



CALL TO ORDER

MINUTES

A. Minutes of May 9, 2023

OLD BUSINESS

A. 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

NEW BUSINESS

A. Annexation

- 1) Request from **Dutton Properties, LLC** to annex a 1.44± acres tract located on the north side of Beverly Road, east of the intersection of Limestone Parkway and Beverly Road (a/k/a **2041 Beverly Road**) and to establish a zoning of Office and Institutional (O-I).

Ward Number: Two
Tax Parcel Number(s): 09-124-000-007
Request: Medical office

B. Zoning Amendment

- 1) Request from **Dutton Properties, LLC** to amend the existing zoning conditions for a 2.01± acres tract zoned Office and Institutional (O-I) located on the northeast side of the intersection of Limestone Parkway and Beverly Road (a/k/a **0 Beverly Road, NE**).

Ward Number: Two
Tax Parcel Number(s): 09-124-000-202
Request: Medical office

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: May 4, 2023
Date Submitted: May 17, 2023
Final Approval Date: May 17, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of May 9, 2023
Meeting Date: June 13, 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. 2023-05-09 PAB DRAFT minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
MAY 9, 2023

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

Members Present: Chairman Doug Carter and Board Members Eddie Martin, Rich White, Kelvin Simmons, Ryan Thompson and Rick Young

Members Absent: Vice-Chair Jane Fleming

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

Others Present: None

MINUTES OF APRIL 11, 2023

There was a motion to approve the minutes as presented.

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

OLD BUSINESS

NEW BUSINESS

A. Variance Request

- 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

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

The property is zoned Residential-I-A (R-I-A) which requires a side yard setback of 15-feet. The property is 1.22 acres in size and contains a single-family home within the Chattahoochee Country Club that is adjacent to Lake Lanier. The applicant is proposing to vary the right-side yard setback requirement from 15-feet to 2.45-feet in order to construct 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 applicant is basing their hardship 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. 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.

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

Applicant Presentation: **Rena Millwood**, 379 East Lake Drive, stated she wants to enclose the carport to protect her vehicle and lawn equipment.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Board Member Young asked about the distance from the garage to the neighbors if the variance was approved and if there were any other properties in the Country Club with zero lot line approvals. Mr. Tate used the map to show the location of the garage and stated with the existing foliage it will be well buffered from the neighbors. Mr. Tate also said he wasn't sure of the exact distance from the neighbor's home but it would be approximately 15 to 17 feet from them. He then mentioned examples of other variance requests that were approved with zero foot setbacks in the city but not aware of any specifically in country club area.

There was a motion to conditionally approve the request to vary the right yard setback requirement from 15-feet to 2.45-feet for an attached garage addition with a zoning of Residential-I-A (R-I-A) with the following condition:

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.

Motion made by Board Member Thompson

Motion seconded by Board Member White

Vote – 6 favor, 1 absent (Fleming)

B. Special Use Request

- 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

Chairman Carter stated he had spoken to Emily Bagwell representing the applicant and advised her that she did not need to attend the meeting. Deputy Director Tate stated he received notification from the applicant that they need more time and would like to table the request to the June 13, 2023 Planning and Appeals Board meeting.

There was a motion to table the special use request to the June 13, 2023 PAB meeting.

Motion made by Board Member Martin

Motion seconded by Board Member Young
Vote – 6 favor, 1 absent (Fleming)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:40 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: May 4, 2023
Date Submitted: May 16, 2023
Final Approval Date: May 24, 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: June 13, 2023

Purpose of Request:

This item was previously tabled at the May 9th Planning and Appeals Board meeting.

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 July 11, 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:

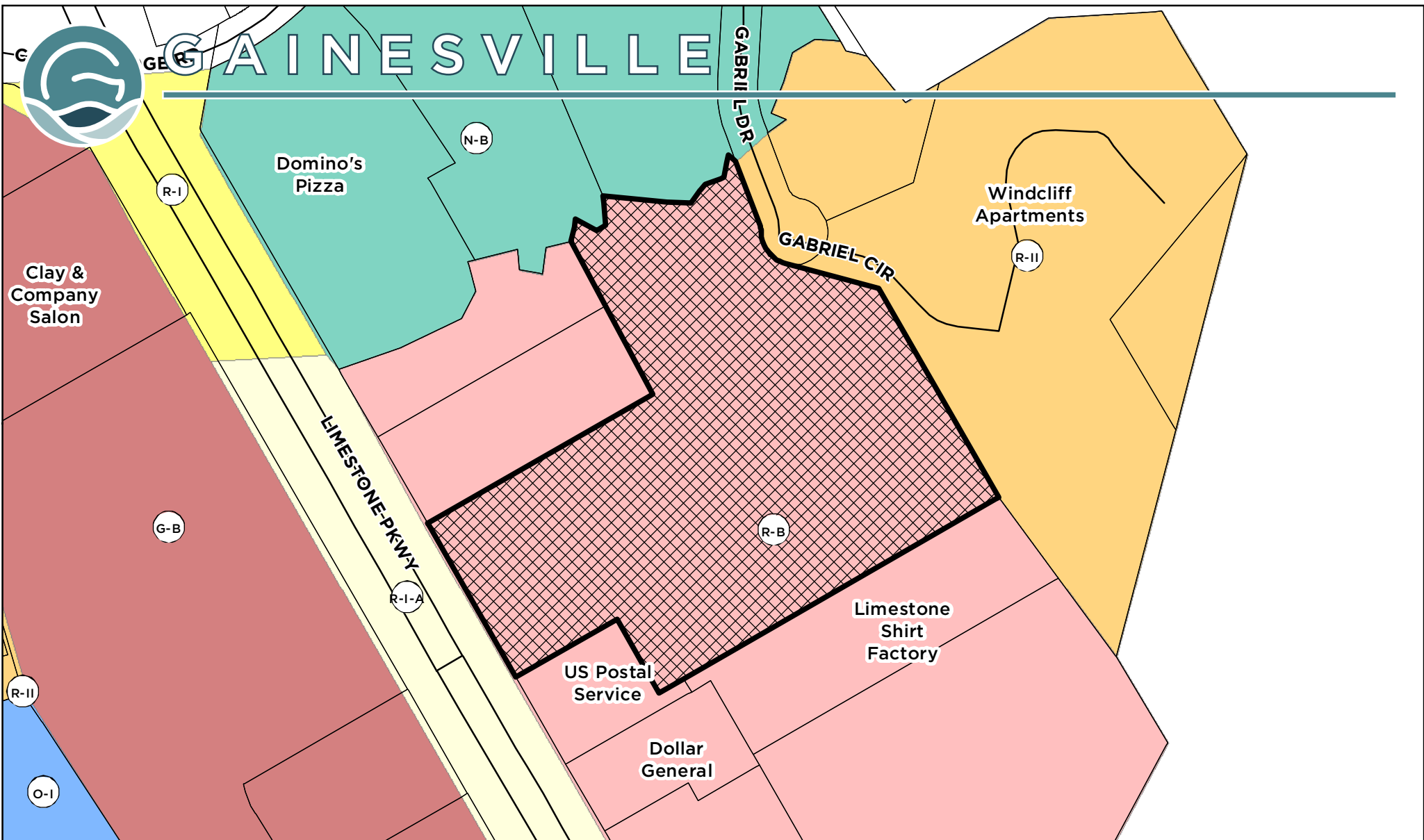
Finance Comments:

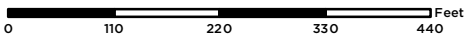
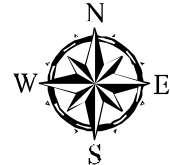
Administrative Comments:

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	
Subject Property Address: 2500 Limestone Parkway	Tax Parcel: 09-125-000-062		
Meeting Date: 06/13/2023		Map Prepared: 05/02/2023 	
SCALE: 1" = 200'			



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

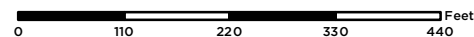


Subject Property

Aerial from 2021

Meeting Date: 06/13/2023

Map Prepared: 05/02/2023



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.

