

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
JUNE 13, 2023**

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

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

Members Absent: None

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

Others Present: Council Member Barbara Brooks

MINUTES OF MAY 9, 2023

There was a motion to approve the minutes as presented.

Motion made by Board Member Martin
Motion seconded by Board Member Young
Vote – 7 favor

OLD BUSINESS

There was a motion to remove the special use request from the table.

Motion made by Board Member Thompson
Motion seconded by Board Member White
Vote – 7 favor

A. 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 Deputy Director Tate received notification from the applicant needing more time and requested the item be tabled to the July 11, 2023 Planning and Appeals Board meeting.

There was a motion to table the special use request to the July 11, 2023 PAB meeting.

Motion made by Board Member Young
Motion seconded by Board Member Simmons
Vote – 7 favor

NEW BUSINESS

A. Annexation Request

- 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

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

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 for a medical office. The properties together total 3.45± acres in size and are located within the Limestone Parkway Overlay Zone. The adjacent uses include an assisted living facility, nursing home, medical office, dental lab and a single-family home. Specifically, the 1.44± acres parcel to be annexed with O-I zoning is zoned (AR-III) within unincorporated Hall County and is contiguous to the city limits on all sides.

The adjacent 2.01± acres parcel currently zoned O-I with conditions is part of a larger tract currently within the city limits that received special use approval in 2007 (ZR 2007-04) for an assisted living facility. The parent property has been developed but the remnant subject property has remained undeveloped. The intent is to combine both properties for a two story, 27,200 square foot medical office building. Access is proposed from Beverly Road and from an existing curb cut on Limestone Parkway which will require an access easement.

Coordination will be required with the City of Gainesville Public Works Department and the Georgia Department of Transportation (GDOT) regarding all access point design. A permit will be required from GDOT to bring the driveway to current standards including signage and striping. An Intersection Control Evaluation (or waiver if eligible) will be required. The existing driveway is in the approximate location of a break in limited access on SR 11 per GDOT PI 150130.

The Gainesville Comprehensive Plan places the subject properties within the *General Mixed-Use Future* land use category and within the *Limestone Medical Corridor* Character Area which is envisioned as an employment corridor and allows for office uses.

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.

Applicant Presentation: **Ed Myers**, 752 Chattahoochee Place, engineer with Myers and Company stated he is working on the project for the owner. Mr. Myers stated the original property was challenging but by annexing the second property it can be utilized more efficiently by building into the hillside and the design will have similar characteristics as others along the corridor.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the annexation request for a medical office and establish zoning as Office and Institutional (O-I) with the following conditions:

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.**

Motion made by Board Member White

Motion seconded by Board Member Martin

Vote – 7 favor

B. Zoning Amendment Request

- 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

There was a motion to recommend conditional approval of the zoning amendment request for a medical office with Office and Institutional (O-I) zoning with the following conditions:

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.**

Motion made by Board Member Martin
Motion seconded by Vice Chair Fleming
Vote – 7 favor

ADJOURNMENT

There was a motion to adjourn the meeting at 5:41 p.m.

Motion made by Vice Chair Fleming
Motion seconded by Board Member Simmons
Vote – 7 favor

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary