



LUMPKIN COUNTY
Board of Commissioners
Planned Unit Development (PUD) Hearing Agenda
Commissioners Boardroom

July 6, 2021
4:30 P.M.

- **Call to Order**
- **Public Portion**
- **Approve Agenda**
- **PUD Presentation**
- **PUD Hearing Rules**
- **Proposed PUD Request**

Chairman Dockery

Northeast Georgia Health Systems Planned Unit Development Application

- **Public Comment in Support of the PUD**
- **Public Comment Opposed to the PUD**
- **Rebuttal**
- **Commissioner Comments**
- **Adjournment**



Lumpkin County, Georgia

Planning Department

Date: July 6, 2021

Agenda Item: Northeast Georgia Health Systems Planned Unit Development Application

Item Description: Northeast Georgia Health Systems Planned Unit Development Application

Attachments:
NGHS PUD Final Packet

Planned Unit Development (PUD) Application



Planning Department
 25 Short Street
 Dahlonega, GA 30533
 Phone: 706 864-6894 Fax: 706 867-7272

App. # PUD 2020-01

Application Fee:
 per review

Receipt # \$150.00

Date paid 5/10/21

A Planned Unit Development (PUD) is a development process, provided for by ordinance that allows for flexibility in the application of regulations and standards for consideration provided by a developer.

Planning Department Use Only

Parcel ID#: 083-305 File # 2021-01 Date: 5/11/21

Date of Pre-Application meeting: 4/29/21

NOTE: Incomplete Applications will not be accepted and notices required for public hearings will not be sent out until it has been verified that ALL of the information required is present at the time of the application.

PC Dates: 6/14/21 Last date to send Notices: 5/21/21

BOC Dates: 7/06/21 Last date to send Notices: 6/11/21

PC BOC
 Date Notices Sent: 5/21/21 6/8/21 Sign Posted: 5/28/21 6/17/21

Application Status

APPROVED

Date: 5/18/21

APPLICANT INFORMATION:

APPLICANT STATUS: Owner: Agent: X
 Contract Buyer:

Phone: (770) 219-3562 Fax: (770) 217-3566

Name: Northeast Georgia Health Systems

Street Address: 743 Spring Street

Date: 5/10/21

City: Gainesville State: GA

Email: brian.steines@nghs.com

Zip: 30501

OWNER INFORMATION:

Name: Northeast Georgia Health Systems Phone: (770) 219-3562 Fax: (770) 217-3566

Street Address: 743 Spring Street

Email: brian.steines@nghs.com

City: Gainesville State: GA

Zip: 30301



Planned Unit Development (PUD) Application

PROJECT INFORMATION

Proposed PUD Name: Lumpkin County Replacement Hospital

Location or address if available: South side of GA 400, 1800 ft south of GA400/GA 60

Legal Description (Attach or Describe): attached

Description of Project: Hospital, Medical Office Space, Other Medical Space

Character area: Gateway Corridor Adjacent Character Area: Gateway Corridor

Current Land Use: Undeveloped Adjacent Land Use: Undeveloped/Retail

Acreage of Site: 53.72 Average Lot Size: n/a

Number of lots: n/a Density: n/a

Percentage of Land Use by Type

	Residential	Commercial	Industrial	Open Space	Other	Total
# of acres		42.98		10.74		
% of Total		80		20		

Residential Density

Type of Unit	Number of Units	Net Acres	Net Density
Single Family Home			
Condominium			
Apartments			
Other			
Total			

Net Acres - Land development for land use type not including right of way

Net Density - Number of Units/net acre(s)



Planned Unit Development (PUD) Application

Pre-Application Meeting

Before submitting an application for a PUD in the Gateway Corridor Overlay District, each applicant shall meet and confer with the Planning Review Committee regarding the preparation of the application. The general outlines of the proposed PUD, evidenced by sketch plans are to be reviewed at the meeting before submission of a PUD application.

SIGNATURE

I hereby certify the following:

1. I am the legal owner, or authorized agent of the property, for which this application is being submitted, and
2. I desire to apply for the Planned Unit Development indicated in this application with the attachments and that the information contained herein is true and accurate to the best of my knowledge, and
3. The requested Planned Unit Development would not violate any deed restrictions attached to the property involved in the request; and
4. I have read the attached Gateway Corridor Overlay District Regulations and Design Guidelines and understand the necessary requirements that must be completed; and
5. Fees charged are to cover the costs associated with processing this application, and it does not assure approval of the plan; and
6. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once the application is deemed complete, I will be assigned a date for a public hearing before the Planning Commission that may not necessarily be the next scheduled meeting due to notification requirements; and
7. I acknowledge that this form is only an application for a Planned Unit Development.

