code 5705.41(D)(1). Vote: Unanimous
- 17-0259 A resolution was adopted to approve bond release for Chad Ellis - Twin Creek Estates, LLC for completion of improvements in Hidden Trails situated in Wayne Township. Vote: Unanimous
- 17-0260 A resolution was adopted to approve bond release for Crown Point Development, LLC for completion of improvements in Crown Point, Section 6 situated in Clearcreek Township. Vote: Unanimous

- 17-0261 A resolution was adopted to approve bond release for Grand Communities, LTD. for completion of improvements in Shaker Run Section 4E situated in Turtlecreek Township. Vote: Unanimous
- 17-0262 A resolution was adopted to approve bond release for Grand Communities, LTD. for completion of improvements in Shaker Run Section 5A situated in Turtlecreek Township. Vote: Unanimous
- 17-0263 A resolution was adopted to enter into Erosion Control Bond Agreement for Cross Creek Estates, LLC for completion of improvements in Cross Creek Section 1 situated in Deerfield Township. Vote: Unanimous
- 17-0264 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with Soraya Farms, LLC for installation of certain improvements in Soraya Farms, Section Four situated in Clearcreek Township. Vote: Unanimous
- 17-0265 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Soraya Farms LLC for installation of certain improvements in Soraya Farms Section Four situated in Clearcreek Township. Vote: Unanimous
- 17-0266 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 17-0267 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 17-0268 A resolution was adopted to approve supplemental appropriation into Common Pleas Court Community Corrections Monitoring Fund #262. Vote: Unanimous
- 17-0269 A resolution was adopted to approve supplemental appropriation into Common Pleas Court Cognitive Intervention Program Fund #284. Vote: Unanimous
- 17-0270 A resolution was adopted to approve supplemental appropriation into Common Pleas Court Community Based Corrections Fund #289. Vote: Unanimous
- 17-0271 A resolution was adopted to approve supplemental appropriations into Sheriff's Office Fund #630. Vote: Unanimous
- 17-0272 A resolution was adopted to approve appropriations from Commissioners Fund #101-1110 into Treasurer Funds #101-1130. Vote: Unanimous
- 17-0273 A resolution was adopted to approve appropriation adjustment within Auditor's Office Fund #101-1120. Vote: Unanimous

- 17-0274 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Fund #101-1220. Vote: Unanimous
- 17-0275 A resolution was adopted to approve appropriation adjustment within Pretrial Services Fund #101-1222. Vote: Unanimous
- 17-0276 A resolution was adopted to approve appropriation adjustment within County Garage Fund #101-1620. Vote: Unanimous
- 17-0277 A resolution was adopted to approve appropriation adjustment within Motor Vehicle Fund #202. Vote: Unanimous
- 17-0278 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 17-0279 A resolution was adopted to determine sufficiency of the petition for establishment of the community authority of Union Village as a New Community Authority and setting a date for public hearing under Chapter 349 of the Ohio Revised Code. Vote: Unanimous
- 17-0280 A resolution was adopted to approve modification of rezoning application of Bernard Froehlich and David Garten (case #2016-06), to rezone approximately 143 acres from Light Industrial Manufacturing "I-1" to Rural Residential "R-U" in Union Township. Vote: Unanimous
- 17-0281 A resolution was adopted to grant a variance required for an access permit, as amended, for Drury Southwest, Inc. in Deerfield Township subject to certain conditions. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

PUBLIC HEARING

REZONING APPLICATION OF BERNARD FROEHLICH AND DAVID GARTEN (CASE #2016-06), TO REZONE APPROXIMATELY 143 ACRES FROM LIGHT INDUSTRIAL MANUFACTURING "I-1" TO SINGLE FAMILY RESIDENTIAL "R-1" IN UNION TOWNSHIP

The Board met this 21st day of February 2017, in the Commissioners' Meeting Room, to consider the public hearing for the rezoning application Bernard Froehlich and David Garten, owners of record (Case #2016-06), to rezone approximately 143 acres (Parcel #1209200005) located at 2178 Columbia Road in Union Township from Light Industrial Manufacturing "I-1" to Single Family Residential "R-1".

Michael Yetter, Zoning Supervisor, presented the application for rezoning by reviewing the request, the Land Use Plan, and surrounding zoning. He then stated that the applicant is requesting Rural Residence "R-1" zone which allows a density of 2 acre lots, but are only proposing to create nine lots on the proposed parcel.

Mr. Yetter stated that the parcel is partially located within a groundwater protection area and that prior to the 2012 Zoning Map Amendment, this property was zoned Rural Residence "R-1". He stated that the Regional Planning Commission has recommended a modification to rezone the property to Rural Residential "R-U" which allows a density of 5 acre lots rather than 2. He then stated the decision of the Rural Zoning Commission to approve the modification to Rural Residence "R-U".

Mark Glassmeyer, agent for the property owners, stated that the owners claim they received no notification of the 2012 Map Amendment that rezoned their property and are requesting the property to be taken back to its original zoning. He discussed concerns with curb cuts along Columbia and Glosser-Richardson Road and that, due to road frontage requirements, only 10 or 11 lots will fit on this parcel. He stated that the Union Township Trustees are in favor of this rezoning as it is consistent with the Land Use Plan and requested the Board to approve the application.

Joe Kramer, Schueler Group, stated he is present representing the property owners to the east of the parcel (Lebanon Commerce Center) and stated his opposition to the rezoning. He stated that the City of Lebanon plans to extend sanitary sewer and water to the property and also extend the existing roadway in order to extend the industrial park.

There was discussion relative to property owner's rights and Commissioner Young suggested that the adjacent property owners purchase the property if they are opposed to the rezoning application.

Mr. Kramer then stated his concern that industry will be "squeezed out" by residential and requested the Board continue this public hearing in order to give adjacent property owners an opportunity to voice their opposition to the application.

Commissioner Young stated that property owner rights are paramount in these matters and that the next level of government (the township trustees) is in favor of the request.

Mr. Glassmeyer stated that in order for the City of Lebanon to extend the roadway as Mr. Kramer stated, they would have to exercise eminent domain as the road right of way has been vacated.

Ben Froehlich, property co-owner, stated he plans to retain a 50 acre parcel. He then stated he was told that Glosser Road would never been extended due to topography.

There was discussion relative to the low impact this rezoning would have on the area as well as the desire of the property owners to return the property to the original zoning.

Upon further discussion, the Board resolved (Resolution #17-0280) to approve a modification of the rezoning application of Bernard Froehlich and David Garten, owners of record (Case #2016-06), to rezone approximately 143 acres (Parcel #1209200005) located at 2178 Columbia Road in Union Township from Light Industrial Manufacturing "I-1" to Rural Residential "R-U".

ADMINISTRATIVE HEARING
CONSIDER VARIANCE AND APPEAL OF CONDITIONS REQUIRED FOR AN ACCESS
PERMIT FILED BY DRURY SOUTHWEST, INC. FOR THE PROPERTY LOCATED AT 9956
ESCORT DRIVE IN DEERFIELD TOWNSHIP

The Board met this 21st day of February 2017, to consider the Variance and Appeal of Conditions required for an Access Permit of Drury Southwest, Inc., owner of record, for access to 9956 Escort Drive in Deerfield Township, Warren County, Ohio.

Commissioner Grossmann opened the hearing by requesting the Clerk identify for the record the name and address of the owner, whether they have a licensed attorney designated as their agent, the resolution number and date setting the hearing, and how and when the administrative hearing was advertised.

Commissioner Grossmann then proceeded to administer the oath to anyone desiring to give testimony during this administrative hearing.

Kurt Weber, Deputy County Engineer, reviewed the location of the property and provided a map reviewing the three accesses being requested by Drury Southwest, Inc. as follows:

- #1 requesting a right in/right out only—He stated that the proposed request does not meet the required spacing within the Access Management Regulations
- #2 this is an existing right in only access—He stated that the applicant is requesting a right in/right out which does not meet the required spacing within the Access Management Regulations

#3 this is a new full access request—He stated that the new access requires 150' spacing and only 90' exist.

Mr. Weber then reviewed the findings required for approval of a variance or appeal of conditions and presented the following recommendation:

#1 The Engineer's Office has no problem granting he request

#2 The Engineer's Office has no problem granting the request

#3 The Engineer's Office is requesting the access be relocated 60' south in order to be granted a full interchange. He stated that he struggled a bit with the #3 requested access originally but would concur with the request if it is moved 60' south.

Krisandra Lippert, Development Project Manager Drury Southwest, Inc., presented the attached presentation and proved a brief history of the Drury hotels, stating they are an owner/operator hotel, not a franchise. She stated that Drury purchased two parcels of land, replatted and razed the two existing buildings.

Ms. Lippert reviewed the trip generation that was completed as well as the map of the requested access points. She then discussed the hardships that are present relative to the need for the requested access requests as outlined in the attached presentation.

Mark Nolt, Kleingers Group, stated he has worked with Drury on the access points and proposed reducing the turn lane to 100' vs. 150' which would then provide adequate spacing to meet the regulations.

Commissioner Grossmann questioned if a traffic study was completed.

Mr. Nolt stated that they did a traffic analysis and not a traffic study.

Mr. Weber stated the need to move the requested full access 60' in order to accommodate safety and future roadway improvements.

Commissioner Young stated his concern relative to a left turn being made onto the highway. He then questioned if the applicant and Engineer could live with the access being located 30' south rather than 60'. He then summarized that Drury's concern is with ease of access and visibility and the County Engineer's concern is related to a customer leaving the hotel and getting "T-boned" by another vehicle.

Mr. Weber stated that the Engineer's Office needs the access moved 60' and that 30' would not accommodate the future proposed improvements.

Andrew Flannery, Lebanon resident, suggested making access #3 an entrance only and with property signage, they would exit at the existing light.

Commissioner Grossmann stated his opinion that should a traffic study show that there is not a concern, he may change his opinion relative to not allowing access #3 at the current proposed location.

Commissioner Jones stated that the property is served by a service road with a light. She stated that what the Engineer is proposing would allow another opportunity for an in and out but not in the exact location they requested. She then stated the County Engineer's Office has gone out of their way to accommodate their requests and then stated his support for the County Engineer's recommendations.

Lois McKnight, Deerfield Township, stated the township's support for the location of Drury in Deerfield Township but they must support the recommendations of the County Engineer relative to access and safety.

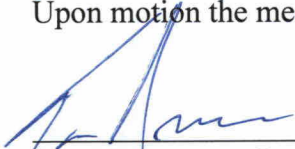
Ms. Lippert questioned the moving of the access 60' south if they would still be permitted to have a left turn lane.

Mr. Weber stated affirmatively.

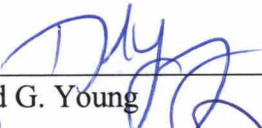
Upon further discussion, the administrative hearing was closed and the Board resolved (Resolution #17-0281) to grant the variance based upon the recommendation of the County Engineer subject to certain conditions.

On motion, upon unanimous call of the roll, the Board entered into executive session at 11:00 a.m. to discuss personnel matters relative to specific personnel within OhioMeansJobs Warren County pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:34 a.m.

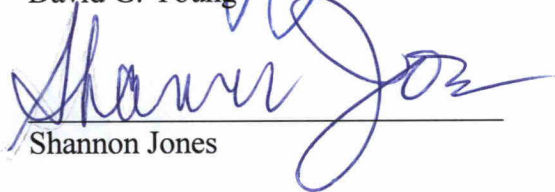
Upon motion the meeting was adjourned.



Tom Grossmann, President




David G. Young



Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on February 21, 2017, in compliance with Section 121.22 O.R.C.



Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio

Drury Hotels | Warren County



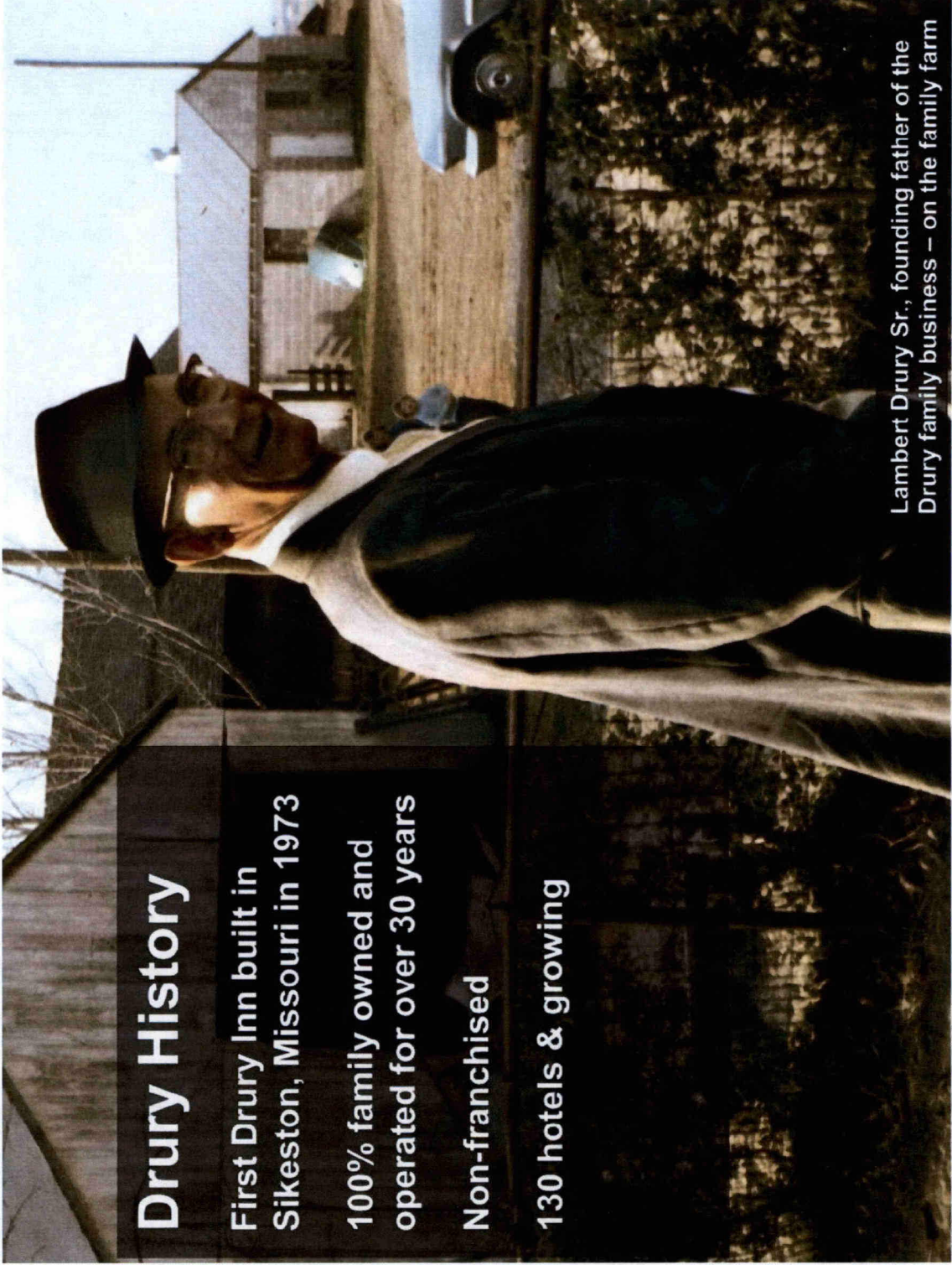
Drury History

First Drury Inn built in
Sikeston, Missouri in 1973

100% family owned and
operated for over 30 years

Non-franchised



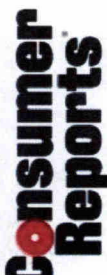
130 hotels & growing



Lambert Drury Sr., founding father of the
Drury family business – on the family farm



**National Independent Surveys
Customer Satisfaction Ratings**

- 
→
Drury Ranks #1
Mid-Scale Hotels
- 
→
Drury Ranks #1
All Hotels - Global
- 
→
Drury Ranks #1
Moderate-Priced Hotels

**Since 2004, Drury Hotels has consistently
rated #1 in the Market Metrix Hospitality
Index of all brands or its segment.**

- Drury is the **OWNER, DEVELOPER, GENERAL CONTRACTOR, and OPERATOR** of all our hotels.
- Hotel will not be sold and as the Developer and Contractor, long-term, thoughtful construction practices are implemented.



- Recently Drury Hotels purchased two parcels combining them into one, the replat complete and filed with Warren County.
- The designation and use changed with this purchase from a restaurant and urgent care center, to a 187 room hotel

