



CALL TO ORDER

MINUTES

A. Minutes of April 11, 2023

OLD BUSINESS

NEW BUSINESS

A. Variance

- 1) Request from **Rena Millwood** to vary the right side yard setback requirement on a 1.22± acres tract located on the southwest side of East Lake Drive between Club Drive and Peninsula Road (a/k/a **379 East Lake Drive**), having a zoning of Residential-I-A (R-I-A).
Ward Number: One
Tax Parcel Number(s): 01-103-002-007
Request: Attached garage addition

B. Special Use

- 1) Request from **Northeast Georgia Health System, Inc.** for a special use on a 7.95± acres tract located on the east side of Limestone Parkway, between Clarks Bridge Road and Flintridge Road, having road frontage at the terminus of Gabriel Drive (a/k/a **2500 Limestone Parkway**), having a zoning of Regional Business (R-B).
Ward Number: Two
Tax Parcel Number(s): 09-125-000-062
Request: Inpatient Rehabilitation Hospital

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: April 7, 2023
Date Submitted: April 21, 2023
Final Approval Date: April 21, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of April 11, 2023
Meeting Date: May 9, 2023

Purpose of Request:

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

Facts & Issues / History & Background:

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

Department Recommendation:

Approval of the minutes as presented.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. 2023-04-11 PAB DRAFT minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
APRIL 11, 2023

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

Members Present: Vice-Chair Jane Fleming and Board Members Rich White, Kelvin Simmons, Ryan Thompson and Rick Young

Members Absent: Chairman Doug Carter and Board Member Eddie Martin

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

Others Present: Council Members George Wangemann and Barbara Brooks

MINUTES OF MARCH 14, 2023

There was a motion to approve the minutes as presented.

Motion made by Board Member Thompson
Motion seconded by Board Member White
Vote – 5 favor, 2 absent (Carter, Martin)

OLD BUSINESS

NEW BUSINESS

A. Annexation Request

- 1) Request from the **City of Gainesville** to annex a 1.866± acres tract located at the southeast corner of the intersection of Marler Street and Dean Street (a/k/a **1200 and 1204 Marler Street**) and to establish a zoning of Heavy Industrial (H-I).
Ward Number: Three
Tax Parcel Number(s): 00-031-005-001B
Request: Department of Water Resources water/sewer services

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

The City of Gainesville is proposing to annex a 1.866± acres property with a zoning of Heavy Industrial (H-I). The property is located at the southeast corner of the intersection of Marler Street and Dean Street and is currently zoned Heavy Industrial (I-II) and Office Institutional (O-I) within unincorporated Hall County. Two small office structures and two metal warehouse buildings are currently located on the property which was previously occupied by a roofing and sheet metal contractor business. Adjacent uses include City owned property to the east and to the north across Marler Street which are used for public utility purposes. Other uses include older Gainesville Mill housing single-family and duplex homes in the county.

The property was recently purchased by the City in order to expand maintenance operations for water and sewer services. There are no specific plans at this time regarding what improvements will be made to the property.

The Gainesville Comprehensive Plan places the property within the *General Mixed Use* future land use category and within the *Economic Development Gateways character area* which supports light industrial, manufacturing, utilities, research and development uses.

The Planning Division staff is recommending **approval** of this annexation request with **Heavy Industrial (H-I) zoning**, based on the Comprehensive Plan and the adjacent industrial uses.

FAVOR: None

OPPOSE: **Barbara Hooper**, 3 Dean Street, stated her concerns were street access, fencing for security purposes, security system, and natural barriers to protect the neighbors in the residential area. She said she owns two properties next to it which is a vacant lot and her home. Another concern was the size of buildings planned, noise issues with trucks and if gravel or sand is stored on the property to keep it away from the residential area. She stated another concern was the future proposed development for midtown and would like the proposed use to be good for all.

Planning and Appeals Board Comments: None

There was a motion to recommend approval of the annexation request and establish zoning as Heavy Industrial (H-I).

Motion made by Board Member White
Motion seconded by Board Member Simmons
Vote – 5 favor, 2 absent (Carter, Martin)

B. Rezoning Request

- 1) Request from **Bradley Dunckel** to rezone a 0.48± acre tract located at the southwest side of the intersection of Green Street Circle and Thompson Bridge Road (a/k/a **1113 and 1117 Green Street Circle**) from Residential-I (R-I) to Office and Institutional (O-I).
Ward Number: Two
Tax Parcel Number(s): 01-074-002-015 and 022
Request: Office uses

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

The applicant is proposing to rezone the subject 0.48± acre property from Residential-I (R-I) to Office and Institutional (O-I) for an office use. The subject property consists of two undeveloped, wooded parcels which contain a sewer easement along the shared side property line. One of the parcels located at 1113 Green Street Circle, is located within the Gateway Corridor Overlay Zone. Adjacent uses include the James Kennedy Insurance office, other professional offices, Stans Biscuits Deli, Jacobs Media, Thompson Court Shopping Center and single-family homes within the Green Street Circle neighborhood.

Specifically, the proposal includes a 2,000 square foot office building which could include a medical office/clinic, business service establishment or a general office uses. The office is designed as a one-story building with a total of 10 parking spaces. Shared access is proposed from the driveway that serves the neighboring James Kennedy State Farm Insurance office off of Green Street Circle.

The Comprehensive Plan places the property within the *General Mixed-Use* future land use category and within the *Traditional Neighborhoods Character Area* which supports areas containing or planned for a mixture of land uses including limited general mixed-use, neighborhood retail, office, public/institutional uses, detached residential and attached residential.

Based on the Comprehensive Plan and the adjacent residential and non-residential land uses, the Planning Division staff is recommending **conditional approval** of this rezoning request with **Office and Institutional (O-I) zoning** with four conditions.

Applicant Presentation: **Bradley Dunckel**, 3703 Timber Walk Drive, stated he represents the property owner Jeff Bates which has owned the two lots since 1995 and 2002 and has invested tax dollars into the undeveloped parcels. He advised the request would not exceed 2,000 square feet office building and only one story to minimize impact to the surrounding property owners. Mr. Dunckel said the plan was for a dental office with a single dentist practice to occupy it.

OPPOSE: **Scott Legg**, 1090 Green Street Circle, stated his property is directly behind the subject property and has been there since 1996. He stated concerns that were not addressed was traffic noise from Thompson Bridge Road and noise from the nearby business dumpster service. Mr. Legg stated it is a very steep lot and not recommended for residential but concerned it's too steep for a doctor/dentist office. He stated as an example for the Board to take note of 1004 Green Street Circle which backs up to The Bradford Pair when precautions are not taken regarding the topography of the slope and ridge where Green Street Circle sits. He said the back yard of 1004 Green Street Circle fell off into the parking lot of The Bradford Pair ten years ago. He suggested to the Board to add conditions regarding a retaining wall and detail plans for the runoff issues. He stated 85 percent of runoff from his property drains into the subject property due to the topography of the land.

Joy Holmes, 1020 Green Street Circle, stated they purchased their home five to six years ago and are directly behind The Bradford Pair. She agreed with her neighbor that the hill has been a nightmare and is concerned with removing the trees and what might happen with the ground/land. She stated the intersection of Green Street Circle and Thompson Bridge Road is extremely dangerous without additional traffic from a doctor's office since there have been fatal accidents at that location. She mentioned once the trees are removed there will be no privacy for their neighborhood.

Molly Legg, 1090 Green Street Circle, stated she enjoys living in the city and historic neighborhood but would prefer for no development to be behind them. She was concerned about the rezoning from R-I to O-I and mentioned the zoning of surrounding businesses. Mrs. Legg stated in her opinion a 2,000 square feet building is too large for the size of the lot compared to the other buildings nearby. She said she spoke with neighbors at 1070, 1080, 1090 and 1102 and all are concerned with buffer issues, noise, runoff, sewer line and changes to the entrance of the street. She mentioned the traffic issues as vehicles coming out of the businesses nearby use the turn lane going onto Oak Tree Drive which is already a dangerous area. She stated the nearby businesses currently only have one vehicle in the parking lot, none or possibly two vehicles.

Shannon Ball, 1116 Green Street Circle, stated they have lived at the location since 1994 and living in the city with Thompson Bridge Road behind them are aware they cannot deny all future development but shares the same concerns especially with the turn lane. She said almost daily there are head-on collisions at the location with vehicles turning onto Oak Tree

are getting into the turn lane too early and is a massive congestion at rush hour. She stated the concern with ten parking spaces and people coming into the dentist office after work hours will be adding more traffic and congestion. She stated it is very concerning with them trying to get home safely. Mrs. Ball stated her concern with the removal of the trees which provide a little sanctuary and will be exposed to all the noise on a more massive scale. She stated their request is to have a significant tree buffer and also concerned about the erosion and the incident at The Bradford Pair was terrifying. The other concern she stated was a retaining wall is ugly and unsightly and concerned about the trees if one is built. She stated her main concerns were the tree buffer, tree removal and traffic issues.