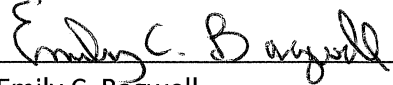
STAFF APPROVALS

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.

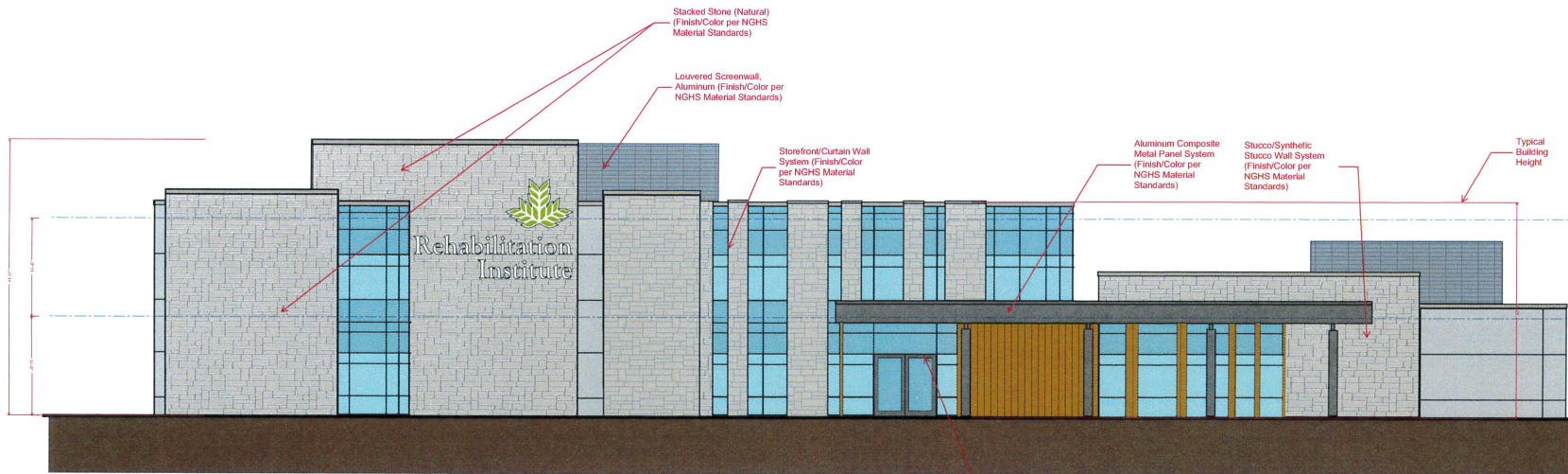
Respectfully submitted,


Emily C. Bagwell



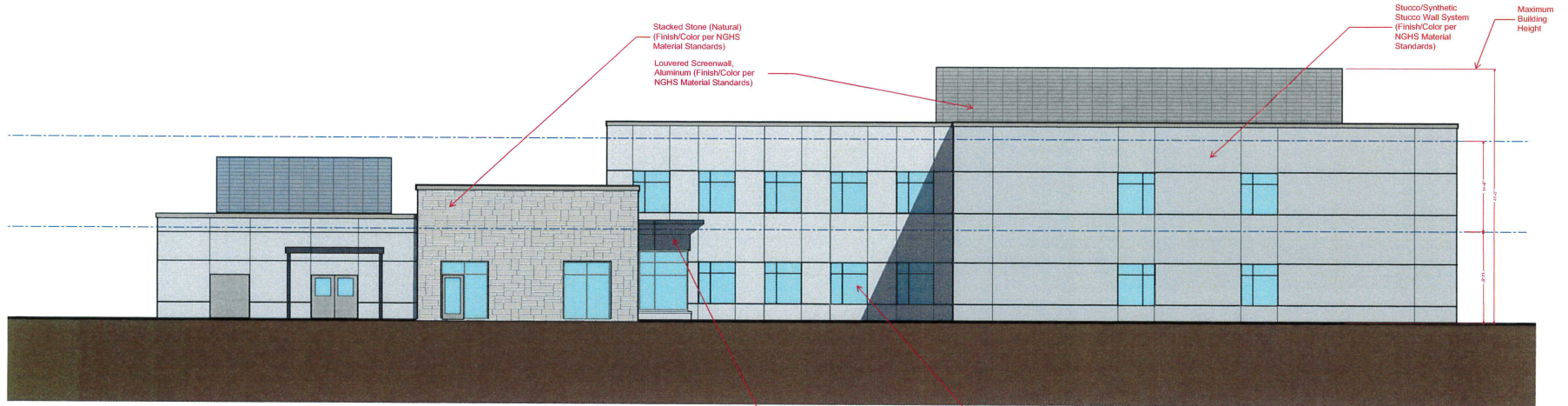
NORTHEAST GEORGIA HEALTH SYSTEM REHABILITATION INSTITUTE
GAINESVILLE, GA - 22201.00 - 03/28/2023