Brian D. Steines _____ (Print Name)

DocuSigned by:

Brian D. Steines (CFB) _____ (Signature) 5-10-2021 _____ (Date)

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Lumpkin County Replacement Hospital

Legal Description

All that tract or parcel of land lying and being in Land Lots 31, 32, 34, 35 & 1204, 12th & 13th District, Lumpkin County, Georgia and being more particularly described as follows:

Beginning at the centerline intersection of Georgia Highway 400 (R/W varies) and Chesterra Drive (80' R/W); thence South 61°42'27" West, a distance of 262.60 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484") on the southeastern Right-of-Way of said Georgia Highway 400, being the **True Point of Beginning**; thence continuing along said Right-of-Way North 26°39'58" East, a distance of 609.92 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence 142.25 feet along an arc of a curve to the right having a radius of 3669.72 feet and a chord bearing and distance of North 27°46'35" East, 142.24 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence North 47°02'47" East, a distance of 100.26 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence 431.67 feet along an arc of a curve to the right having a radius of 3639.37 feet and a chord bearing and distance of North 33°47'03" East, 431.42 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence North 37°10'56" East, a distance of 146.99 feet to a concrete monument found; thence North 20°28'45" East, a distance of 104.40 feet to a concrete monument found; thence North 37°11'04" East, a distance of 75.88 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence 420.04 feet along an arc of a curve to the left having a radius of 3969.77 feet and a chord bearing and distance of North 34°09'00" East, 420.04 feet an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence leaving said Right-of-Way and along the properties now or formerly of Northeast Georgia Health System, Inc., & JDS Properties, LLC South 67°26'47" East, a distance of 94.15 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence along the property now or formerly of JDS Properties, LLC 65.30 feet along an arc of a curve to the right having a radius of 180.00 feet and a chord bearing and distance of South 56°54'15" East, 64.94 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence South 46°30'41" East, a distance of 98.49 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence along the property now or formerly of U.S. Army Corps of Engineers South 89°55'35" East, a distance of 425.50 feet to an aluminum monument found; thence South 59°10'32" East, a distance of 349.05 feet to an aluminum monument found; thence along the property now or formerly of Deerleap Properties, L.P. South 33°47'23" West, a distance of 2361.26 feet to an iron pin found (1" open top pipe) at the Land Lot corner common to Land Lots 34, 35, 96 & 97; thence along the Land Lot line common to Land Lots 35 & 96 South 88°42'05" West, a distance of 954.07 feet to an iron pin found (1/2" rebar) on the southeastern Right-of-Way of said Georgia Highway 400; thence along said Right-of-Way 640.78 feet along an arc of a curve to the left having a radius of 23098.09 feet and a chord bearing and distance of North 27°27'40", 640.76 feet an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence North 63°20'02" West, a distance of 30.00 feet to the **True Point of Beginning**.

Said tract contains 53.723 Acres.



Parcel #083-305
Hwy 400 S
NORTHEAST GEORGIA HEALTH SYSTEM



a

Attachment: NGHS PUD Final Packet (3124 : Northeast Georgia Health Systems Planned Unit Development Application)

Parcel # 083-305 site map
Hwy 400 S

NORTHEAST GEORGIA HEALTH SYSTEM

Legend
reg302
begin parcel

1:4,000
Scale
0 20 40 60 Feet
Legend
reg302
begin parcel

Packet Pg. 8



Property Owner/Applicant:
Northeast Georgia Health System, Inc.
743 Spring Street
Gainesville, GA 30501

Property Area: 53.72 Acres
Parcel ID: 83 305

Address:
Southeastern Side of US 19/ GA 400 approximately 1,800 feet south of the intersection of GA 400 and State Route 60.

Existing Uses: Undeveloped/Vacant Land

Adjacent Properties Existing Uses: Undeveloped/Retail

Parking:
Adequate off-street parking will be provided through both structured and surface parking at the following ratios:
In Patient Healthcare Facility / Hospital: 2 minimum to 5 maximum spaces per bed
Nursing Home/Personal Care/Intermediate Care/Continuing Care Facility: 1 minimum to 3 maximum spaces per bed
MOB/General Office/Commercial/Retail: 3.5 minimum to 6 maximum spaces per 1,000 gsf.
Parking structures will not exceed three levels on the south side and will not exceed four levels on the north side.

Setbacks:
50' building setback along right-of-way.
25' building setback along rear and sides.