David Ball, 1116 Green Street Circle, stated he would prefer the location be an office rather than retail or rental house. He said he believes it is a good use of the land and site plan too. He stated he would like the Board to consider a larger than 25-foot buffer if possible and suggested moving the building forward toward the street. Mr. Ball said his primary concern is the buffer zone in the rear with a larger retaining wall, heavy vegetation and a fence.

Rebuttal: Mr. Dunckel stated GDOT reviewed the plan and replied there were no issues with it. He acknowledged with a business there would be noise from a dumpster being emptied but due to it being a small building there may not be a dumpster, only pick-up from the city twice a week. He agreed due to the steep topography a retaining wall would be required in the rear and a sub-wall in the front of the building. Mr. Dunckel stated due to elevation issues the building could not be moved forward. He acknowledged the runoff issue and said once the engineering process is complete, there will be a solution in the final version of the plan. He stated due to the severe topography every tree will need to be removed but with correctly placed engineered retaining walls to hold the soil.

Planning and Appeals Board Comments: Board Member Thompson asked about the location of the retaining wall and Mr. Dunckel stated they are allowed within the buffer zone and thought it to be approximately six to eight feet which would only be visible by someone in the parking lot. Mr. Tate confirmed fences are allowed along with retaining walls within the buffer and would expect plantings at the top and at the base of the wall but at the top would give more of an immediate buffer. Board Member Thompson stated a combination of a fence and planting buffer would be best. Vice-Chair Fleming said a fence would be for safety too. Board Member Simmons stated he felt there wasn't enough information on traffic safety and study. Mr. Dunckel stated there wasn't a true traffic study but was asked by GDOT to provide the projected average daily traffic numbers along with AM and PM peak traffic counts which was done by an engineer and sent to GDOT and their reply was they did not see any adverse effect from the amount of traffic. Vice-Chair Fleming asked about the submittal process from the applicant and Deputy Director Tate stated it is considered a commercial development and fully engineered civil plans addressing parking access, setbacks, buffers, stormwater and erosion are required. Mr. Tate stated The Bradford Pair is an example of what not to do and occurred many, many years ago and there have been significant changes to the stormwater ordinances for water quality and erosion. Deputy Director Tate explained what the anticipated traffic counts were for a medical office per the staff report. Board Member Young mentioned it would be weekday traffic and not weekend traffic with a medical office. Vice-Chair Fleming asked Mr. Tate to address the zoning and he explained currently the zoning is Residential-I and explained other surrounding properties are zoned Neighborhood Business (N-B), Residential & Office (R-O), Planned Unit Development (P-U-D) and Office & Institutional (O-I). A zoning of O-I is strictly office and would not allow for a convenience store or other commercial uses. Board Member Young asked about any guidelines for hours of operation with O-I zoning and Mr. Tate replied the code does not restrict hours of operation for any type of use but the Planning Board or City Council could add this as a condition.

Shannon Ball stated it was startling to hear that all trees would be removed and concerned about the length of time it would take for growth. She asked if they could require fast growing vegetation without having small shrubs, waiting ten years. She also mentioned the traffic and a fatality the year before along with other significant wrecks in the last months. Mrs. Ball stated studies show one thing but living to see the impact is another.

Vice-Chair Fleming asked if a certain type of tree could be required and Deputy Director Tate stated they preferred to determine the certain type tree based on the site. Board Member Thompson stated he has seen several landscape plans by the city and have done a great job of picking material. Mr. Thompson said he would prefer to see an 8-foot buffer material along with a 6-foot privacy fence on top of the wall if deciding to move forward. Board Member Thompson stated he would make a motion with amended conditions of no dumpster, privacy fence on top of the wall, minimum of 8-foot buffer material and adding hours of operation time limit.

There was a motion to recommend conditional approval to rezone the subject property for office uses from Residential-I (R-I) to Office and Institutional (O-I) with the following amended conditions:

Conditions

1. The proposed building shall be generally consistent with the standards depicted on the concept plan and photographs provided with this rezoning application and shall adhere to the Gateway Corridor Overlay Zone standards. Specifically, the proposed office building shall not exceed 2,000 square feet in size and constructed with a minimum 6:12 pitched roof.
2. 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.
3. A mixture of evergreen and deciduous buffer trees shall be planted within the required 25-foot wide buffer area adjacent to the single-family lots located to the rear of the property. **The minimum installation height of the trees shall be 8-feet.** The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
4. Vehicular access to the subject property shall be from the adjacent driveway as shown on the applicant's site plan and shall require review and approval by the Gainesville Public Works Department Director.
5. **In addition to the planted buffer, a 6 foot tall opaque fence shall be required at the top of the retaining wall adjacent to the single-family homes.**
6. **A trash dumpster shall not be allowed on the property.**
7. **The hours of operation for the proposed use shall be limited from 7:00 A.M. to 8:00 P.M., Monday through Sunday.**

Motion made by Board Member Thompson

Motion seconded by Board Member White

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

ADJOURNMENT

There was a motion to adjourn the meeting at 6:15 p.m.

Motion made by Board Member Simmons

Motion seconded by Board Member White

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

Respectfully submitted,

Jane Fleming, Vice-Chair

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: April 7, 2023
Date Submitted: April 21, 2023
Final Approval Date: April 21, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Rena Millwood** to vary the right side yard setback requirement on a 1.22± acres tract located on the southwest side of East Lake Drive between Club Drive and Peninsula Road (a/k/a **379 East Lake Drive**), having a zoning of Residential-I-A (R-I-A).
Meeting Date: May 9, 2023

Purpose of Request:

The applicant is proposing to vary the right side yard setback requirement from 15-feet to 2.45-feet for a 576 square foot (24' by 24') attached garage addition. The proposed addition will be located over part of the existing concrete driveway/parking area. The property contains a single-family home located adjacent to Lake Lanier. There is an elevation distance of approximately 20 from the 1085 Corps line up to where the garage addition is proposed. The applicant is basing the hardship on the location of the existing home and the steep topography. A similar variance request was previously approved in 2004 for the subject property to vary the right side yard setback to 1-foot for a carport addition. The previous property owner never constructed the addition and the variance expired. The surrounding properties include single-family homes located within the Chattahoochee Country Club.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with one condition. See the Staff Recommendation report for details.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location Maps
3. Hardship Statement
4. Site Plan/Plat
5. Survey

**GAINESVILLE PLANNING AND APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property OwnerRena Millwood
Location379 East Lake Drive, NW
RequestVary right-side yard setback
Size1.22± acres
ZoningResidential-I-A (R-I-A)
WardOne
Proposed UseAttached garage addition
Planning Division Staff Recommendation**Approval, with condition**
DateMay 9, 2023

▪ **Request**

The applicant is proposing to vary the right-side yard setback requirement from 15-feet to 2.45-feet for a 576 square foot (24' by 24') attached garage addition. The proposed addition will be located over part of the existing concrete driveway/parking area.

▪ **Background Information and Existing Conditions**

The property contains a single-family home located Chattahoochee Country Club adjacent to Lake Lanier. The property is heavily wooded and the rear of the lot slopes downward toward Lake Lanier. In 2004, the Planning and Appeals Board approved a right-side setback variance from 15-feet to 1-foot for a carport of similar size on the subject property. The previous owner never built the carport and the variance expired.

▪ **Significant Factors**

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

The applicant's hardship is based on the steep topography and states that there is no ability to construct the garage on the left side due to the steep in topo and the right side is the only option.

On September 9, 2022, the Planning and Appeals Board approved to vary the rear yard setback from 25-feet to 15-feet for 608 East Lake Drive for a single-family home.

On November 10, 2020, the Planning and Appeals Board approved to vary the front yard setback from 40-feet to 30-feet for 825 East Lake Drive for two single-family homes.

▪ **Other Departmental Comments**

There are no other departmental comments for this request.

- **Supporting Documents**

Statement of Hardship, Plat, and Concept Plan.

- **Analysis**

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

There is an elevation distance of approximately 20 feet from the 1085 Corps line up to where the garage addition is proposed. The applicant is basing the hardship on the location of the existing home and the steep topography.

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

The purpose of the building setback requirement is to provide for uniformity of building placement, sufficient access, as well as to provide for adequate separation from neighboring properties for fire safety. The reduction of the right-side yard setback to 2.45-feet would place the garage closer to the side yard setback than most of the existing homes. However, sufficient access and adequate separation do not appear to be an issue if the variance were granted.

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

The property is zoned Residential-I-A (R-I-A) which allows for single-family residential uses. The property would retain its right to be used for single-family purposes regardless of the setback variance. In order to adhere to the current side yard setback requirement, the garage would have to be relocated to the front yard, left side yard or rear yard which would require more grading and logistically does not work.

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

There is a steep topography on the rear and left side of the home which makes it difficult to construct the garage. The applicant desires to build the addition on the right side where it is flatter and the driveway/parking area currently exists. If the variance were to be approved, the proposed addition to the home will be closer to the nearby homes. However, the proposed garage enclosure will fully screen the existing open parking area from the adjacent property. Overall, the variance request would not appear to cause detriment to the public good.

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

The sloping topography and location of the home impacts the location in which to build the garage. Building the addition on the left side of the home would require significant grading and will not logistically work given the location of the existing driveway. The proposed location appears to make the most sense with less impact.

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

The property owner bought the existing home and did not choose the placement of the home. The hardship does not appear to be self-created.

- **Staff Recommendation**

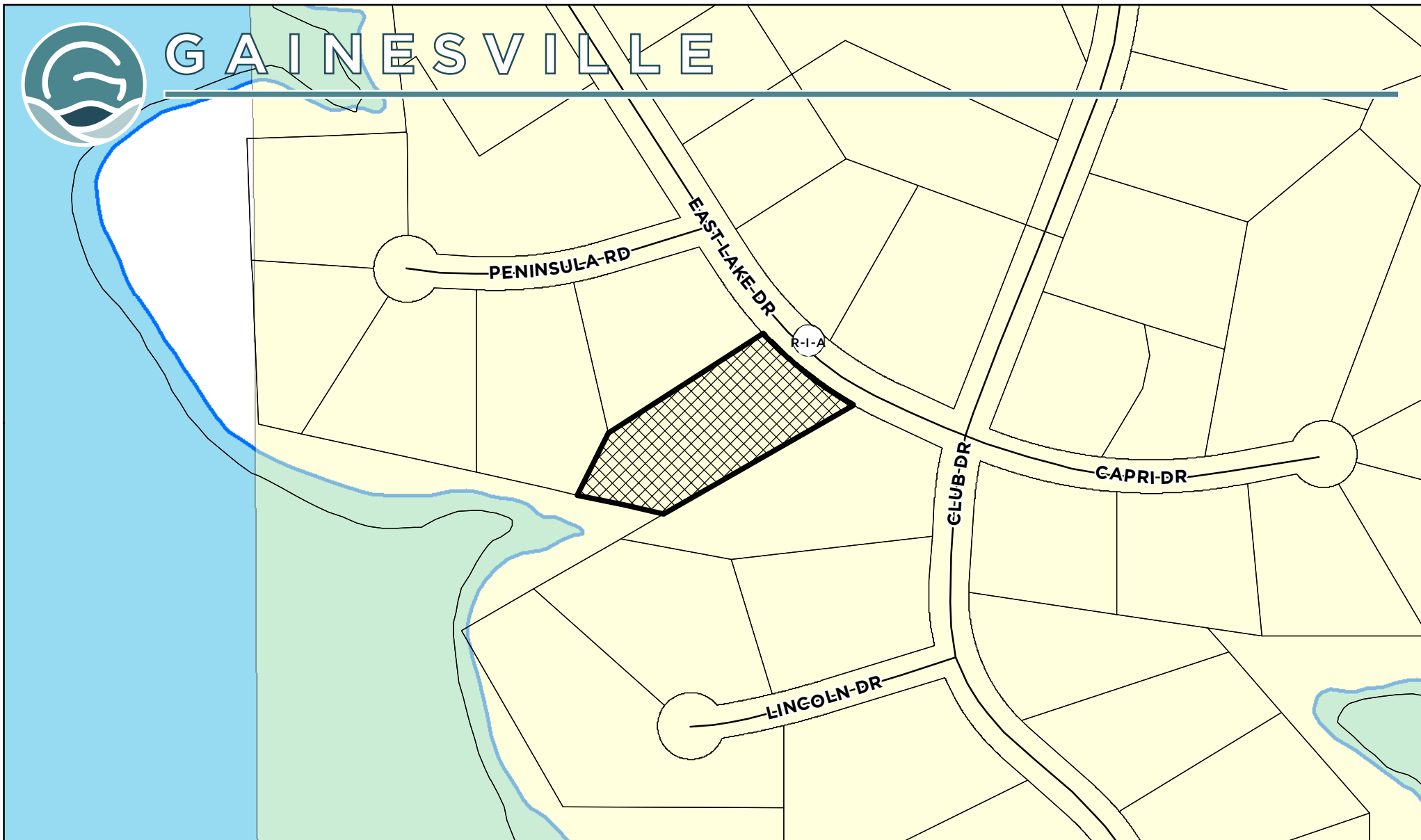
The Planning Division staff is recommending **conditional approval** of this variance request based on the steep topography and location of the existing home.

Condition

The proposed garage shall be architecturally consistent with the existing home and shall require review and approval by the Community and Economic Development Director.



GAINESVILLE



Applicant:

RENA MILLWOOD

VARIANCE REQUEST

Subject Property Address:

379 East Lake Drive

Tax Parcel:

01-103-002-007

Request:

Variance request on a +/- 1.22 AC tract within Residential-I-A (R-I-A) zoning district for an attached garage addition



Subject Property



Meeting Date: **05/09/2023**

Map Prepared: **04/05/2023**

0 110 220 330 440 Feet

SCALE: 1" = 200'



GAINESVILLE



Applicant:

RENA MILLWOOD

Request:

Variance request on a +/- 1.22 AC tract within Residential-I-A (R-I-A) zoning district for an attached garage addition

VARIANCE REQUEST

Subject Property Address:

379 East Lake Drive

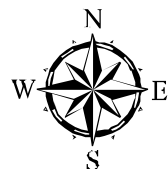
Tax Parcel:

01-103-002-007



Subject Property

Aerial from 2021



Meeting Date: **05/09/2023**

Map Prepared: **04/05/2023**

0 110 220 330 440 Feet

SCALE: 1" = 200'

Variance Request

STATEMENT OF HARDSHIP

The Gainesville Planning and Appeals Board has the authority, in specific cases, to grant variances from the terms of the Unified Land Development Code of the City of Gainesville, Georgia, when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Unified Land Development Code will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Unified Land Development Code. Variances may be granted only upon a finding by the Gainesville Planning and Appeals Board that:

Describe how each situation listed below relates to your application.

- 1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. (The hardship must relate to the physical character of the lot and not to a personal or economic hardship.)

There is no ability to construct the garage on the left side due to steep topo and 1085 proximity, so the right side is the only option.

- 2) The application of the requirements of this resolution to this particular property would create an unnecessary hardship.

Without the variance, the setback as existing does not leave room for a 2 bay garage.

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

The house was originally built closer to the right sideline than the left, creating the conditions requiring a set back variance.

- 4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district. Such conditions are not the result of any actions of the property owner.

Relief, if granted would not cause a detriment to adjoining property or the public good.

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

Per the survey, the set back is too close to allow for a typical 2 bay garage.

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

The hardship is not self created. I did not realized the setback meant I could not build past it.

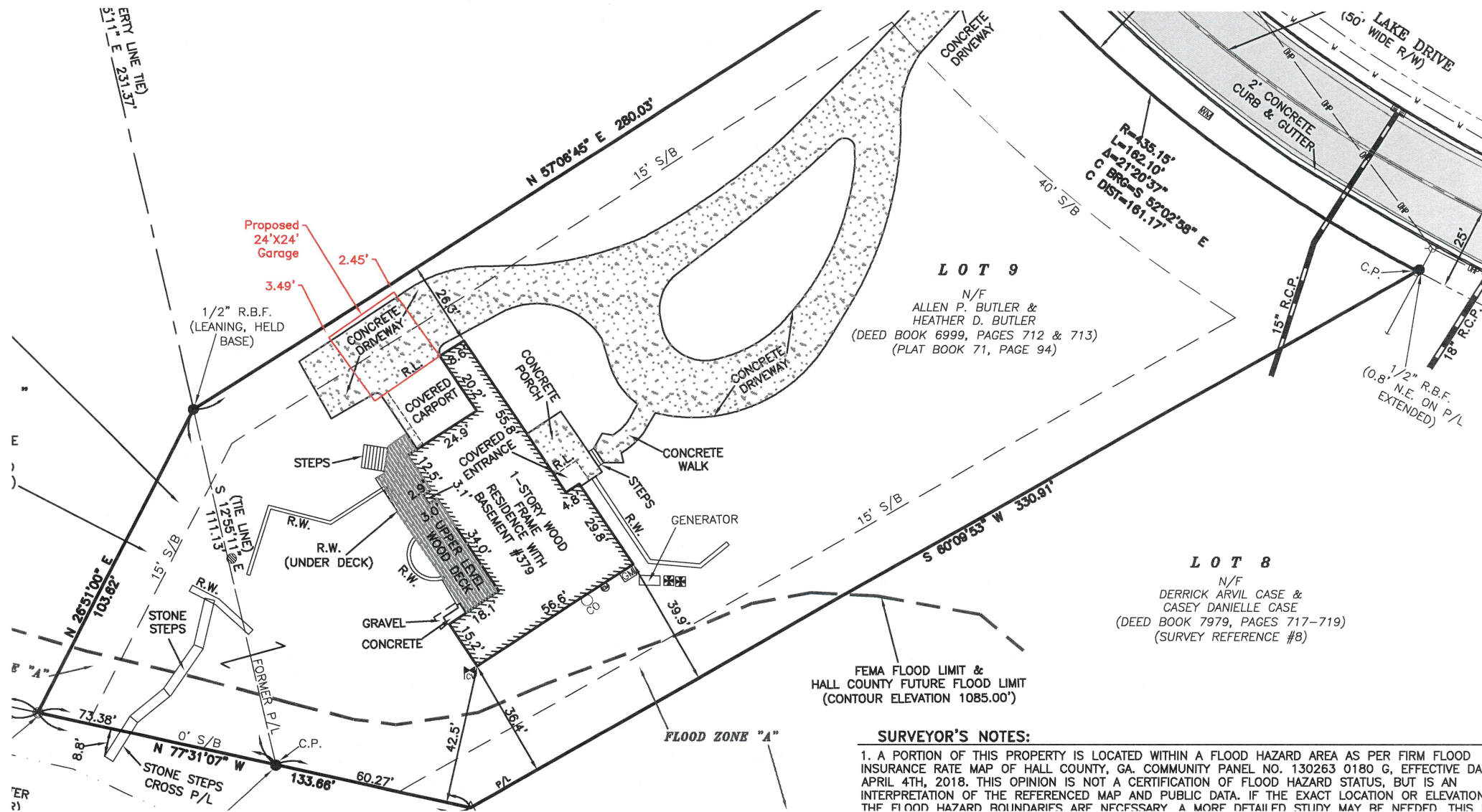
I hereby certify that the above information and all attached information is true and correct.