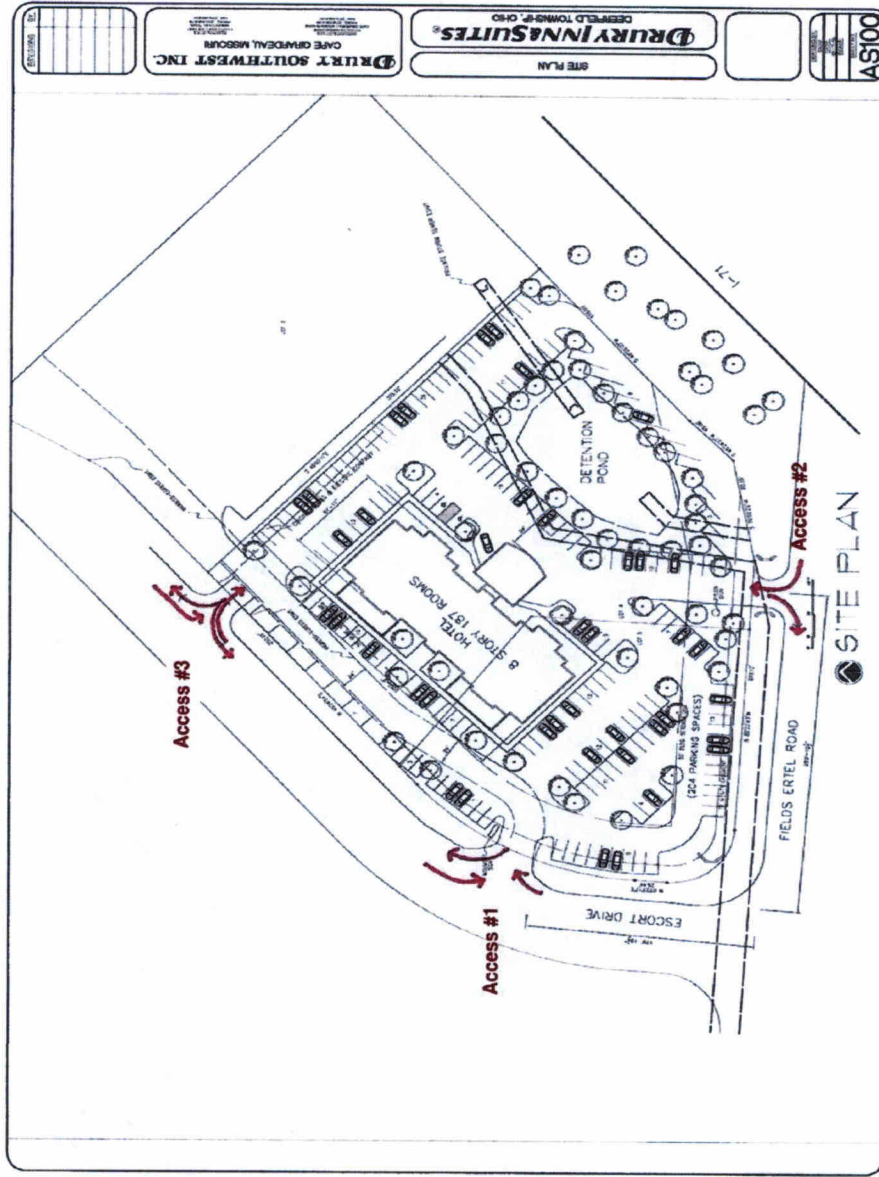


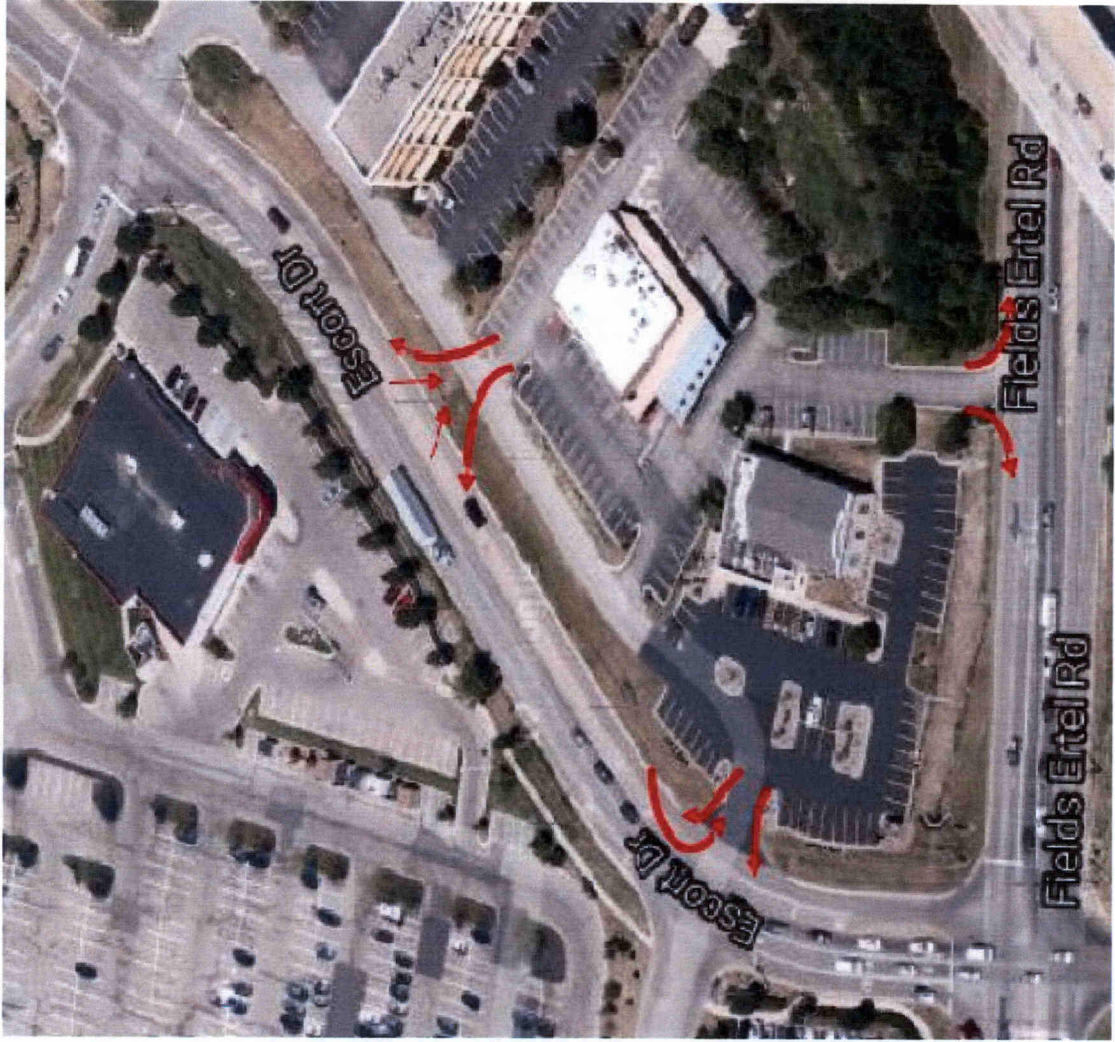
- A trip generation study was done (submitted with appeal) and it was determined that the traffic and trip generation would not significantly change from previous use on this site.
- There are no public venues within the hotel (i.e. restaurants etc.)
*This was not noted in the traffic letter report.

Access #1:
Currently a full service access. Drury willing to fore-go left turn out at the access point.
Maintain existing Right-In, Right-Out and Left-in access.
*Warren County supports this variance.

Access #2:
Maintain existing Right-In, Add Right-Out.
*Warren County supports this variance.

Access #3:
Add full access onto Escort Road.
*This access is a critical component to making the Drury Hotel a successful project.





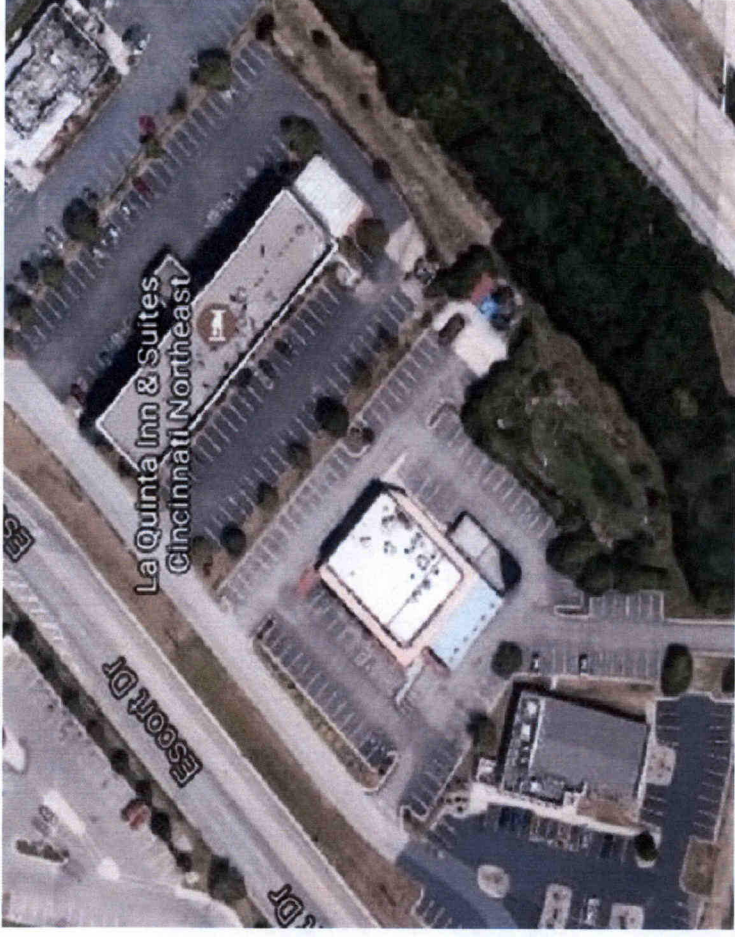
HARDSHIPS:

NO EXISTING FULL ACCESS ENTRY/EXIT

- Existing access points while needed and appreciated, are practical mostly during non-peak hours only.
- Heavy traffic stacking on Escort during peak hours renders Access #1 to a limited access drive.

PROXIMITY TO COMPETING HOTEL

- The LaQuinta shares a property line with the new Drury Hotel.
- The service drive entrance leads directly to the LaQuinta's entrance.