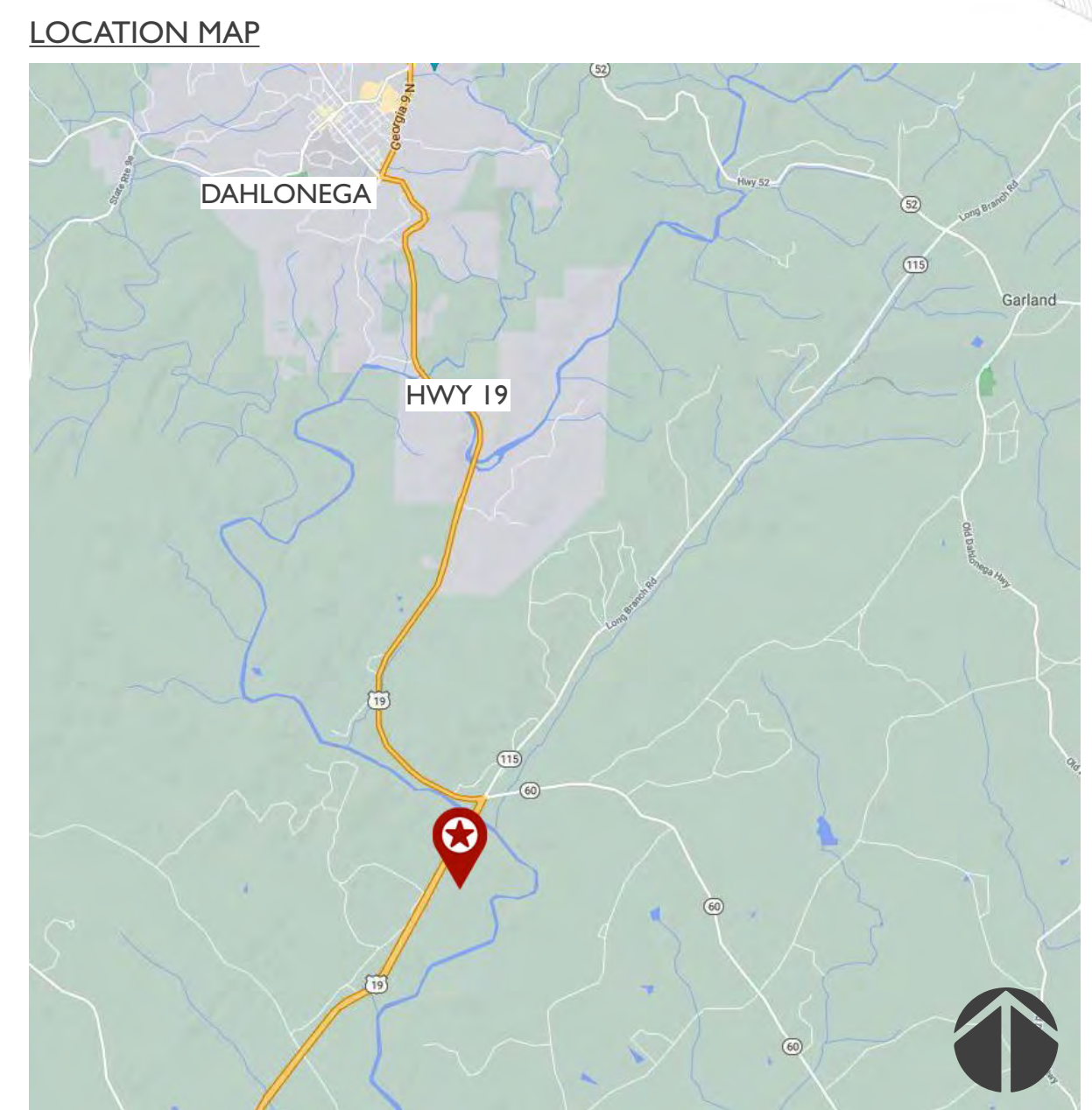
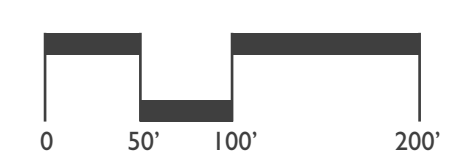