Signature of Applicant:

Rina M. Milledge

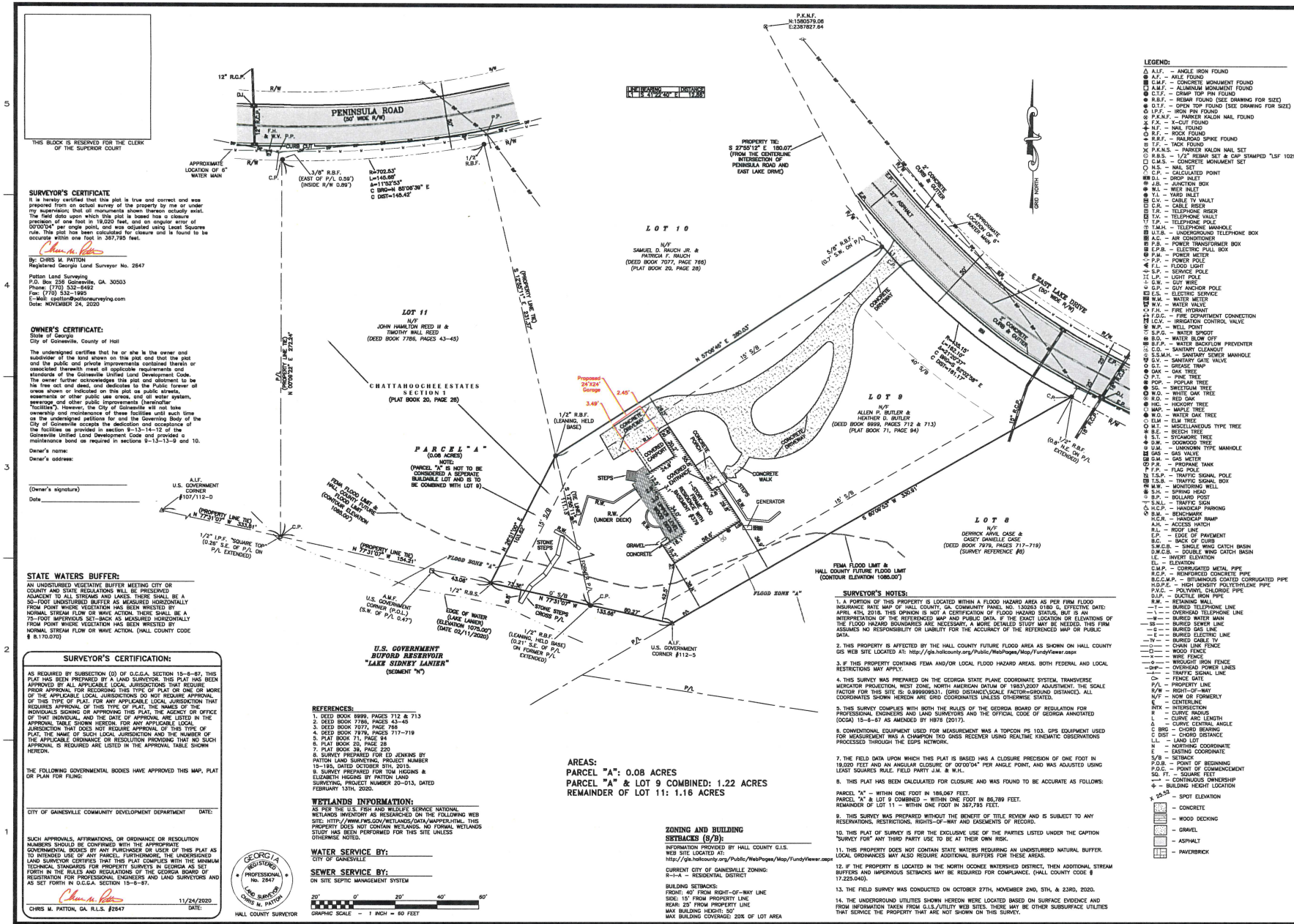
Date:

3/14/23



SURVEYOR'S NOTES:

1. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130263 0180 G, EFFECTIVE DATE APRIL 4TH, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY A MORE DETAILED STUDY MAY BE NEEDED. THIS IS



REGISTERED PROFESSIONAL LAND SURVEYORS

PATTON
LAND SURVEYING, LLC

P.O. BOX 256
GAINESVILLE, GA 30603
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com

COMPUTATIONS BY: M.H. & C.K.
DRAWN BY: J.M. & W.H.
CHECKED BY: C.M.P.

Ms. MILLWOOD
- LOCATED IN -
LAND LOT 112
10TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION
1	11/24/2020	REVISED BOUNDARY LINE ON PARCEL "A", LOT 11 AND LOT 12

SHEET NUMBER:
1 of 1

SCALE: 1" = 30'
SURVEY DATE: 11/23/2020
PLAT DATE: 11/24/2020
20-234.02.dwg
JN. 20-234



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: April 7, 2023
Date Submitted: April 21, 2023
Final Approval Date: April 21, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Northeast Georgia Health System, Inc.** for a special use on a 7.95± acres tract located on the east side of Limestone Parkway, between Clarks Bridge Road and Flintridge Road, having road frontage at the terminus of Gabriel Drive (a/k/a **2500 Limestone Parkway**), having a zoning of Regional Business (R-B).
Meeting Date: May 9, 2023

Purpose of Request:

The applicant is seeking special use approval for an inpatient rehabilitation hospital at the site of the previous J&J Foods grocery which will be demolished. The rehabilitation hospital will be operated in conjunction with Lifepoint Rehabilitation based out of Brentwood, Tennessee, and is for patients recovering from neurological conditions, brain injuries, spinal cord, orthopedic, amputations, trauma, and such. The proposed facility will be 2-story in height, 63,000 square feet in size and will provide a total of 50 inpatient beds. The first phase will include only 40 beds and construction is anticipated to start during the 2nd quarter of 2024. Access to the site will remain from Limestone Parkway and Gabriel Drive. The property is located within the Limestone Parkway Overlay Zone and the adjacent uses include the Windcliff Apartments, NGPG Allergy and Asthma Clinic, US Post Office, Dollar General and the Limestone Place multi-tenant health center.