Exterior Rendering

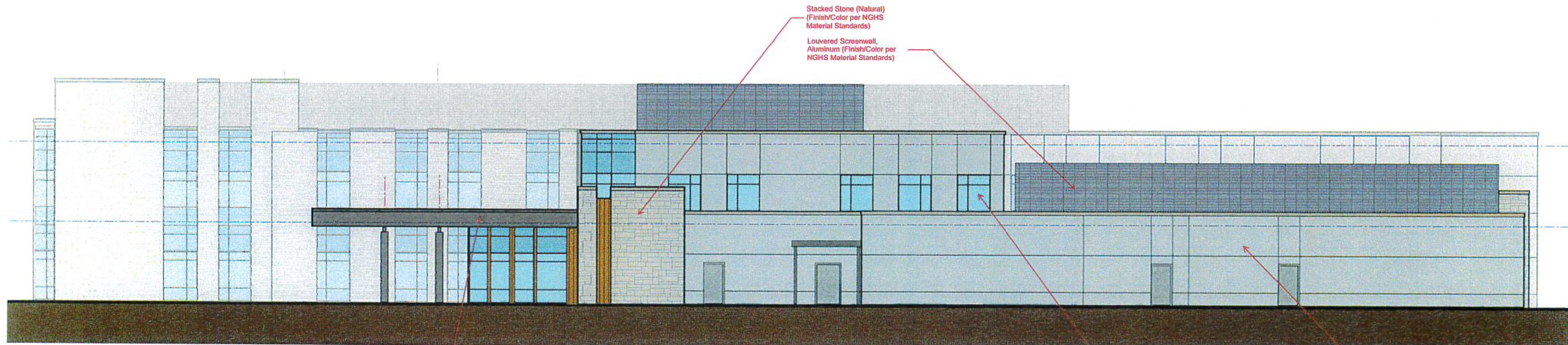


SOUTH ELEVATION

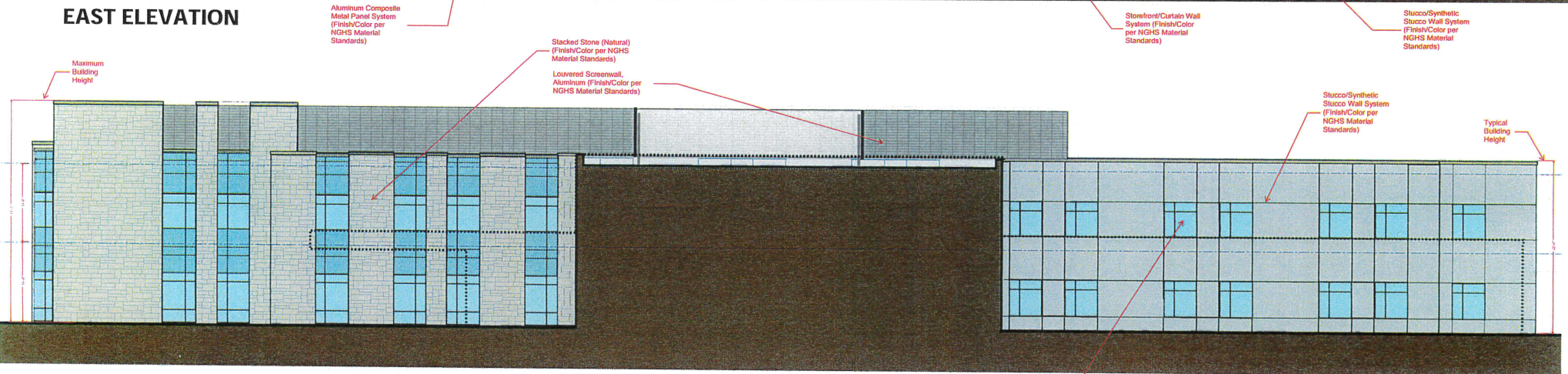
Parklex Proforma
Rainscreen Cladding
(Finish/Color per
NGHHS Material
Standards)



NORTH ELEVATION



EAST ELEVATION

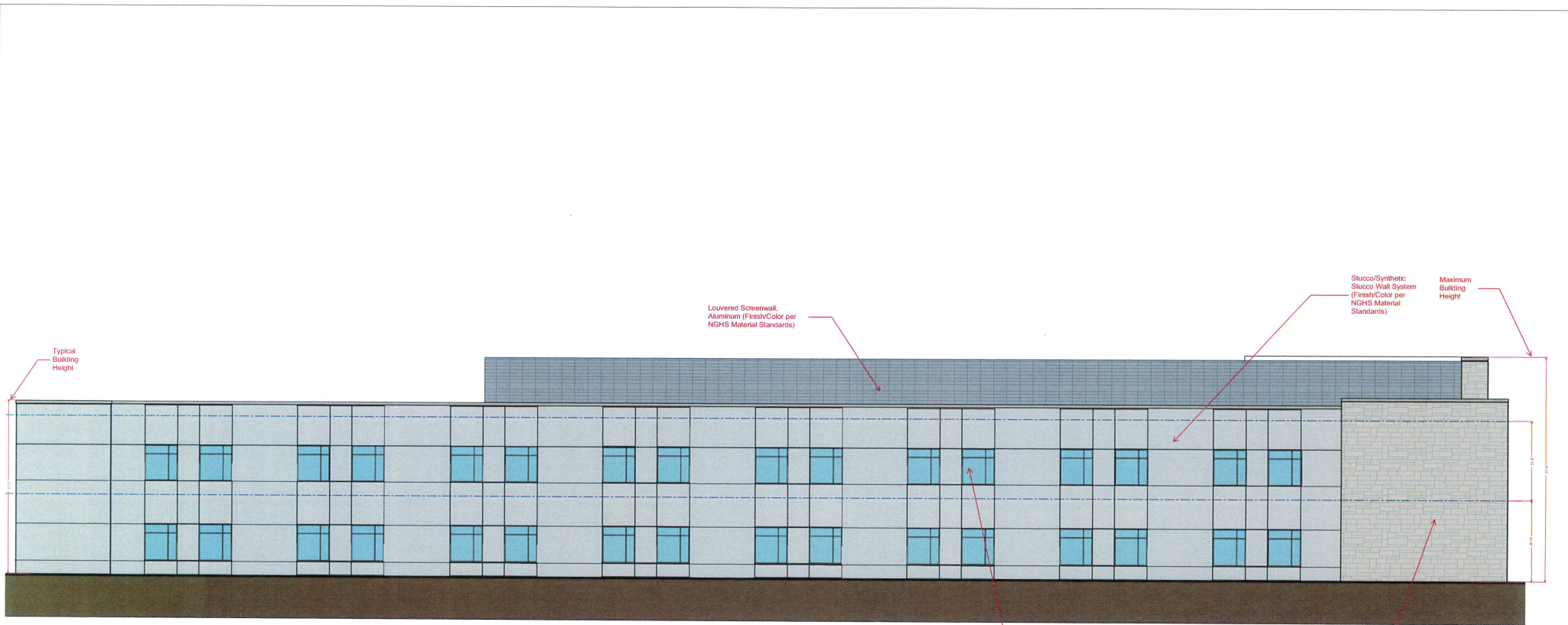


EAST ELEVATION (@ INTERIOR COURTYARD)



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



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: May 4, 2023
Date Submitted: May 16, 2023
Final Approval Date: May 24, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Dutton Properties, LLC** to annex a 1.44± acres tract located on the north side of Beverly Road, east of the intersection of Limestone Parkway and Beverly Road (a/k/a **2041 Beverly Road**) and to establish a zoning of Office and Institutional (O-I).
Meeting Date: June 13, 2023

Purpose of Request:

The applicant is proposing to annex the subject property with a zoning of Office and Institutional (O-I) in order to connect to sewer for a medical office. The property is wooded and is zoned Agricultural Residential-III (AR-III) within unincorporated Hall County. The property is contiguous to the city limits on all sides. The intent is to combine the subject property with the adjacent property to the west which is described in the following zoning amendment request. The proposed two story medical office is approximately 27,200 square feet in size (80' x 170') and will be designed set into the hillside so that access for each level will be at grade with upper and lower level parking. Access is proposed from Beverly Road and from an existing curb cut on Limestone Parkway which will require an access easement. The proposed medical office will adhere to the Limestone Parkway Overlay Zone requirements and will include brick facade materials and a pitched roof. The adjacent properties include medical offices, New Horizons Limestone nursing home, The Landings of Gainesville assisted living facility, single-family rental home and undeveloped land.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location Maps
3. Narrative

4. Site plan
5. Survey
6. Photos

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Dutton Properties, LLC
Location..... 2041 Beverly Road; 0 Beverly Road, NE
Request..... Annex with O-I zoning
 Amend existing O-I zoning conditions
Total Acres 3.45± acres
 Annexation: 1.44± acres
 Amendment: 2.01± acres
Ward..... Two
Proposed Use..... Medical office
Planning Division Staff Recommendation **Approval, with conditions**
Date..... June 13, 2023

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

The applicant is proposing to annex a 1.44± acres tract with Office and Institutional (O-I) zoning and to amend the zoning conditions on an adjacent 2.01± acres tract zoned currently O-I. The properties total 3.45± acres in size and are located within the Limestone Parkway Overlay Zone.

The proposed annexation includes property zoned Agricultural Residential-III (AR-III) within unincorporated Hall County and is contiguous to the city limits on all sides. The proposed zoning conditions amendment includes property originally part of a larger tract that received special use approval in 2007 for an assisted living facility. The parent property has since been developed but the remnant subject property has remained undeveloped.