EXHIBIT 1



Lumpkin County, GA
May 6, 2021

N.E. GEORGIA REPLACEMENT HOSPITAL CONCEPTUAL P.U.D. MASTERPLAN



BLUE CROSS BLUE SHIELD



JOHNS CREEK ENVIRONMENTAL CENTER



NGHS BRASELTON



WESTSIDE PARK

*OFFERED ONLY FOR ILLUSTRATIVE PURPOSES ONLY



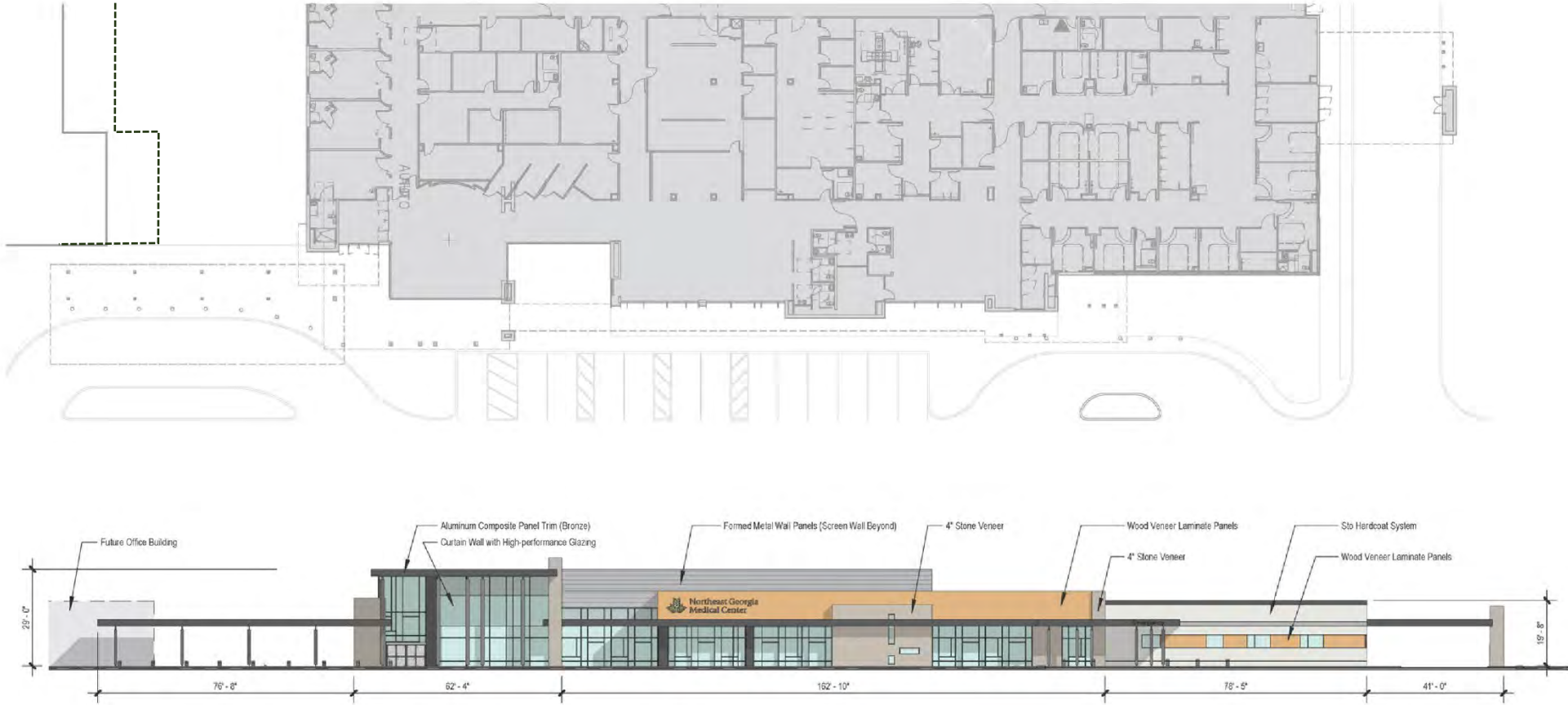
EXHIBIT 2

Lumpkin County, GA
May 6, 2021

N.E. GEORGIA REPLACEMENT HOSPITAL CONCEPTUAL P.U.D. MASTERPLAN - BIO-DETENTION EXAMPLES

Proposed Elevation

a



Proposed Elevation

a



Attachment: NGHS PUD Final Packet (3124 : Northeast Georgia Health Systems Planned



Exterior Palette Precedence

Jefferson



Buford



Proposed Exterior Finishes



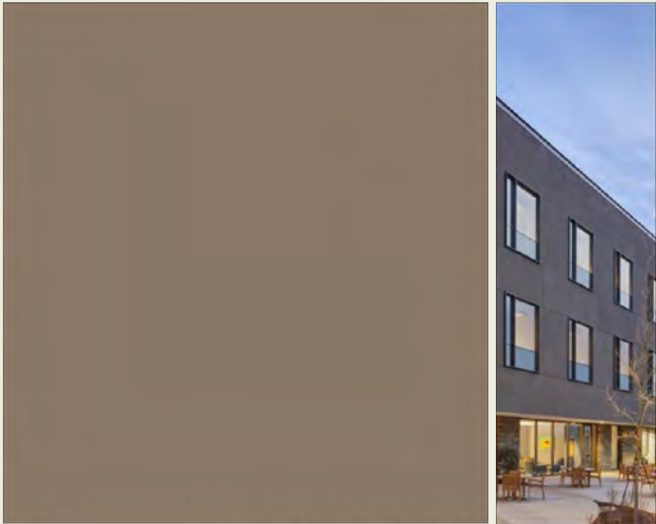
WOOD VENEER LAMINATE PANELS



4" ANCHORED STONE VENEER OPTION 1-
VARIEGATED CRAB ORCHARD
IN RANDOM LINEAR ASHLAR COURSING



4" ANCHORED STONE VENEER OPTION 2-
VARIEGATED WARM BLEND LIMESTONE
IN RANDOM LINEAR ASHLAR COURSING



STO HARDCOAT SYSTEM



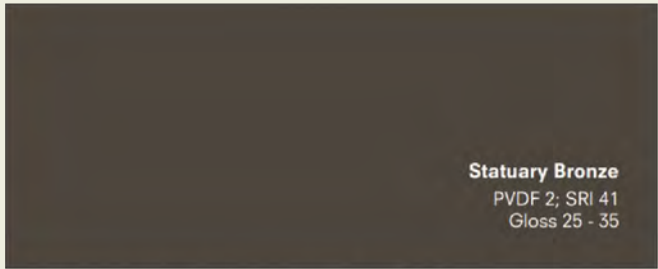
CURTAIN WALL SYSTEM-HIGH PERFORMANCE
WITH NEUTRAL COLOR
GLAZING AND BRONZE METALS



Proposed Exterior Finishes



HIGH PERFORMANCE STEEL COATINGS
AND METAL COLUMN CLADDING-
BRONZE COLOR WITH GOLD ACCENT



Statuary Bronze
PVDF 2; SRI 41
Gloss 25 - 35

ALUMINUM COMPOSITE FLAT METAL PANELS-
BRONZE COLOR



FORMED METAL WALL PANELS -
BRONZE COLOR



LUMPKIN COUNTY
NARRATIVE REPORT
REGARDING

REZONING APPLICATION FOR ± 53.72 acres
ON THE SOUTHEASTERN SIDE OF US 19/GA 400
IN LUMPKIN COUNTY, GEORGIA

PROPERTY OWNER/APPLICANT: NORTHEAST GEORGIA HEALTH SYSTEM, INC.

REQUESTED DEVELOPMENT: PLANNED UNIT DEVELOPMENT (PUD)

PROJECT NAME: LUMPKIN COUNTY REPLACEMENT HOSPITAL

I. INTRODUCTION

This application seeks approval from the Lumpkin County Board of Commissioners of a Planned Unit Development for ± 53.72 acres of land located on the southeastern side of US 19/State Route 400.

The Subject Property lies approximately 1800 feet South of the intersection of State Route 400 and State Route 60. The tract is bordered on the Northwest by State Route 400. The property is served by two full access median breaks along GA 400, with the southerly median break aligning with Chesterra Drive on the West side of GA 400, as well as two right in/right out curb cuts. The location is further depicted on the Conceptual P.U.D. Master Plan attached hereto as Exhibit "1" attached hereto.

There are no existing uses on the Subject Property, although substantial portions of the property have previously been graded. The adjacent property to the North is currently used as a retail center for outdoor storage buildings, while the adjacent property to the South and to the East is currently undeveloped.

The acreage is located within the Gateway Corridor Character Area. As further discussed below, the Applicant seeks to have this property rezoned for a Planned Unit Development (PUD), which development, at full buildout, is proposed to include an inpatient healthcare facility and supporting buildings, attached and freestanding medical office building(s) (MOBs), and other complementary uses, including possibly other types of medical facilities, such as intermediate care facilities, continuing care facilities or nursing homes, as well as limited retail and commercial space. The project is designed to serve as a replacement hospital for the current facility located just north of the Subject Property, in the City of Dahlonega, as well as to serve the growing health care needs of Lumpkin County and the surrounding area. The project is well suited to be approved as a PUD, given the extraordinary value that the health care facilities will bring to the area and the need for greater design flexibility and latitude in such a project.

The Applicant has participated in several pre-application meetings with the Planning Review Department of Lumpkin County, at which the initial project concept, together with a conceptual Master Plan of the proposed development, were reviewed.

II. DESCRIPTION OF OWNER/APPLICANT

For almost 70 years, Northeast Georgia Health System (“NGHS”) has served the health care needs of Northeast Georgia. NGHS is a not-for-profit community health system dedicated to improving the health and quality of life of the people of northeast Georgia. NGHS is anchored by Northeast Georgia Medical Center’s four hospital campuses – NGMC Gainesville, NGMC Braselton, NGMC Barrow and NGMC Lumpkin – with a total of more than 700 beds and more than 1,100 medical staff members representing more than 50 specialties. It is our mission to improve the health of our community in all it does.

Led by volunteer boards made up of community leaders, the health system serves over 19 counties, including Lumpkin County, with a total service area covering more than 5,000 square miles. Over 1,000,000 people trust NGMC to provide the technology and expertise that save lives and enhance quality of life. All revenue generated above operating expenses is returned to the community through improved services and programs.

In 2019, Northeast Georgia Health System reopened the hospital in Lumpkin County to serve the healthcare needs of Lumpkin County and surrounding communities. The current facility, located in Dahlonega, offers an emergency department, inpatient care and supporting imaging, pharmacy, lab and other services. Since its opening in July 2019, the hospital has seen more than 10,000 emergency room visits and more than 600 inpatient stays – exceeding projected volumes.

Northeast Georgia Health System 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 Northeast Georgia Health System facilities. In fiscal year 2020, 42,040 charity patients were served by Northeast Georgia Health System hospitals in all service areas combined. The estimated cost to provide this charity care was over \$70 million. For NGMC Lumpkin, there were 815 charity patient encounters with an estimated cost to provide this charity care of \$1.1 million. Additionally, Northeast Georgia Health System hospitals provided \$2.6 million in charity care to Lumpkin County residents. That same year, exclusive of charity care, Northeast Georgia Health System hospitals provided an additional \$126.4 million in unreimbursed care at all its campuses. For NGMC Lumpkin, excluding charity care, the amount of additional unreimbursed care exceeded \$5 million.

In addition to providing uncompensated care to the service area, the Health System and its affiliates provided over \$11 million dollars in value to the communities it serves in 2020 to support health education, health screenings and community sponsored projects, including more than \$110,000 in Lumpkin County.

Northeast Georgia Health System is interested in serving the community in the best manner possible. The addition of a healthcare facility on this Subject Property will enable the hospital system to fulfill the medical needs of the Lumpkin County community while also providing a quality, long-term, committed development.

III. SUITABILITY FOR PLANNED UNIT DEVELOPMENT

A. THE PROPOSED DEVELOPMENT PROVIDES EXTRAORDINARY OPPORTUNITY WITHIN THE GATEWAY CORRIDOR, VALUE TO THE COMMUNITY AND IS SUITED FOR A PLANNED UNIT DEVELOPMENT OVERLAY.

The proposed medical facilities will afford the ability to establish a vision and appropriately flexible master plan that will guide the development of 54 acres which encompasses almost 2500 linear feet of frontage along GA 400. As hospital campuses contain many significant functional needs and requirements particular to their operations and function in the delivery of critical healthcare, utilization of a Planned Unit Development Overlay ensures the ability to meet both the intent of the Gateway Corridor and the timely and efficient delivery of quality healthcare to the community.

B. THE PROPOSED DEVELOPMENT INCLUDES PREFERRED USES, AS ESTABLISHED FOR THE GATEWAY CORRIDOR CHARACTER AREA.

The Gateway Overlay District designates “preferred uses”, which are further defined in the Design Guidelines. The primary proposed uses in the master plan include an inpatient hospital facility, included in the Lumpkin County Design Guidelines as a preferred Intensive Commercial use, and medical office buildings and labs, included in the Design Guidelines as a Community Commercial use.

C. THE PROPOSED DEVELOPMENT USES INNOVATIVE DESIGN PRACTICES THAT MEET OR EXCEED THE STANDARDS AND GOALS FOR THE GATEWAY CORRIDOR CHARACTER AREA.

As perhaps best exemplified by NGMC’s recently constructed Braselton Hospital, the System employs an approach to planning and design that creates a strong sense of place with strong landscape and architectural design approaches which utilize natural products and reflect a North Georgia vernacular. The buildings are sited to work with the site’s topography and situated such that their height does not impose on adjacent properties or significant viewsheds. All utilities will be installed underground.