Facts & Issues / History & Background:

Department Recommendation:

The applicant is requesting the item be tabled to the June 13, 2023 Planning and Appeals Board meeting, therefore a Staff Recommendation report is not attached.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

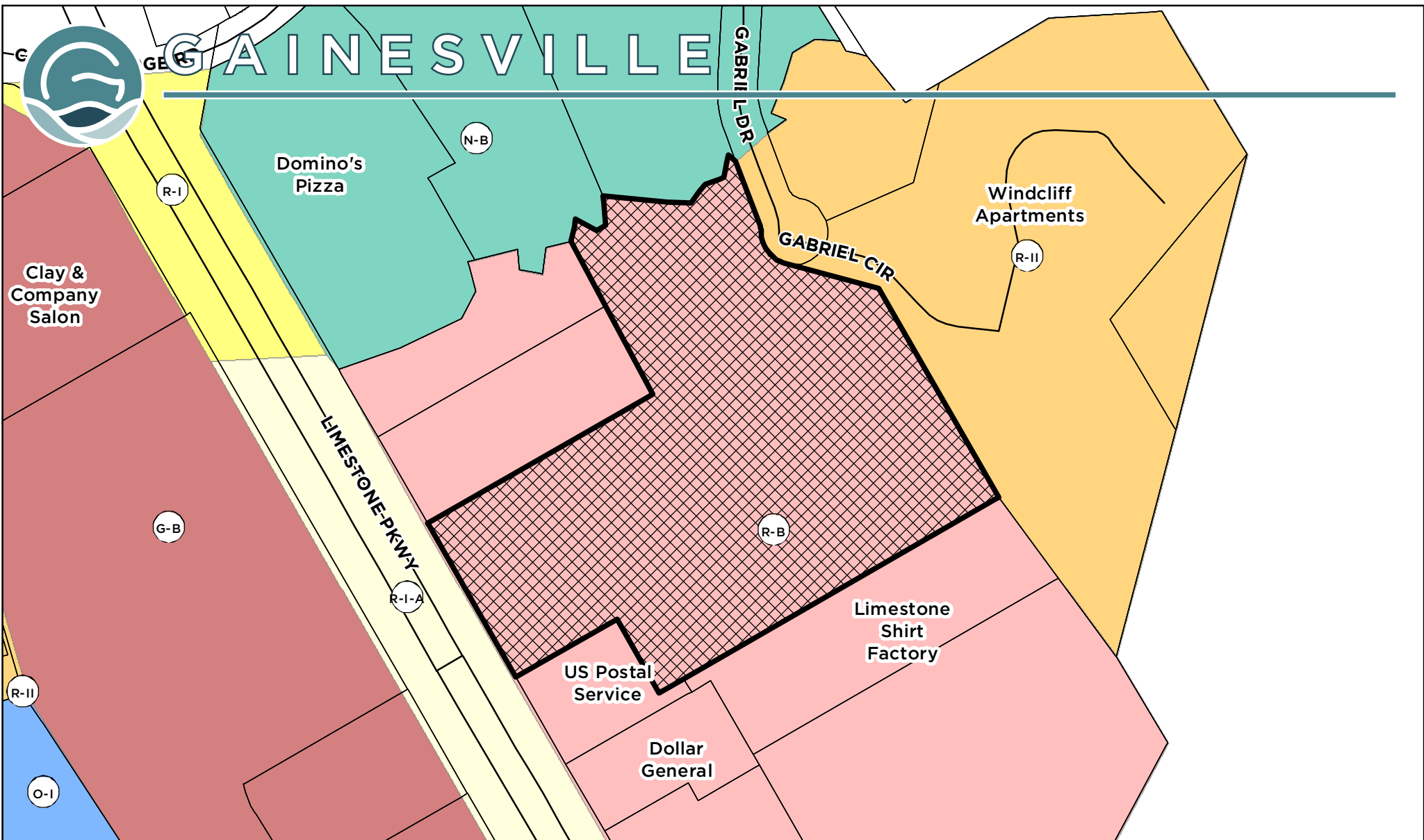
Finance Comments:

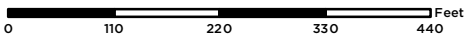
Administrative Comments:

Attachments:

1. Location Maps
2. Narrative
3. Site Plan

4. Exterior Rendering
5. Exterior Elevations



Applicant: NORTH GEORGIA HEALTH SYSTEM, INC.		Request: Special use on a +/- 7.95 AC tract within Regional Business (R-B) zoning district for an in-patient rehabilitation hospital	
SPECIAL USE REQUEST			
Subject Property Address: 2500 Limestone Parkway	Tax Parcel: 09-125-000-062	 Subject Property	
Meeting Date: 05/09/2023	Map Prepared: 04/05/2023		



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2500 Limestone Parkway

Tax Parcel:
09-125-000-062



Subject Property

Aerial from 2021



Meeting Date: 05/09/2023

Map Prepared: 04/05/2023

0 110 220 330 440 Feet

SCALE: 1" = 200'

CITY OF GAINESVILLE

NARRATIVE REPORT

REGARDING

SPECIAL USE APPLICATION FOR ± 7.949 ACRES

LOCATED AT 2500 LIMESTONE PARKWAY

IN CITY OF GAINESVILLE

HALL COUNTY, GEORGIA

PROPERTY OWNER:

DARRELL W. WILEY, AS TRUSTEE OF THE BYPASS TRUST UNDER THE LAST WILL
AND TESTAMENT OF JOHNNIE C. WILEY

APPLICANT: NORTHEAST GEORGIA HEALTH SYSTEM, INC.

CURRENT ZONING: Regional-Business (R-B)

INTRODUCTION

This special use application seeks approval from the Planning and Appeals Board and the Gainesville City Council to locate an inpatient rehabilitation hospital on a 7.949 acre tract located at 2500 Limestone Parkway. This parcel is currently zoned Regional Business and has most recently been the location of a retail grocery store. The subject property is located within the Limestone Corridor Overlay District and is served by a full movement intersection off Limestone Parkway and a secondary access on Gabriel Drive.

DESCRIPTION OF APPLICANT

For more than 70 years, Northeast Georgia Health System (NGHS) has been on a mission of improving the health of our community in all we do. The system cares for more than one million people across more than 19 counties – an area larger than 5,000 square miles - through four hospitals and dozens of outpatient locations. NGHS is anchored by the flagship Northeast Georgia Medical Center (NGMC) campus in Gainesville, a nationally verified Level I Trauma Center, with additional NGMC hospitals in Braselton, Dahlonega and Winder. Together, the four hospitals provide a total of almost 800 beds and 1,400 medical staff members representing more than 60 specialties. All NGHS facilities combined see more than 1.6 million visits.

Led by volunteer boards made up of community leaders, NGHS is a not-for-profit health system – so all revenue beyond operating costs is returned to the community through improved services and innovative programs. The Georgia Hospital Association reported that in 2020, NGMC generated more than \$3.5 billion in revenue for the local and state economy and sustained nearly 22,500 full-time jobs throughout the region and state – in addition to more than 10,000 employees directly employed by the health system.

NGMC accepts all patients regardless of their ability to pay, including Medicare, Medicaid, PeachCare, and financially and medically indigent patients. NGMC is committed to providing needed services to all members of the community, and does not discriminate by virtue of race, age, sex, handicap, color, creed, ethnic affiliation, or ability to pay.

NGHS does not rely on funding from any regional county or municipality to assist or subsidize the cost of providing care to the indigent patients treated at NGHS facilities. In calendar year 2021, 46,050 charity patients were served by NGHS hospitals in all service areas combined. The estimated cost to provide this charity care was over \$101 million. That same year, exclusive of charity care, NGHS hospitals provided an additional \$102.4 million in unreimbursed care at all its campuses.

In addition to providing uncompensated care to the service area, the Health System and its affiliates provided over \$15 million dollars in value to Northeast Georgia communities in FY21 to support health education, health screenings and community sponsored projects.

NGHS is interested in serving the community in the best manner possible. Construction of an inpatient rehabilitation facility on the Subject Property will enable the hospital system to fulfill the medical needs of the Gainesville community and our region while also providing a quality, long-term, committed development.

The rehabilitation hospital will be operated in conjunction with Lifepoint Rehabilitation. With more than 30 freestanding inpatient rehabilitation facilities (IRFs) across 18 states, Lifepoint Rehabilitation is a partner of choice for many major hospital systems in the creation of joint venture operations that are industry-leading in clinical and financial outcomes. Through its IRFs and more than 100 acute rehabilitation units (ARUs), Lifepoint Rehabilitation brings proven rehabilitation management and services expertise to help our patients recover and return home quickly from a number of conditions, including strokes, brain injuries, spinal cord injuries, orthopedic injuries, neurological conditions, amputations and trauma. Lifepoint Rehabilitation is a business unit of Brentwood, Tennessee-based Lifepoint Health.

PROJECT DESCRIPTION

NGMC is currently licensed for 24 inpatient rehabilitation beds, all of which are housed in the South Patient tower on the main campus of NGMC-Gainesville. Patients enter the inpatient facility with a wide variety of underlying needs, including stroke, head injury, amputations, multi trauma, hip and other bone fractures, complex medical issues and post covid complications.

Through extensive study, NGMC determined that the needs of its service area could be better served with expanded inpatient rehabilitation services. The new facility will provide more modern, spacious facilities and allow service to a broader range of patients. Current projections suggest that the number of served individuals will almost double by the year that the new facility is in operation.

The applicant has received a Certificate of Need for a 40-bed facility. The initial construction will be 63,000 square feet and will include patient rooms, indoor and outdoor recreational facilities, extensive rehabilitation equipment and related areas, gardens, visiting and dining areas, as well as support facilities such as laundry, administration and nutrition. The core areas are designed to support up to a total of 50 beds. The applicant requests that the approvals for the special use permit also include approval for square footage of the proposed building and associated parking to be increased by an additional 20%, to accommodate minor additions and modifications that may be required.

The proposed use is consistent with the nearby property uses, including medical buildings and other uses that draw customers from a larger region. It is anticipated that the new facility will draw additional customers to use the nearby retail establishments. While hospitals are contemplated as a possible use in areas zoned for regional business, this specialty hospital will not have an emergency department and is not anticipated to attract the same level of visits that an acute care hospital would.

Project Phasing

Construction on the above project is expected to be completed in at least two phases. The first phase will include the core facilities and 40 patient rooms. Construction on the first phase is planned to start as soon as 2nd quarter of 2024. Later phases will occur as dictated by market growth and will include additional space as needed to support additional patient beds.

Traffic and Roadways

The project fronts on Limestone Parkway (US Hwy 129/GA Hwy 11) and also has access to Clarks Bridge Road (GA Hwy 284) via Gabriel Drive. The Applicant has met with the Georgia Department of Transportation, and GDOT has provided initial approval for Applicant to maintain the full median break on Limestone Parkway that is currently in place. GDOT has asked that the turning radius from the parking lot onto Limestone Parkway be modified to a smaller radius so that a right turn will occur after a full stop more perpendicular to Limestone Parkway, rather than the current right turn yield configuration where drivers face away from oncoming traffic. The Applicant will continue to coordinate with the Georgia Department of Transportation on access points.

SITE PLAN

The Applicant has submitted a conceptual site plan as part of the special use application. The plan reflects both the proposed new facility and parking. The Applicant respectfully requests that the site plan be considered conceptual and that any changes be subject to the approval by the Community Development Department.

DESIGN STANDARDS AND DIMENSIONAL REQUIREMENTS

The Applicant will comply with the Limestone Parkway Overlay Zone requirements in most respects. However, the applicant respectfully requests any variances needed to

accommodate the standards and specifications outlined below and elsewhere in this narrative and the special use application package.

1. Maximum Building Height of two (2) stories.

Although the Limestone Parkway Overlay typically limits buildings to one story, two story structures are allowed under certain circumstances.

“Buildings of greater height are also permitted subject to additional setback from arterial roads and from property zoned for residential use. One additional story shall be permitted for each additional 15 feet front building setback provided beyond the minimum front setback requirement or one additional story for each additional 15 feet of side or rear building setback beyond the minimum required setback abutting property zoned for residential use. As a condition to any such height increase based on the provision of greater setbacks than required, one large-species tree (over 40 feet in height at maturity) for each 30 feet of building perimeter shall be planted or retained between such buildings of greater height and adjoining property lines, in addition to any other trees required under this Ordinance. Alternate height limits may be allowed through conditions of approval of the Limestone Parkway Overlay Zone for a specific development.

As reflect on the attached site plan, the proposed development meets or exceeds the setback requirements necessary to construct a two-story building. Additionally, the applicant will comply with the tree requirements as outlined in the section quoted above. Granting a variance to allow a two-story building will allow for construction of an aesthetically pleasing building and site, including restoration of green space beyond that currently found on the property.

2. Exterior Building Materials and Finishes

The Architectural Design Guidelines in the City Land Development code limit the use of Exterior Insulating and Finish System (EIFS). The Limestone Parkway Overlay Zone allows the following exterior wall materials: brick masonry, stone masonry, or split-face block masonry; or wood clapboards or weather boarding.

As reflected on the architectural renderings, the applicant proposes to utilize a design in keeping with the architectural design and brand standards of other Northeast Georgia Health System (NGHS) structures. The NGHS brand standard for structures of similar size includes the use of EIFS and Natural Stone as the primary exterior materials, with EIFS used in less visible areas.

To comply with the Design Guidelines and consistent with the NGHS brand standard, the proposed building utilizes natural stone, glass and louvered screen wall as primary materials in

the most visible areas of the structure and uses EIFS as a secondary material, with EIFS use being concentrated in less visible areas of the proposed structure such as the side facing trees and the rear. The proposed design meets the spirit of the Design Guidelines and the Limestone Parkway Overlay district guidelines. As a result, the Applicant respectfully request a variance to allow for the use of EIFS and other materials as depicted in the proposed elevations and renderings.

3. Variance to allow for an increase in code required parking.

The Land Development code lists parking requirements in Table 9-17-5-2. Based on the parking ratios, with a 40 bed hospital, the development would be allowed a maximum of 80 parking spaces.

The applicant proposes a variance that allows parking at a minimum ratio of 1.5 spaces/bed, plus retaining existing parking along the property lines as shown on the conceptual site plan.

4. Variance for Building Mounted signage.

Please see below.

SIGNAGE

Applicant will install signage consistent with signage used at other NGHS facilities. Prior to permitting, the Applicant will submit a Uniform Sign Plan to include the type, number, size and area of signs permitted, subject to the approval of the Community Development Department.

STORMWATER MANAGEMENT

The Applicant shall construct adequate stormwater facilities on the subject property to collect stormwater runoff from the project. The stormwater detention plan shall be subject to the approval of the Community Development Department.

ARCHITECTURAL RENDERINGS

The Applicant has submitted architectural renderings and elevations for proposed new construction. The Applicant respectfully requests that the renderings and elevations be considered conceptual and that any changes be allowed, provided such changes will be subject

to the architectural design review process and approval of Community Development Department.

LANDSCAPING AND GRADING

The Applicant shall submit landscaping and grading plans as required by the Community Development Department, and such plans will be subject to the approval of the Department.

SPECIAL USE APPLICATION CONSIDERATIONS

As noted above, the Applicant proposes to construct a 63,000 square foot, with the possibility of up to a 20% increase of square footage with associated parking. The two state highways, Limestone Parkway (US 129) and Clarks Bridge Rd (GA 284), provide adequate access to the subject property. As reflected on the site plan, refuse, service and loading areas are located away from and shielded from the streets and, to the extent possible, neighboring properties. It is not anticipated that the proposed development will result in any noise, light, glare or odor that would be incompatible with or have a negative impact on neighbors. Although the proposed two-story building will be higher than neighboring structures, the landscaping and location of the building on the site will help balance the height and provide a finished product that is compatible with nearby buildings.

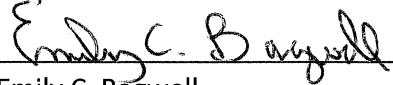
STAFF APPROVALS

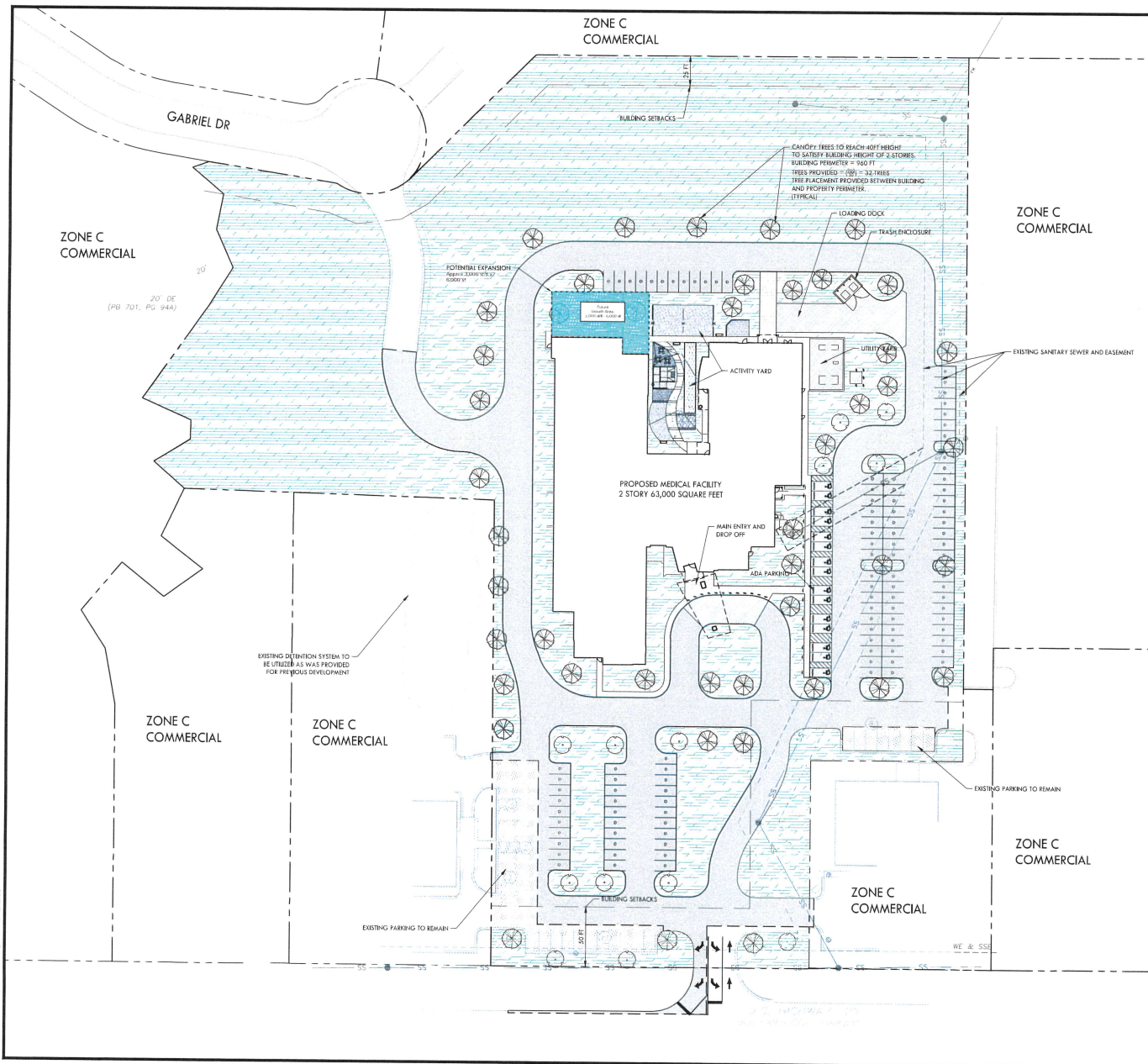
The Applicant is currently in the design development phase of the project. As such, changes and modification to the project may be needed. The Applicant requests that the Community Development Department and staff be authorized to approve such changes as may be necessary to implement and develop the project consistent with this application, narrative, conceptual renderings and conceptual site plan, including but not limited to the signage plan, stormwater management plan, and other areas of staff review and approval contemplated by this narrative and the applicable City ordinances.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the special use application be approved, including any variances needed to implement the specifications in the application package. The Applicant also invites and welcomes any comments from staff or other officials of City of Gainesville so that such recommendations and input might be incorporated in this Application.