The intent is to combine both properties and develop a two story, 27,200 square foot medical office building. The building is designed to set into the hillside so that access for each level will be at grade with upper and lower level parking. Access is proposed from Beverly Road and from an existing curb cut on Limestone Parkway which will require an access easement. The proposed medical office will adhere to the Limestone Parkway Overlay Zone requirements and will include brick facade materials and a pitched roof.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	The Landings of Gainesville Assisted Living Single-Family Home	Neighborhood Business (N-B) Agricultural Residential-III (AR-III)
South	New Horizons Limestone Nursing Home Medical Office	General Business (G-B)
East	Medical Office	Neighborhood Business (N-B)
West	Southern Craft Dental Lab	Residential-I-A (R-I-A) Office and Institutional (O-I)

▪ **Other Departmental Comments**

Coordination will be required with the City of Gainesville Public Works Department and the Georgia Department of Transportation (GDOT) regarding all access point design.

▪ **Zoning History**

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

2022 – A request by Brand Properties to rezone 53.177± acres located at 515 Lakeview Drive, NE; 2065 Limestone Parkway; 1881 Jesse Jewell Parkway, NE from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D) zoning was approved with conditions for a mixed-use development.

2022 – A request by Caballero Holdings, LLC to annex a 140.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 Eberhart Cemetery Road; 2465 Floyd Road, SE; 2166, 2170 and 2210 Old Cornelia Highway was conditionally approved for a master planned mixed-use development.

2022 – A request by Caballero Holdings, LLC to amend a 14.43± acres tract zoned Planned Unit Development (P-U-D) located at 0, 2490 and 2544 Floyd Road, SE; 0 Lenox Drive, SE; 0 Old Cornelia Highway, SE was conditionally approved for a master planned mixed-use development.

2021 – A request by Optum Development to annex a 7.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 1744 Cleveland Highway was conditionally approved for residential townhomes.

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Staff Analysis

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

The subject properties appear appropriate for office development given that most of the surrounding properties are zoned for office, institutional and commercial purposes. The proposed medical office appears logical given its proximity to other medical uses and Northeast Georgia Medical Center.

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

The proposed request will function similarly as other medical uses along Beverly Road and the Limestone Parkway Corridor. Proposed access appears sufficient and a traffic signal is currently in place at the intersection of Limestone Parkway and Beverly Road.

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

The Future Development Map for the City of Gainesville places the property within the *General Mixed-Use* land use category which includes areas containing or planned for a mixture of land uses including office, neighborhood retail, detached residential and attached residential.

The subject property is located within the *Limestone Medical Corridor* Character Area which is envisioned as an employment corridor and not anticipated to expand Gainesville's traditional neighborhood fabric, but there is space for housing development. Limestone Creek is a sensitive environment and should be buffered and protected from new development. There should be a focus on preservation of existing character through an adaptive reuse where feasible. Land uses supported in the character area are public / institutional, low density residential, medium density residential, multi-family residential, mixed-use, commercial, and parks / recreation / conservation.

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 property consists of two parcels zoned Office and Institutional (O-I) and Agricultural Residential (AR-III). The intent is to combine the properties for a medical office use. The AR-III zoned property does not allow for a medical office use. Thus, the property is required to be annexed with O-I zoning to complement the adjacent subject property already zoned O-I in the city. If approved, both properties will have the same zoning designation and zoning conditions.

(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?

Surrounding developments currently utilize City water and sewer services and there is sufficient capacity to serve the development.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #2 located off of Cleveland Highway is approximately 1.3 miles away. Gainesville Police currently patrol Limestone Parkway and Beverly Road.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed 27,200 square foot medical office could generate 983± new trips per weekday and 97± A.M. and 95± P.M. peak hour trips during the weekday. The existing road

network is sufficient to accommodate the proposed use. The Limestone Parkway (four lane) and Beverly Road (two lane) intersection is signalized with full signalized access.

The proposal is for a medical office use and will have no impact on the Gainesville City School System.

(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 Comprehensive Plan anticipates the subject properties to be developed for a mixture of uses which is consistent with the adjacent residential, office, institutional and commercial uses. Nearby office, commercial and service uses will continue to develop along nearby Limestone Parkway and nearby Jesse Jewell Parkway. Much of this is due to the proximity of Exit 24/I-985 and Northeast Georgia Medical Center.

(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?

Given the subject property's proximity to/within the city limits and the adjacent mixture of uses, the proposal, with the zoning conditions recommended by staff, appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this annexation request with Office and Institutional (O-I) zoning and zoning condition amendment request based on the Comprehensive Plan and the adjacent and nearby mixture of uses.

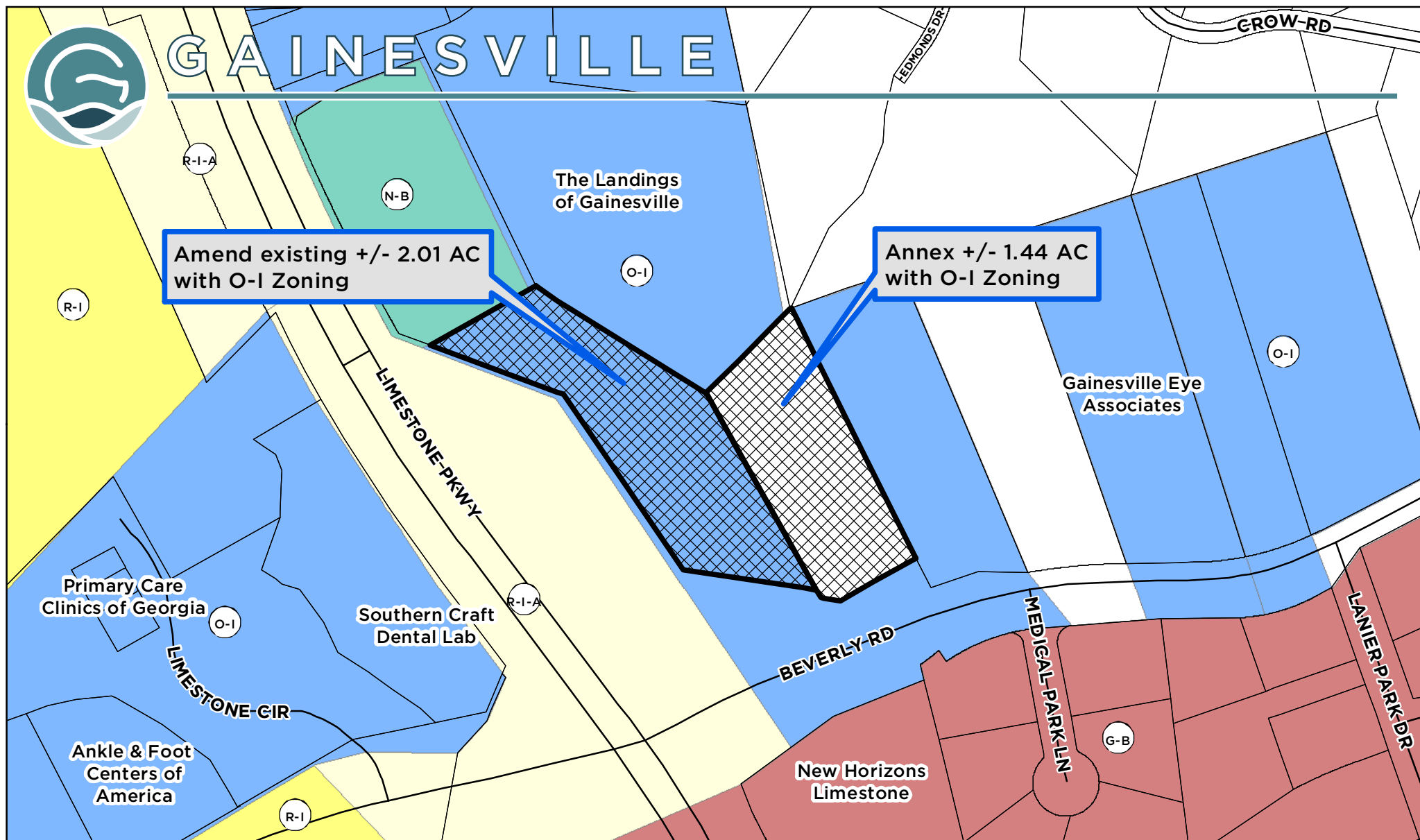
The following zoning conditions shall replace the current zoning conditions stated within Zoning Resolution ZR 2007-04.

Conditions

1. The proposed building shall be generally consistent with the standards depicted on the concept plan and photographs provided with this application and shall adhere to the Limestone Parkway Overlay Zone standards.
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. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.
4. The frontage landscape areas shall be sodded with grass and contain minimum 3-inch caliper size hardwood trees subject to the approval of the Community & Economic Development Director.



GAINESVILLE



Applicant: **DUTTON PROPERTIES, LLC**

ANNEXATION & ZONING AMENDMENT REQUEST

Subject Property Address:
2041 Beverly Road
0 Beverly Road

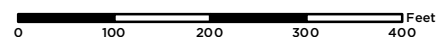
Tax Parcel:
09-124-000-007
09-124-000-202

Request:

Annex +/- 1.44 AC and establish zoning of Office and Institutional (O-I); and amend existing Office and Institutional (O-I) zoning on a +/- 2.01 AC tract for a medical office



Subject Property



SCALE: 1" = 200'





GAINESVILLE

Amend existing +/- 2.01 AC
with O-I Zoning

The Landings
of Gainesville

Annex +/- 1.44 AC
with O-I Zoning

Gainesville Eye
Associates

Lakeview
Academy

Primary Care
Clinics of Georgia

Southern Craft
Dental Lab

Ankle & Foot
Centers of
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New Horizons
Limestone

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tract for a medical office



Subject Property

Aerial from 2021



Meeting Date: 06/13/2023

Map Prepared: 05/02/2023

0 160 320 480 640 Feet

SCALE: 1" = 300'

Narrative

Beverly Medical Office Center

O-I Annexation & Zoning

Summary

This application seeks an annexation and zoning change from AR-III (Residential-Agriculture) in Hall County to O-I (Office & Institutional) for one of two parcels. The second parcel has an existing zoning of O-I with conditions. These two parcels will be combined and developed as a single medical office project.

Existing Site Description

The proposed development involves two existing parcels. One parcel is 2 acres at the corner of Beverly Road and Limestone Parkway. It is currently in the city and zoned O-I with existing conditions from a previous rezoning. The second parcel is 1.4 acres zoned AR-III in Hall County and is requested to be annexed into the city and rezoned to O-I. These properties are undeveloped and surrounded by O-I and N-B zoned properties in the city.

Proposed Development

These parcels will be combined and developed as a single medical office project. Access for the project will be through a driveway on Beverly Road and an access easement to connect to an existing curb and median cut on Limestone Parkway.

The medical office building will be a two-story building that will be set into the hillside so that access for each level will be at grade. This will reduce the size of any retaining walls needed to construct the project and let it blend into the existing topography.

The project is located in the Limestone Parkway Overlay Zone. All outdoor lighting will be low spill fixtures.

One monument sign will be placed at the corner of Limestone Parkway and Beverly Road. A smaller entrance sign will be constructed at each entrance. All signs will comply with the current county sign requirements.

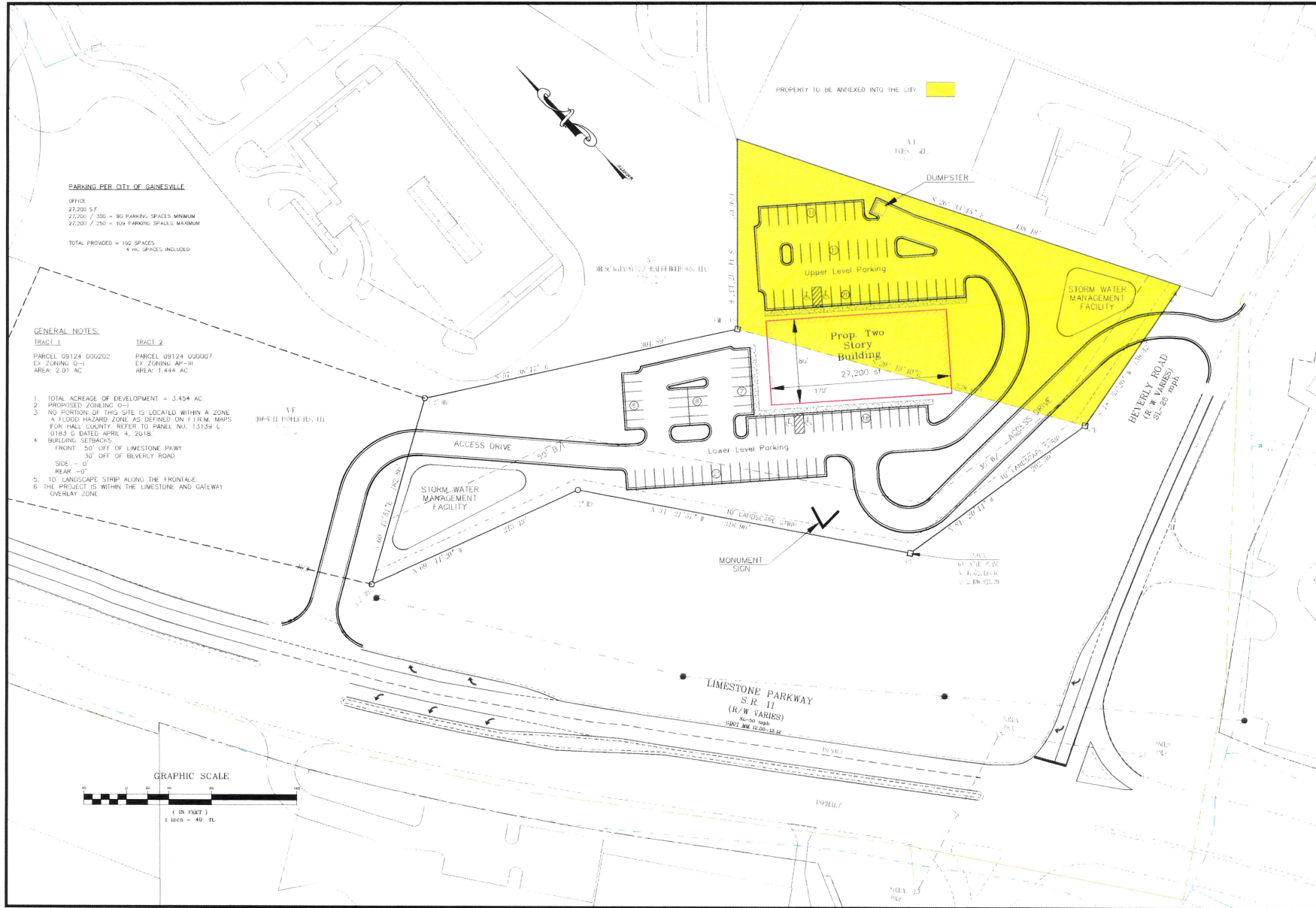
Building Setbacks and Buffers

Front: 50' along the right-of-way of Limestone Parkway
30' along the right of way of Beverly Road

Side & Rear: 0'

Storm Water Detention

Storm water will be detained in a combination of a proposed pond and infiltration trenches. The storm water will discharge into an existing ditch which eventually flows into Limestone Creek across Limestone Parkway. The facilities will comply with all current storm water regulations for the City of Gainesville.



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Seal

4-28-23

MYERS & CO.

civil engineers

P.O. BOX 834
 GAINESVILLE, GA 30602
 770-534-9172
 myers@myers-civil.com

Project Description

BEVERLY MEDICAL
 OFFICE CENTER

PARCELS 09124 000007 & 09124 000202
 CITY OF GAINESVILLE
 HALL COUNTY, GEORGIA

DATE 4-28-23

JOB NO. 22-18

Revisions

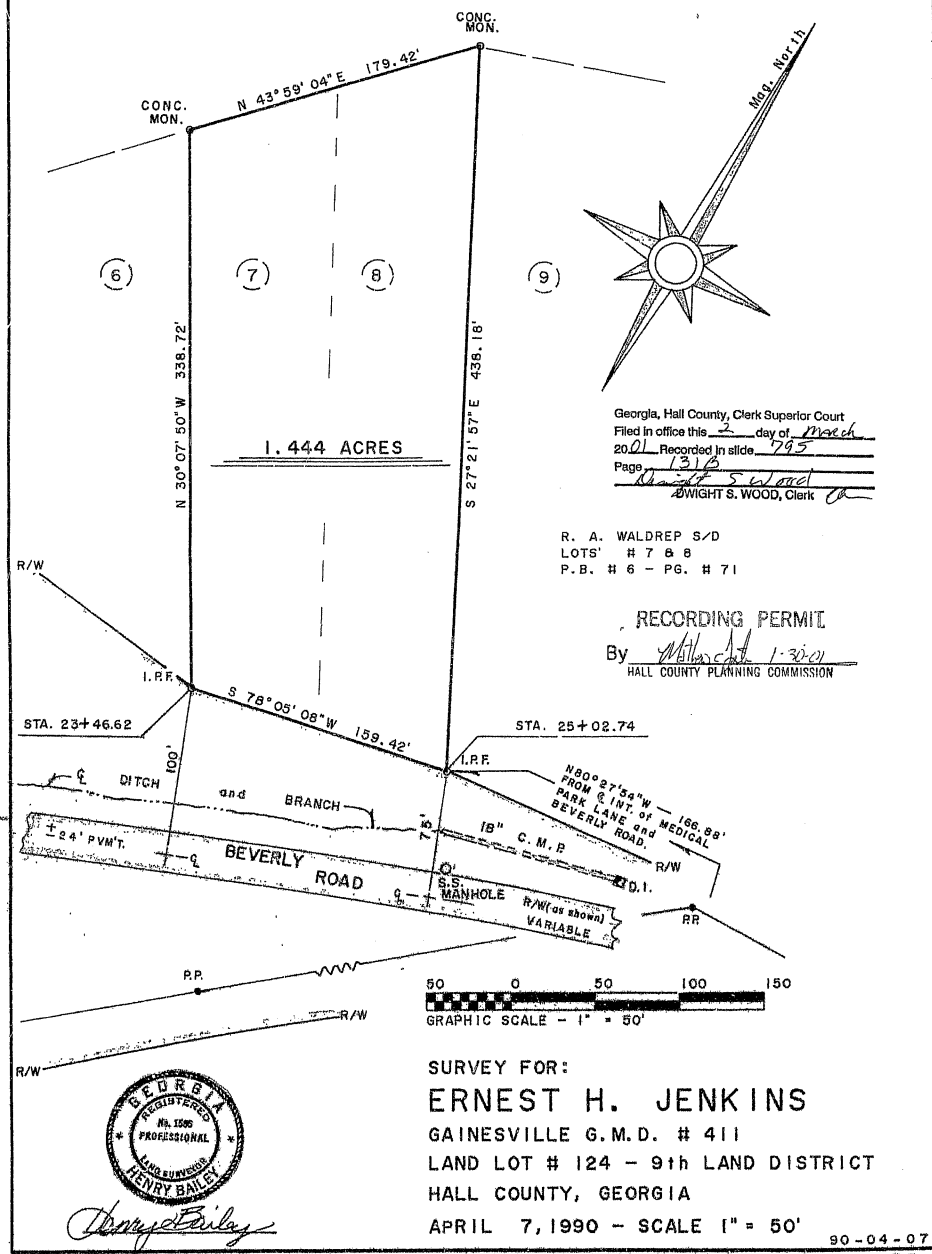
Sheet Title

REZONING-
 ANNEXATION PLAN

SHEET

1

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The building will have a brick facade with a pitched roof, similar to the examples shown here.





CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: May 4, 2023
Date Submitted: May 16, 2023
Final Approval Date: May 24, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Dutton Properties, LLC** to amend the existing zoning conditions for a 2.01± acres tract zoned Office and Institutional (O-I) located on the northeast side of the intersection of Limestone Parkway and Beverly Road (a/k/a **0 Beverly Road, NE**).
Meeting Date: June 13, 2023

Purpose of Request:

The applicant is proposing to amend existing zoning conditions that are part of Zoning Resolution ZR 2007-04 approved in 2007 for an assisted living facility. The subject property is zoned Office and Institutional (O-I) and was originally part of a larger tract which is now the location of The Landings of Gainesville assisted living facility. The remnant subject property was never developed and is heavily wooded. The intent is to combine the subject property with the adjacent property to the east which is described in the aforementioned annexation request. The proposed two story medical office is approximately 27,200 square feet in size (80' x 170') and will be designed set into the hillside so that access for each level will be at grade with upper and lower level parking. Access is proposed from Beverly Road and from an existing curb cut on Limestone Parkway which will require an access easement. The proposed medical office will adhere to the Limestone Parkway Overlay Zone requirements and will include brick facade materials and a pitched roof. The adjacent properties include medical offices, New Horizons Limestone nursing home, The Landings of Gainesville assisted living facility, Lakeshore Tubal Reversal Center and Southern Craft dental lab.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location Maps
3. Narrative

4. Site plan
5. Survey
6. Photos

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Dutton Properties, LLC
Location..... 2041 Beverly Road; 0 Beverly Road, NE
Request..... Annex with O-I zoning
 Amend existing O-I zoning conditions
Total Acres 3.45± acres
 Annexation: 1.44± acres
 Amendment: 2.01± acres
Ward..... Two
Proposed Use..... Medical office
Planning Division Staff Recommendation **Approval, with conditions**
Date..... June 13, 2023

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

The applicant is proposing to annex a 1.44± acres tract with Office and Institutional (O-I) zoning and to amend the zoning conditions on an adjacent 2.01± acres tract zoned currently O-I. The properties total 3.45± acres in size and are located within the Limestone Parkway Overlay Zone.

The proposed annexation includes property zoned Agricultural Residential-III (AR-III) within unincorporated Hall County and is contiguous to the city limits on all sides. The proposed zoning conditions amendment includes property originally part of a larger tract that received special use approval in 2007 for an assisted living facility. The parent property has since been developed but the remnant subject property has remained undeveloped.

The intent is to combine both properties and develop a two story, 27,200 square foot medical office building. The building is designed to set into the hillside so that access for each level will be at grade with upper and lower level parking. Access is proposed from Beverly Road and from an existing curb cut on Limestone Parkway which will require an access easement. The proposed medical office will adhere to the Limestone Parkway Overlay Zone requirements and will include brick facade materials and a pitched roof.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	The Landings of Gainesville Assisted Living Single-Family Home	Neighborhood Business (N-B) Agricultural Residential-III (AR-III)
South	New Horizons Limestone Nursing Home Medical Office	General Business (G-B)
East	Medical Office	Neighborhood Business (N-B)
West	Southern Craft Dental Lab	Residential-I-A (R-I-A) Office and Institutional (O-I)

- **Other Departmental Comments**

Coordination will be required with the City of Gainesville Public Works Department and the Georgia Department of Transportation (GDOT) regarding all access point design.