Site circulation strives to be efficient and intuitive allowing clear and quick access to emergency, hospital and medical office uses. Signage is architecturally compatible and provides necessary identification and way finding without being overbearing.

Sustainable components include Dark Sky compliant lighting for drives and parking and the weaving of storm water management as a positive visual within the overall landscape. Lighting levels will be consistent with the level appropriate for a hospital and medical environment. Strong use of native plant materials complements the vernacular while reducing water usage and long-term maintenance cost.

IV. DESCRIPTION OF MASTER SITE PLAN, INCLUDING PROPOSED USES

A. Included Uses

The project may include the following types of uses:

- i. Hospital
- ii. Emergency care, surgical and diagnostic centers;
- iii. Medical Office Buildings (connected and stand-alone);
- iv. Clinics and laboratories;
- v. Supporting uses (such as central energy plant, laundry, record storage, private helipad, infrastructure, food preparation and cafeteria/restaurants, etc.);
- vi. Accessory uses to hospital and office buildings such as gift shops, cafeterias, pharmacies, wellness centers, patios, courtyards and gardens, etc.;
- vii. Offices;
- viii. Retail sales and services;
- ix. Short term patient family housing;
- x. Senior living;
- xi. Intermediate Care Center; and
- xii. Nursing home or continuing care facility.

B. Development Standards

Building Massing and Finish Strategy:

The proposed design uses massing articulation techniques aligned with the intent of the Gateway Overlay Design Guidelines, through height and setback variation which helps to establish a sense of scale and interest. The massing is further modulated vertically and horizontally to accentuate special elements such as the main entry and chapel.

The proposed selection of exterior materials aligns with the intent of the Gateway Overlay Design Guidelines by introducing a neutral earth tone palette that reinforces a sensitive scale to the building in their proportion, mix, detail and form. Primary materials include a sophisticated blend of split-face stone veneer, high performance curtainwall with high transparency glazing, wood veneer laminate panels, and aluminum composite panel trim that clads key architectural features such as the major entry canopy, as well as the lower pedestrian/vehicular canopy and column covers. The design proposes, in lieu of a higher percentage of masonry as outlined by the Lumpkin County Ordinance, a larger percentage of high-performance curtainwall, specifically at the entry and front façade to provide a lighter and more welcoming aesthetic. Wood veneer laminate panels are used strategically in a way that aligns to how the material is used on other NGHS's healthcare facilities. Rooftop mechanical equipment will be screened with formed metal wall panels. The color of the metal is warm dark bronze which will blend well with the warm colors of the stone veneer and wood veneer laminate panels.

Applicant has submitted architectural elevations and proposed exterior finishes. Final architectural plans and exterior finishes will be generally consistent with these submittals, but exact materials and percentages of each material may vary.

Square Footage: Total maximum square feet for the project is 505,000 GSF.

As discussed below, the initial development will include a single-story hospital structure of approximately 60,000 GSF. As the need develops, the hospital facility may be expanded up to approximately 130,000 GSF. Additional square footage, which may include medical office space and additional medical related and support facilities or other permitted uses, may be developed based on market demands.

The structures depicted on the Conceptual P.U.D. Master Plan are conceptual in nature, and the actual size and number of buildings may differ, depending on market needs; provided, however, that the total square footage shall not exceed 505,000, the maximum approved for the project.

Setbacks and Buffers: Setbacks and Buffers will be as designated on the Conceptual P.U.D. Master Plan attached as Exhibit "1".

Building Height: As further reflected on the Conceptual P.U.D. Master Plan, buildings and facilities located in areas with higher elevation, primarily on the southerly (Chesterra) end of property, may be up to three (3) stories, while buildings and facilities located on the northerly half of the property, where the elevations are lower, may be up to four (4) stories. Parapets, elevator and mechanical penthouses and other architectural features may add to the building height.

C. Parking

Adequate off-street parking will be provided through both structured and surface parking at the following ratios:

Inpatient Healthcare Facility / Hospital:

2 minimum to 5 maximum spaces per bed

Nursing Home/Personal Care/Intermediate Care/Continuing Care Facility:

1 minimum to 3 maximum spaces per bed

MOB/General Office/Commercial/Retail:

3.5 minimum to 6 maximum spaces per 1,000 gsf

Consistent with the height allowed for buildings and facilities, structured parking on the southern end of the property may be up to three (3) stories/levels, while structured parking at the northern end of the property may be up to four (4) stories/levels.