Respectfully submitted,


Emily C. Bagwell



SITE DATA TABLE

OWNER/APPLICANT:
DARRELL W. WILEY AS TRUSTEE OF THE BRYFA

SURVEY CONDUCTED BY: JARROD D. BLACK, ROCHESTER AND ASSOCIATES, LLC

PROPOSED USE: INPATIENT REHABILITATION HOSPITAL

PROPERTY ADDRESS: 2500 LIMESTONE PARKWAY GAINESVILLE, GA 30501
PARCEL NUMBER: 09123 000062 LOT SIZE: 7.95 ACRES

SETBACKS: FRONT - 40FT BY ZONE, 50FT PER LOT SIDE - NONE REAR - 25FT

PRESENCE OF FLOODPLAIN:
NEARBY LIMESTONE CREEK, SITE NOT IN FLOODPLAIN

PARKING ALLOWED: 1.5 PER BED, MAX 2 PER BED 40 BEDS + 10 BED EXPANSION
75 SPACES MINIMUM
100 SPACES MAXIMUM
15 ADA SPACES

PARKING DESIGNED: 105 STANDARD SPACES
15 ADA SPACES
26 EXISTING SPACES TO BE KEPT FOR USE

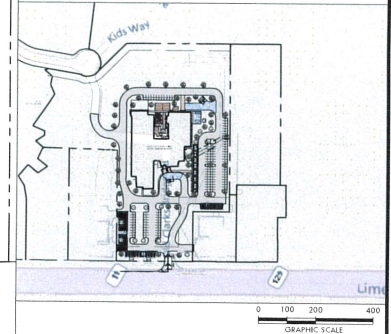
TOTAL PARKING PROVIDED: 146 SPACES

THE SQUARE FOOTAGE OF THE PROPOSED BUILDING AND ASSOCIATED PARKING TO BE INCREASED BY 20%, TO ACCOMMODATE MINOR ADDITIONS AND MODIFICATIONS THAT MAY BE REQUIRED.

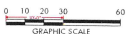
WATER SERVICE TO BE PROVIDED BY THE CITY OF GAINESVILLE VIA AN EXISTING MAIN ALONG LIMESTONE PARKWAY.

SEWER SERVICE TO BE PROVIDED BY THE CITY OF GAINESVILLE VIA AN EXISTING SEWER MAIN RUNNING THROUGH THE PROPERTY.

STORMWATER DETENTION TO BE PROVIDED USING EXISTING SYSTEM FOR THE PREVIOUSLY DEVELOPED SITE.