- **Zoning History**

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

2022 – A request by Brand Properties to rezone 53.177± acres located at 515 Lakeview Drive, NE; 2065 Limestone Parkway; 1881 Jesse Jewell Parkway, NE from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D) zoning was approved with conditions for a mixed-use development.

2022 – A request by Caballero Holdings, LLC to annex a 140.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 Eberhart Cemetery Road; 2465 Floyd Road, SE; 2166, 2170 and 2210 Old Cornelia Highway was conditionally approved for a master planned mixed-use development.

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network is sufficient to accommodate the proposed use. The Limestone Parkway (four lane) and Beverly Road (two lane) intersection is signalized with full signalized access.

The proposal is for a medical office use and will have no impact on the Gainesville City School System.

(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 Comprehensive Plan anticipates the subject properties to be developed for a mixture of uses which is consistent with the adjacent residential, office, institutional and commercial uses. Nearby office, commercial and service uses will continue to develop along nearby Limestone Parkway and nearby Jesse Jewell Parkway. Much of this is due to the proximity of Exit 24/I-985 and Northeast Georgia Medical Center.

(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?

Given the subject property's proximity to/within the city limits and the adjacent mixture of uses, the proposal, with the zoning conditions recommended by staff, appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

▪ **Staff Recommendation**

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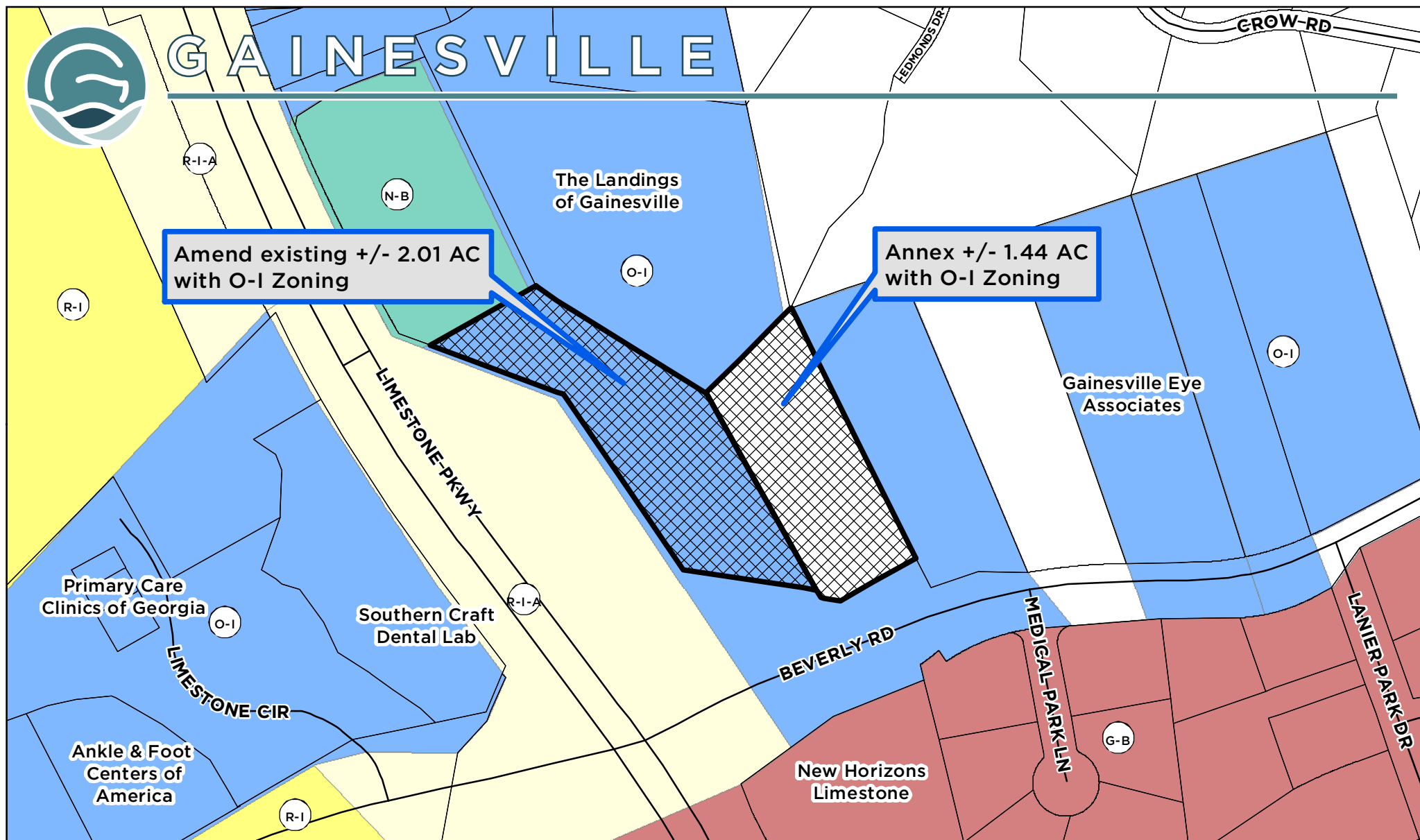
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GAINESVILLE



Applicant: **DUTTON PROPERTIES, LLC**

ANNEXATION & ZONING AMENDMENT REQUEST

Subject Property Address:
2041 Beverly Road
0 Beverly Road

Tax Parcel:
09-124-000-007
09-124-000-202

Request:

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Subject Property



SCALE: 1" = 200'





GAINESVILLE

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The Landings
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Subject Property

Aerial from 2021



Meeting Date: 06/13/2023

Map Prepared: 05/02/2023

0 160 320 480 640 Feet

SCALE: 1" = 300'

Narrative

Beverly Medical Office Center

O-I Annexation & Zoning

Summary

This application seeks an annexation and zoning change from AR-III (Residential-Agriculture) in Hall County to O-I (Office & Institutional) for one of two parcels. The second parcel has an existing zoning of O-I with conditions. These two parcels will be combined and developed as a single medical office project.

Existing Site Description

The proposed development involves two existing parcels. One parcel is 2 acres at the corner of Beverly Road and Limestone Parkway. It is currently in the city and zoned O-I with existing conditions from a previous rezoning. The second parcel is 1.4 acres zoned AR-III in Hall County and is requested to be annexed into the city and rezoned to O-I. These properties are undeveloped and surrounded by O-I and N-B zoned properties in the city.

Proposed Development

These parcels will be combined and developed as a single medical office project. Access for the project will be through a driveway on Beverly Road and an access easement to connect to an existing curb and median cut on Limestone Parkway.

The medical office building will be a two-story building that will be set into the hillside so that access for each level will be at grade. This will reduce the size of any retaining walls needed to construct the project and let it blend into the existing topography.

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One monument sign will be placed at the corner of Limestone Parkway and Beverly Road. A smaller entrance sign will be constructed at each entrance. All signs will comply with the current county sign requirements.