- **Directly to the north, sharing a property line is the LaQuinta Hotel.**
- **LaQuinta (close to completed a major renovation) is a direct competitor, meaning that it is in the same class as the Drury family – ‘Mid-Scale’ – vs. a Westin or a Red Roof Inn.**
- **Along the northwest side of the properties is a service road/easement which once served both properties and a restaurant to the north.**

HARDSHIP continued

SERVICE ROAD

- **The LaQuinta hotel has direct and visible access. Drury does not have visibility or direct access. Therefore the service entrance is not a viable option for the Drury Hotel brand.**
- **Understanding that the intent of the service road was to minimize the curb-cuts onto Escort Drive, the previous use of the two parcels that make up the Drury site today were different. This made sense as these business complemented, rather than competed with existing LaQuinta Hotel.**
- **Was poor access the reason the previous businesses didn't succeed?**
- **Vehicular traffic from both hotels (with identical use) during peak hours at the intersection increases traffic at this location.**
- **The service drive off of Escort Drive leads directly into the front entrance of LaQuinta Hotel.**



LaQUINTA HOTEL

SERVICE ROAD ENTRANCE

HARDSHIP continued

LIMITED VISIBILITY

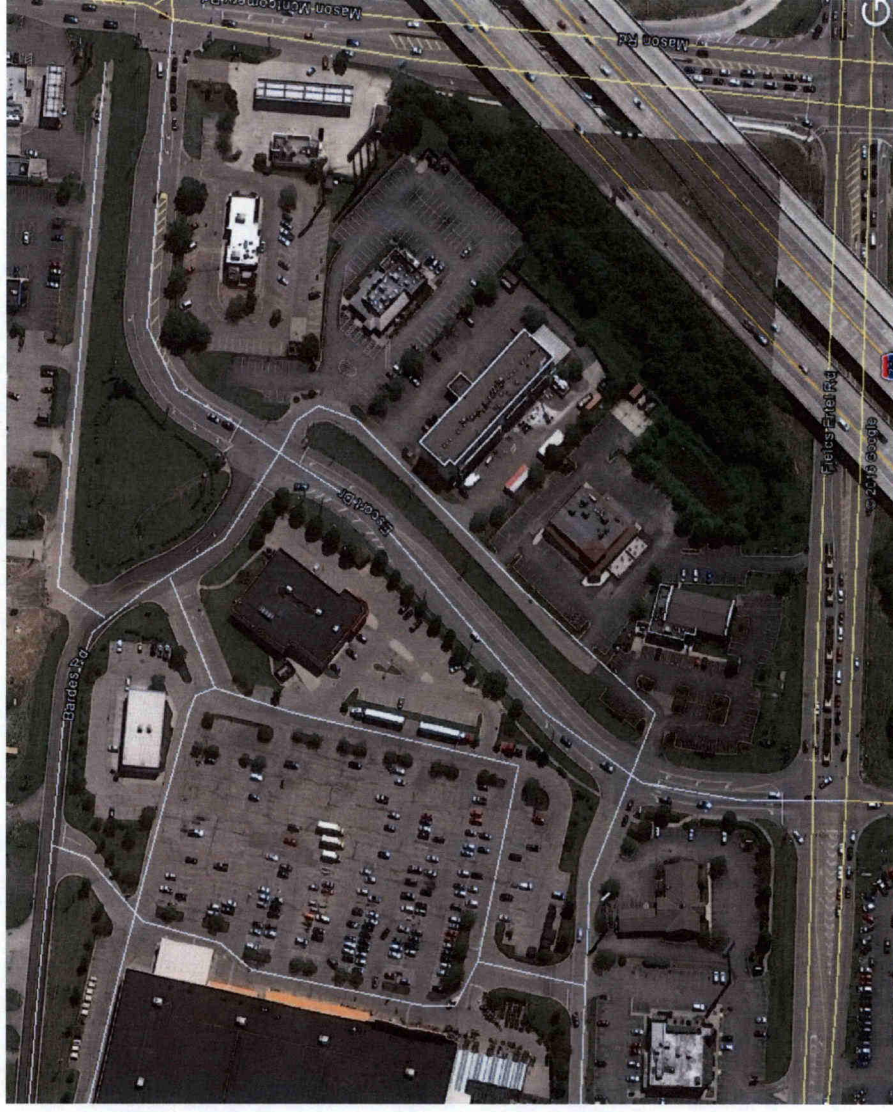
- **Visibility of the light at the service road entrance is limited.**
- **The Drury property is not visible from the service road entrance.**
- **Once the corner is rounded the LaQuinta comes into view, but the Drury property has a very limited site line.**



HARDSHIP continued

LIMITED VISIBILITY

- **With limited visibility of both the traffic light and the property, guests will likely miss the service road entrance.**
- **When this occurs, drivers will be forced to wait in the que of vehicles waiting to get on southbound I71.**
- **Access #1 becomes a guests only opportunity to turn left into the site.**
- **If this access is missed the guest is forced left onto Fields Ertel Road, cannot turn left on Mason-Montgomery Road and must continue until they are able to make a u-turn.**



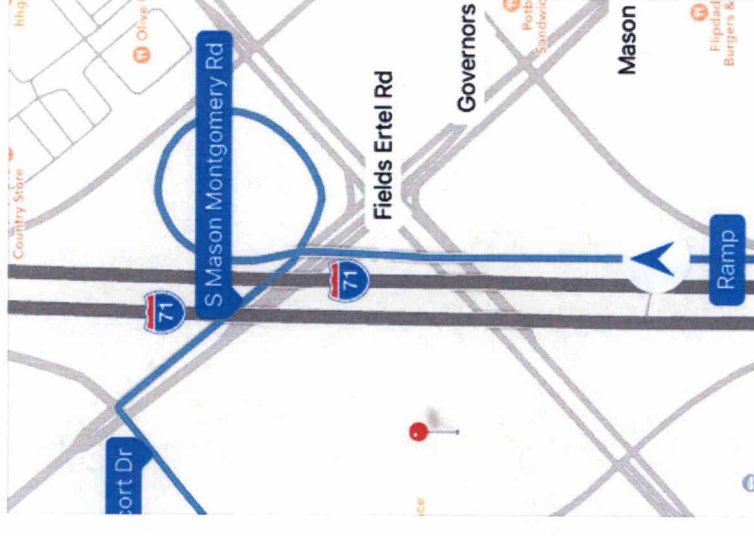
HARDSHIP continued

IDENTIFICATION AND LOCATING THE HOTEL:

- **When using map apps to locate the property, they direct one from both directions on I71 to exit using Mason-Montgomery, bringing them in from the north onto Escort Drive.**
- **When nearing the property, it states that “the destination is on the left’ but does not denote a specific access point.**
- **Without this direct access point, guests attempting to locate the Drury hotel will have difficulty knowing where to turn into the property.**
- **Research shows that ease of access is one of the most critical components for a hotel of maintaining it’s customer base.**

2 min 0.8 mi 1:10 PM arrival

 **0.6 miles**
Turn left onto Escort Dr



HARDSHIP continued

SIGNAGE:

- **Drury signage brand and directional signage has not been considered or approved for the service entrance intersection and seems unlikely to be supported.**
- **A Drury Inn & Suites monument sign is planned for the proposed full access #3.**
- **Without clear means of identification at the service entrance, customers will not know to turn or how to navigate entrance to the hotel.**
- **It is unlikely that the LaQuinta Hotel would be receptive to Drury signage be placed on their property or in close proximity to their entrance.**



LEGEND:
 xx → COUNTED VOLUMES FOR 7:00A-5:00 AM WEEKDAY
 (xx) → COUNTED VOLUMES FOR 4:30-5:30 PM WEEKDAY

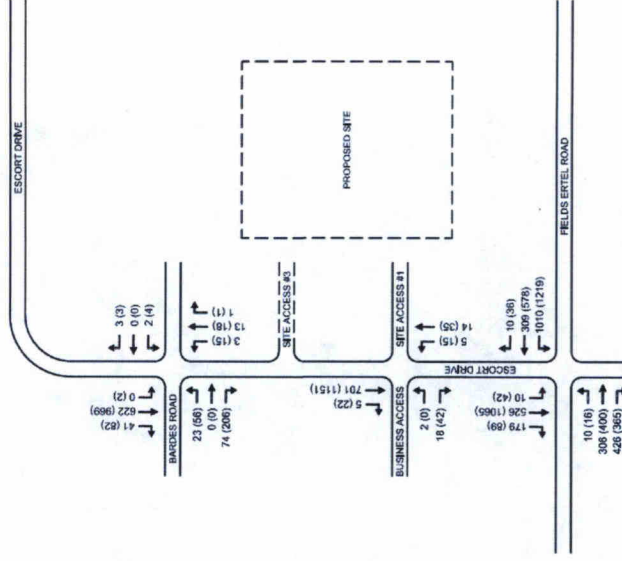


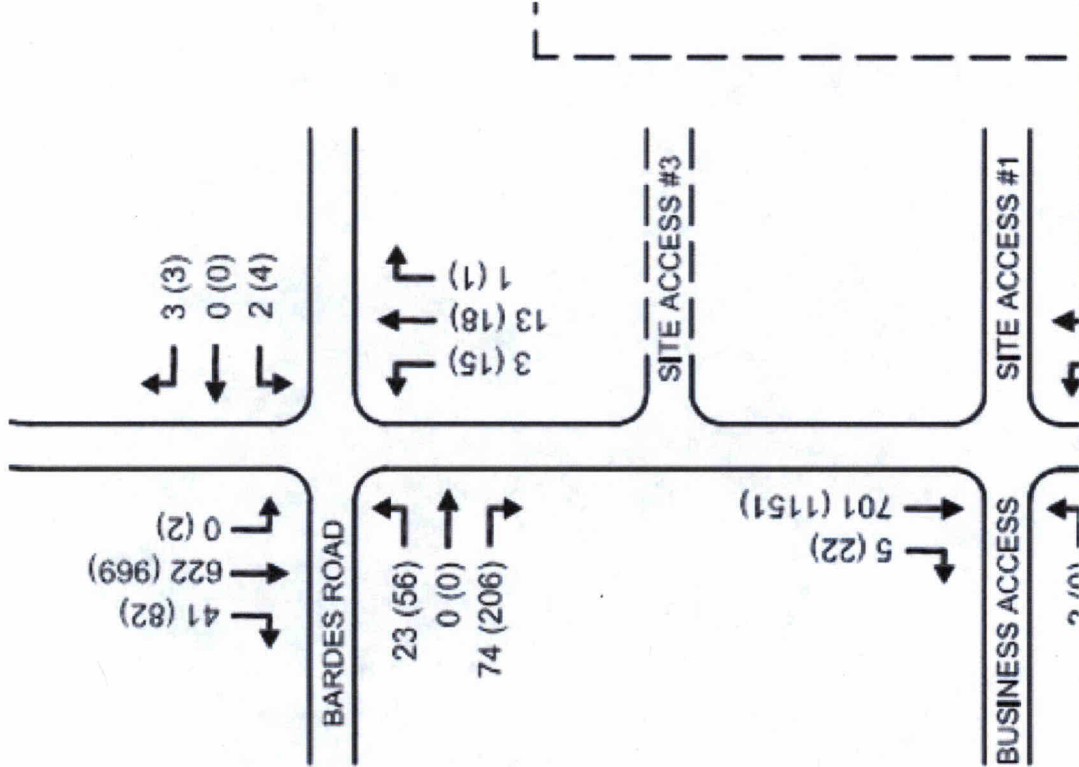
FIGURE A

ACCESS #3 CRITICAL TO SUCCESS OF PROJECT

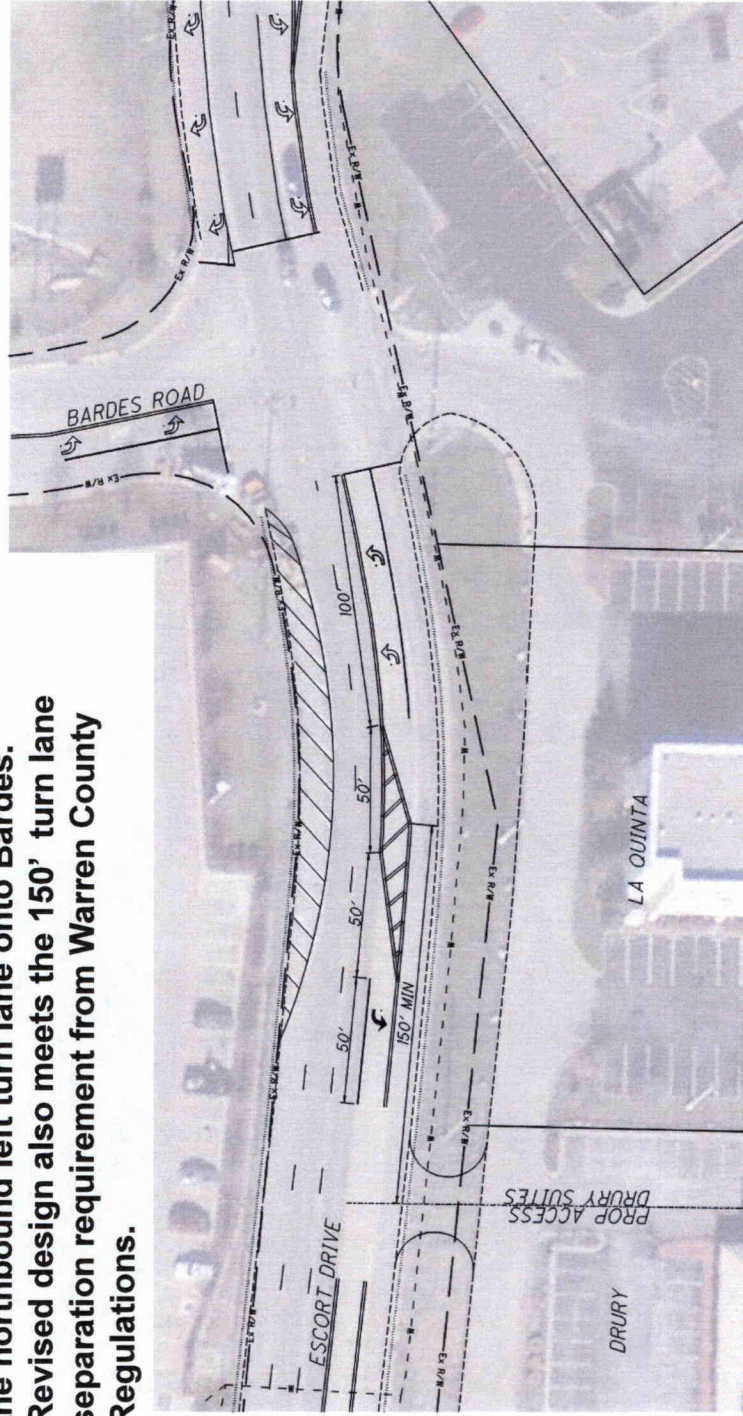
- Ongoing efforts have been made to find win-win solutions incorporating the full access drive between Drury & Warren County.
- We contracted with Kleingers to perform studies to help evaluate existing and proposed traffic conditions.
- Evaluated to be sure that the variance does not adversely impact safety on Escort Drive.
- Ensure consistent with the purpose of the Warren County Access Management Regulations.
- Drury met with the County several times to discuss the access points on the property.
- The results of these studies suggested a means of accommodating the requested full access was presented to the County.

TRAFFIC STUDY AT BARNES ROAD

- Traffic counts both previous and current show that the traffic volumes turning left onto Bardes Road are relatively low.
- According to Ohio DOT standards, these low traffic volumes would only require a 50-foot turn lane.



- In consideration for County concern of Wilkens Blvd modifications, design increases existing left turn lane to 100' length.
- Design provides for more length than required for the northbound left turn lane onto Bardes.
- Revised design also meets the 150' turn lane separation requirement from Warren County Regulations.



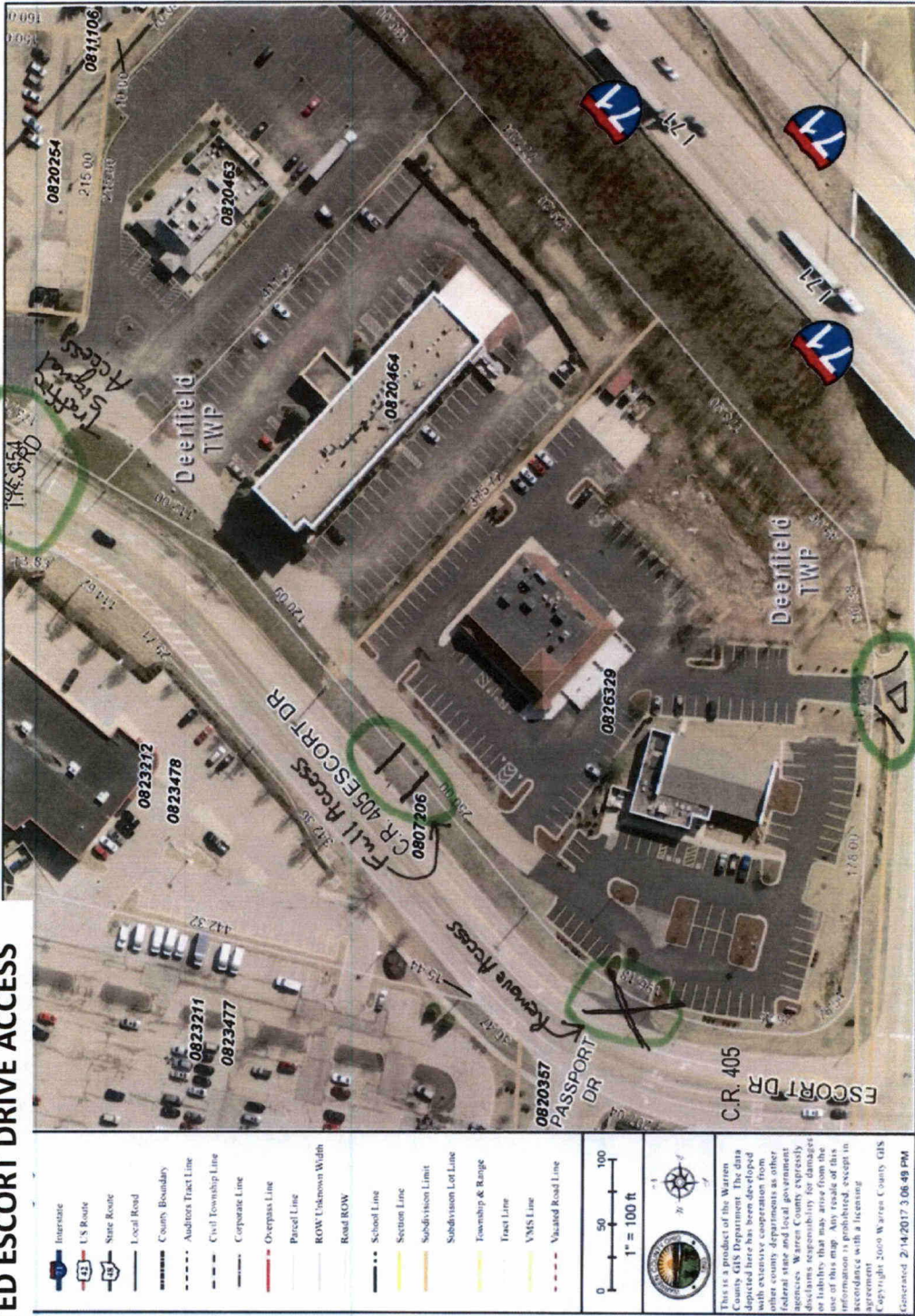
TRAFFIC STUDY AT BARDES ROAD

- **Allowing a left turn lane for the Drury will pull traffic out of the southbound que (a benefit) and will not impede moving traffic in either direction.**
- **With signage at the proposed access and a dedicated lane, it will help hotel patrons identify how to enter the property.**
- **It will be a benefit maintaining the separation of the customers at both hotels.**

DRURY/COUNTY

- **During meetings with County, an alternate plan was proposed by the County – their consideration appreciated.**
- **The proposed change of access points by the County was studied at length.**

COUNTY SUGGESTED ESCORT DRIVE ACCESS



Right In / Right Out Access

COUNTY SUGGESTED ESCORT DRIVE ACCESS

- **Once the County project is complete, traffic volumes are expected to decrease significantly on Escort Drive. While the impact is negligible now, any concerns with the new driveway should be reduced once the overpass is complete.**
- **The traffic coming in off Escort would lead directly into the back of the new hotel structure.**
- **Elimination of the southern most Escort access (access #1) feeds all of the customer vehicular traffic into one location, eliminating potential for dispersion.**

Results of further research and analysis show that this is regrettably, not a workable solution for Drury.

VARIANCE AND APPEALS SECTION 600

Section 601 Item 601.4

1. Whether not granting the variance would deny all reasonable access.

While the variance does not deny access, we do feel it does deny reasonable access.

2. Whether granting the variance would endanger the public safety.

The full access onto Escort does not endanger public safety, but rather improves public safety. There is adequate space on Escort Drive to provide a left turn lane into the site. Therefore, through traffic would not be blocked. Also, as discussed in Item 4 below, having this access point will reduce the number of vehicles that accidentally drive past the site and have to make u-turns along Fields Ertel Road to return to the property.

3. Whether the hardship was self-created by the appellant or his agent.

These hardships are existing conditions and not created by Drury.

VARIANCE AND APPEALS SECTION 600

Section 601 Item 601.4

4. Whether granting the variance would hinder traffic movement or the proper operation of the public road.

Based on the traffic investigation performed as part of variance request, it is anticipated that traffic movements and proper operation would not be hindered.

The full access would actually benefit Escort Drive by decreasing the number of southbound cars in the que approaching I71.

Also, in the event that the customer passes the entrance at access #1, they will be forced to turn left on Fields Ertel Road. From there they are unable to take a left on Mason-Montgomery, and have to continue on Fields Ertel Road to find a safe place to turn around.

5. Whether granting the variance would be consistent with the purpose of these regulations.

The purpose of the access management regulations is to promote traffic safety and efficiency and to maintain proper capacity and traffic flow. For the reasons discussed above, and the fact that the proposed access point will be designed to adequately accommodate site traffic, the variance would be consistent with the purpose of the regulations.

6. Whether all feasible access options except granting the variance have been considered.

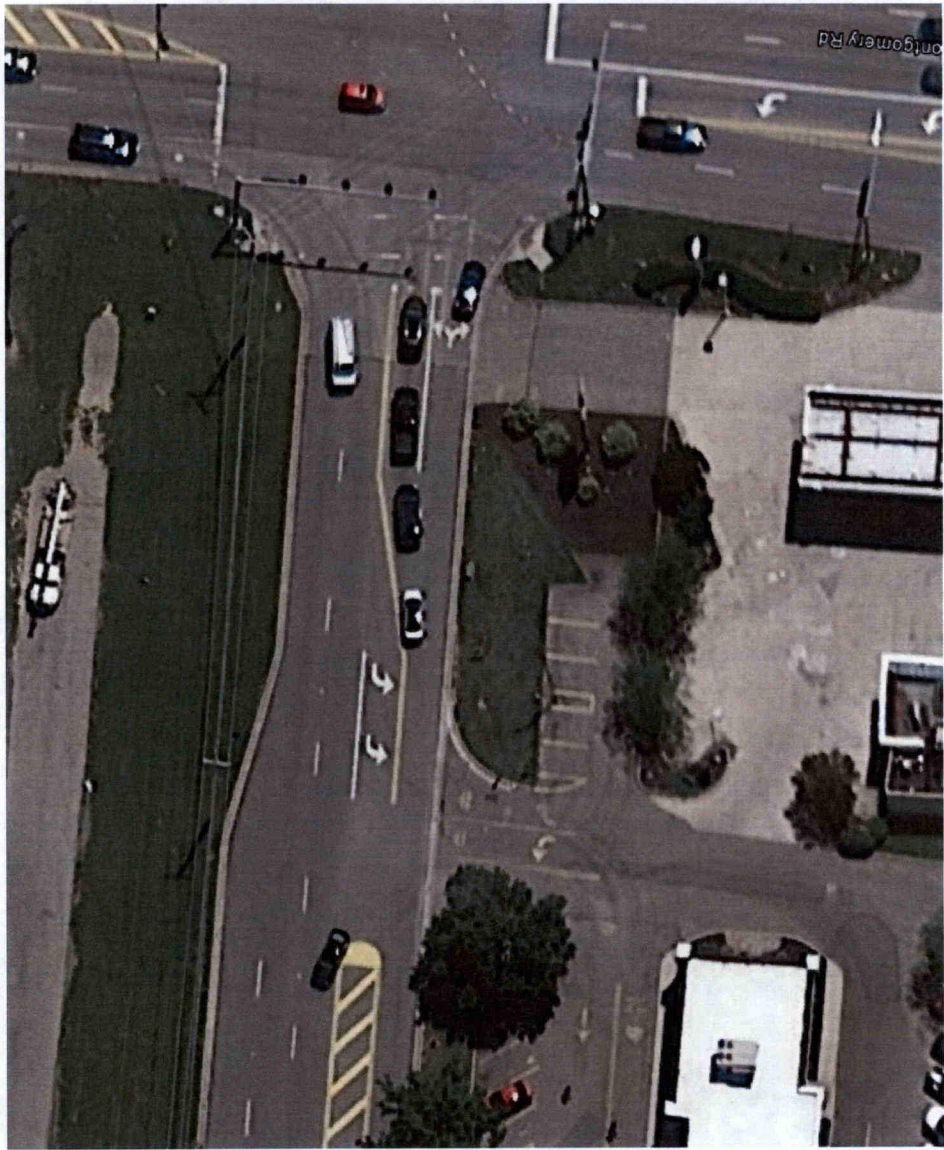
We feel that we have considered every possible option together. Additional studies were procured to look at impact, traffic, and alternative options.


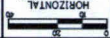
SUMMARY

- Data from JD Powers, AAA and Trip Adviser indicate that ease of access to a given property is one of the most important attributes any hotel can provide.
- While the proposed full access does not meet the required spacing from the left turn lane on Bardes Road, traffic turning onto Bardes road and traffic turning into the proposed driveway are not expected to conflict. This driveway will be a win-win for everyone, including the LaQuinta Hotel.
- The 150' separation can be met with minor pavement marking modifications.
- Drury guests waiting to leave the hotel would be queued / contained within the Drury property.
- The future County work on the overpass to I71 will eventually reduce the amount of traffic on Escort Drive making the proposed access function even better than what is anticipated on opening day.
- The new access point in addition to the existing access drive along Escort Drive will help to buffer and disperse peak arrival and departure times.
- This work, along with the County's future encroachment onto the Drury property with the addition of a right turn lane from Fields Ertel onto Escort Drive will create an additional hardship for the Hotel at the southwest corner of the property, and will make the two access points on Escort Drive imperative.

SINCE WE ARE THE OWNER, CONTRACTOR AND OPERATOR OF THIS PROPERTY AND HOTEL,
WILL BECOME AND REMAIN, A PART OF YOUR COMMUNITY.
WE ARE VERY EXCITED TO JOIN THE CITY THAT MONEY MAGAZINE CALLED THE 17TH BEST
SMALL CITY IN THE COUNTRY!







 HORIZONTAL
 SCALE IN FEET
 1" = 25'
 1" = 50'

OPTION 3 PLAN
ESCORT DRIVE SITE ACCESS

DRURY INN
ACCESS VARIANCE