BUDG	
SIDEWALK	
CONCRETE	
ASPHALT	
GRASS	
EXISTING PARKING	



CRUNK ENGINEERING LLC
7112 CROCODRASS BOULEVARD
SUITE 200, BENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

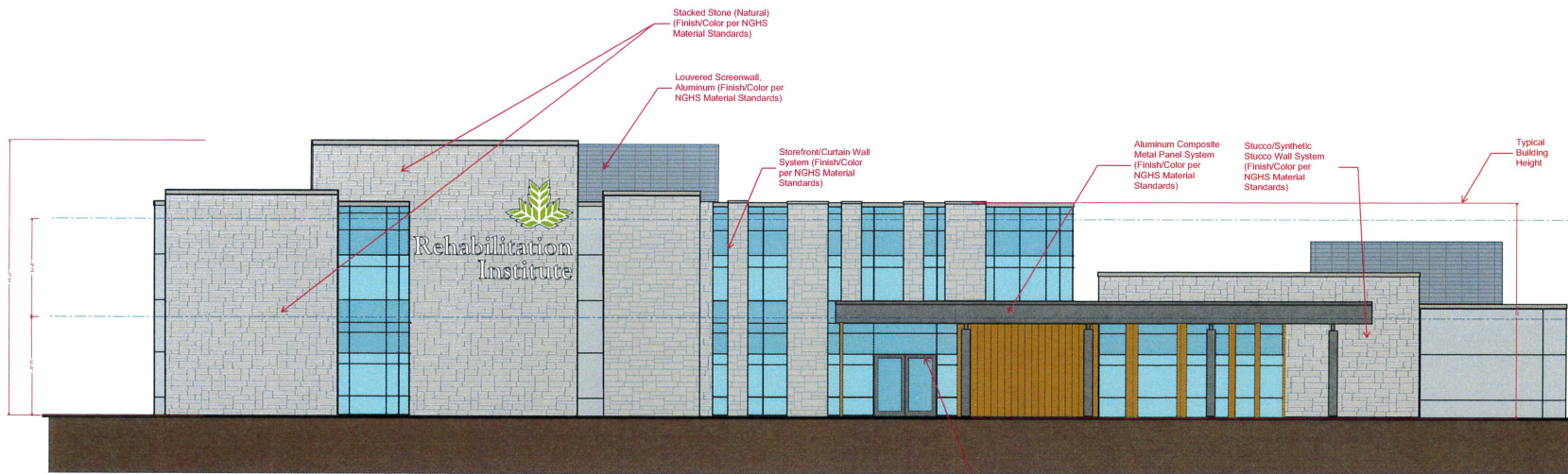


NGHS REHABILITATION
INSTITUTE
GAINESVILLE, GEORGIA

REVISIONS	DATE
No.	
03/30/2023	22129

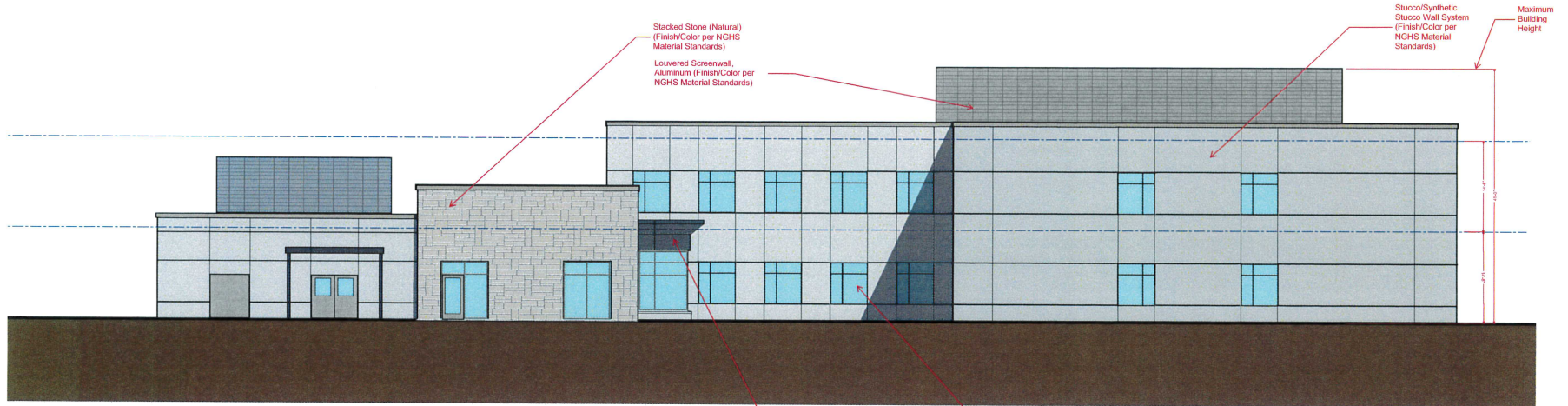
C1.0
LAYOUT



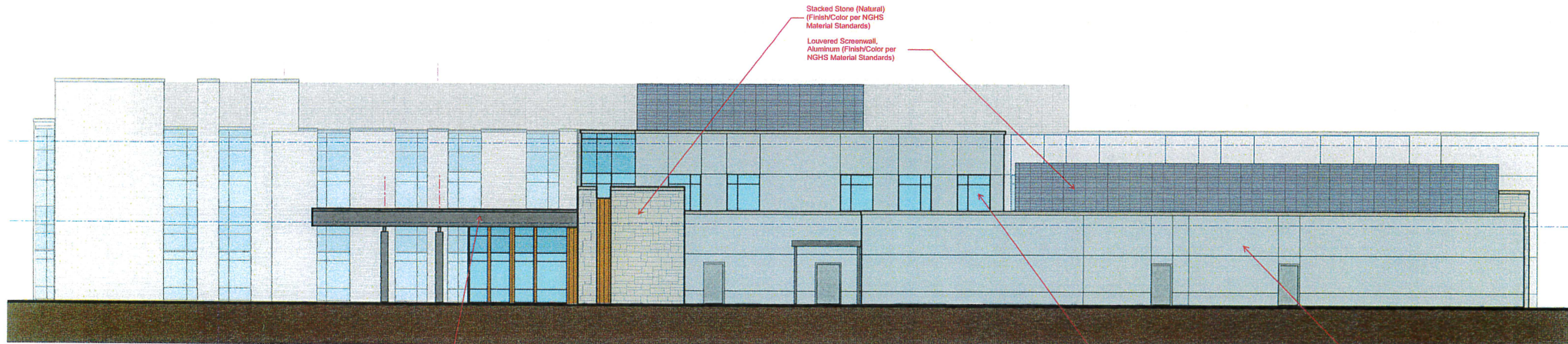


SOUTH ELEVATION

Parklex Proforma
Rainscreen Cladding
(Finish/Color per
NGHHS Material
Standards)



NORTH ELEVATION



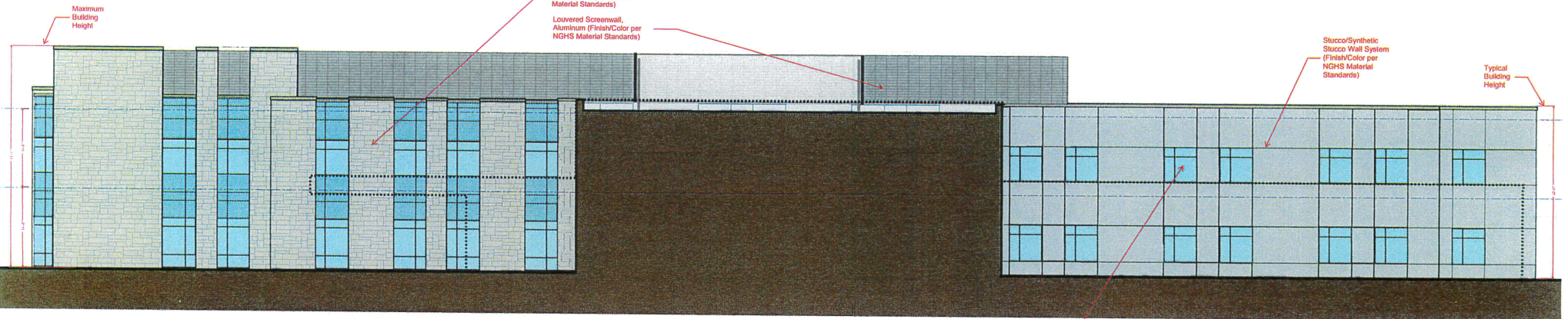
EAST ELEVATION

Aluminum Composite
Metal Panel System
(Finish/Color per
NGHS Material
Standards)

Stacked Stone (Natural)
(Finish/Color per NGHS
Material Standards)
Lowered Screenwall,
Aluminum (Finish/Color per
NGHS Material Standards)

Storefront/Curtain Wall
System (Finish/Color
per NGHS Material
Standards)

Stucco/Synthetic
Stucco Wall System
(Finish/Color per
NGHS Material
Standards)



EAST ELEVATION (@ INTERIOR COURTYARD)

Stacked Stone (Natural)
(Finish/Color per NGHS
Material Standards)
Lowered Screenwall,
Aluminum (Finish/Color per
NGHS Material Standards)

Stucco/Synthetic
Stucco Wall System
(Finish/Color per
NGHS Material
Standards)

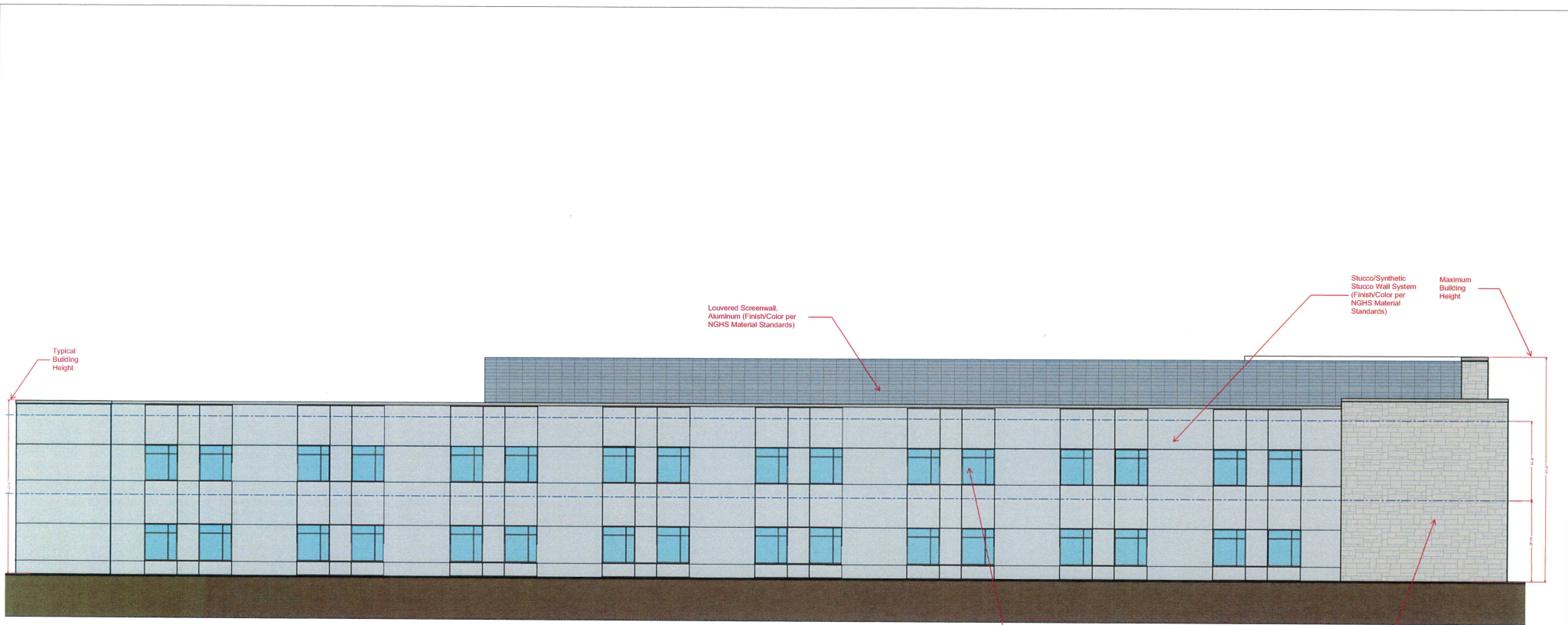
Typical
Building
Height

Storefront/Curtain Wall
System (Finish/Color
per NGHS Material
Standards)



NORTHEAST GEORGIA HEALTH SYSTEM REHABILITATION INSTITUTE
GAINESVILLE, GA - 22201.00 - 03/28/2023

Exterior Elevations



WEST ELEVATION



NORTHEAST GEORGIA HEALTH SYSTEM REHABILITATION INSTITUTE
GAINESVILLE, GA - 22201.00 - 03/28/2023

Exterior Elevations