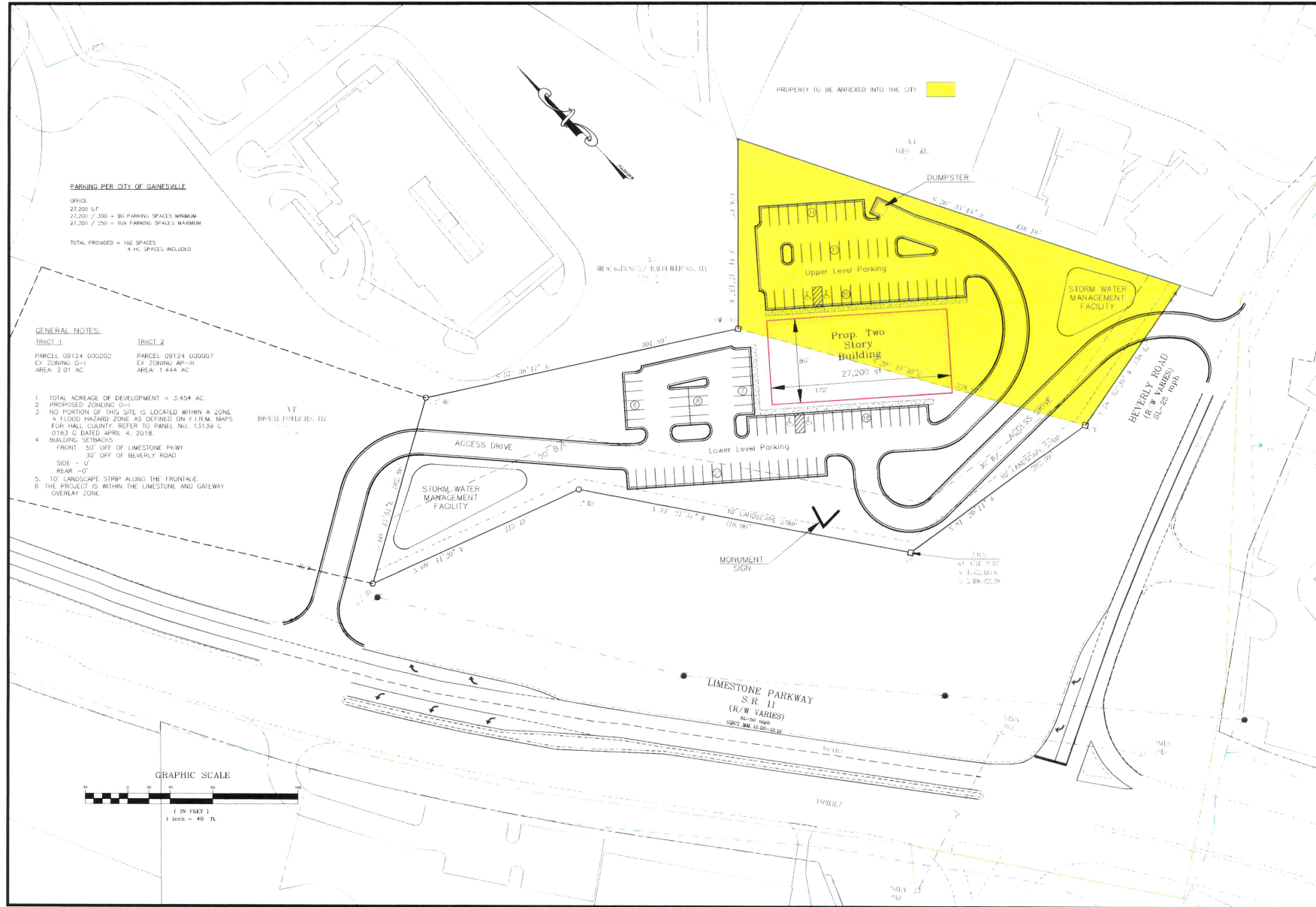
Building Setbacks and Buffers

Front: 50' along the right-of-way of Limestone Parkway
30' along the right of way of Beverly Road

Side & Rear: 0'

Storm Water Detention

Storm water will be detained in a combination of a proposed pond and infiltration trenches. The storm water will discharge into an existing ditch which eventually flows into Limestone Creek across Limestone Parkway. The facilities will comply with all current storm water regulations for the City of Gainesville.



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MYERS & CO.

civil engineers

P.O. BOX 834
 GAINESVILLE, GA 30602
 770-654-9172
 myers@myers-civil.com

Project Description

BEVERLY MEDICAL
OFFICE CENTER

PARCELS 09124 000007 & 09124 000202
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

DATE

4-28-23

JOB NO.

22-18

Sheet Title

REZONING-
ANNEXATION PLAN

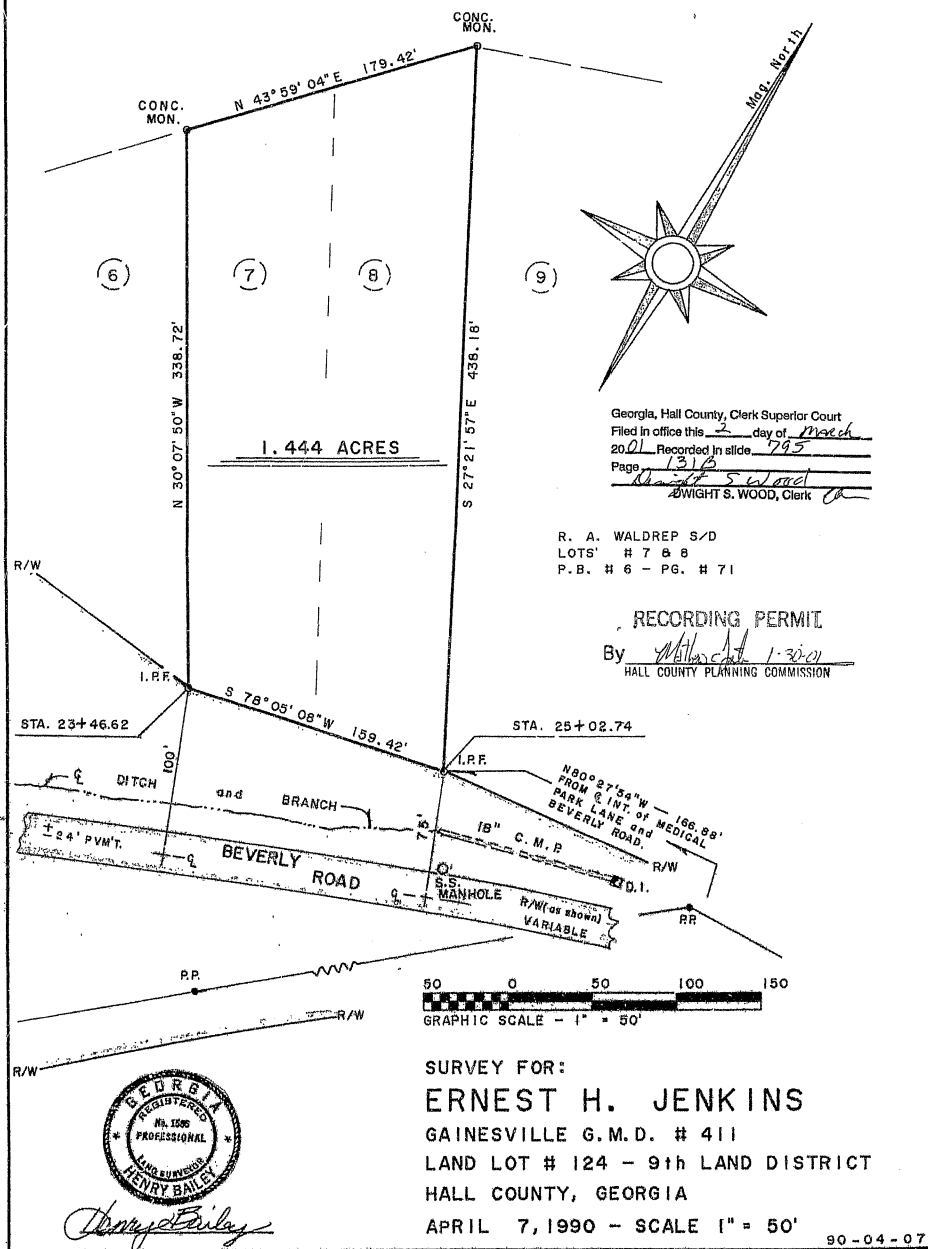
Revisions

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

SHEET

1

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