Surface parking space size shall meet the County's minimum standards of 9' x 20' with a 24' drive aisle for 90-degree parking. Parking space size and drive aisle widths for structured parking shall be reduced as needed to accommodate an efficient structural bay spacing and taking into consideration encroachment of columns and other structural components into the spaces as necessary. Parking will be added as development occurs and as needed to meet the required minimums specified above.

Parking Area Landscaping

Landscape islands will be planted with canopy trees to provide maximum shade across the parking area. A mix of low shrubs, grasses and groundcovers will fill the majority of landscape islands under the canopy trees.

Helipad

A private helipad will be located either atop the healthcare facility or on the ground for the purposes of facilitating any emergency healthcare related evacuations.

D. Signage

Signage will generally be consistent with the signage plan attached to the application as Exhibit "S" and as further described below. Highlights of the plan include a "Campus Entry Gate, Flanking the Main Entrance Drive", and up to one Entrance/Wayfinding sign at each of the entries to the healthcare facility. Trailblazing is planned to be located on GA 400 within the GDOT right of way. All signage illumination shall be either interior illumination or ground illumination projecting onto the sign with no overspill.

E. Landscape and Stormwater Bio-Detention:

The overall concept for the landscape design for NGMC Lumpkin will be to provide a sense of place reflective of the north Georgia mountains using local hardscape expressions and a majority of native plant material. Canopy reestablishment, where feasible, will help frame views and reduce heat islands and help to create a more sustainable environment. Wildflower and native grass meadows will be designed and maintained as an attractive alternative to expanses of lawn and to promote habitat for bird populations. Lawn use will be

concentrated along frontage areas and roadway edges but will be minimally used overall to decrease the need for chemical and fertilizer applications and to reduce overall energy requirements in the landscape.

The plant material palette for NGMC Lumpkin will focus on trees native to the region to provide a sense of place, celebrating the unique look of North Georgia. This area has one of the richest diversities of tree species in the country. Species selection will combine to provide interest throughout the seasons including spring and summer blooms, fall color, and winter green foliage, as well as provide ample shade during the summer months. In keeping with sustainable goals, the palette of native species ensures lower supplemental water requirements and a strong basis of biodiversity across the entire campus. Additional interest and environmental benefits will be derived through the use of shrubs, ground covers and native grasses that also reflect the seasonal changes found in the North Georgia mountains. A site wide landscape irrigation system will be included for all landscape improvement areas. Canopy trees will be planted with the calipers ranging between 3-6 inches with a few larger specimens to set off significant areas.

Street Frontage

The frontage landscape will be positioned to frame key views of the hospital with an open native grass meadow punctuated with groupings of canopy trees to reestablish selective forest groves. Flowering trees will also be used along the frontage to help accent seasonal changes. The naturalistic approach used in the landscape design along frontage areas will set the tone for sustainable measures proposed for the overall campus. A native grass and wildflower meadow will provide the hospital with an attractive pastoral environment that fits beautifully into the North Georgia vernacular. The meadow will be set off by a wide strip of lawn along the roadway, providing a clean, more formal edge to the campus.

Entrance Roads and internal roads

The entrance road centered on the property will remain fairly open for the purpose of clarity and refinement. Depending on signage chosen, some evergreen trees may be used to support these wayfinding monuments. Groupings of native canopy trees will flank the main drive to restore some of the original canopy. Clearly defined shrub masses and groundcovers will line the central entrance.

Building facades, immediate surroundings and general areas around perimeter

Landscape around the buildings will respect the architectural design and include several canopy trees, evergreen trees, evergreen and flowering shrubs and

grasses. The rear of the hospital will be planted with a mix of canopy and flowering trees to create a soft transition to the adjacent woodland edge. The ground plain in this rear area will mainly consist of a native grass meadow punctuated by shrub masses.

Arrival Court

The arrival court will be highly detailed with evergreen trees, accent shrubs, groundcovers and perennials to provide seasonal interest and an aesthetically attractive approach. In some small areas, annuals may be used to provide year-round color. Colored concrete will be used in the arrival plaza with stone pavement accents.

Central Garden

The central garden will be designed as an area of respite for both employees and visitors. Careful detail will be given to the landscape and hardscape to provide an artistic accent to the outdoor experience. This area may also be connected to dining and provide tables and chairs for outdoor dining.

Stormwater Bio-detention

NGMC will take full advantage of using features in the landscape to provide bio-detention opportunities to improve infiltration and water quality potential within the landscape. This bio-detention may even be included as part of the central garden. The relatively low elevation at the western edge of the campus near the main entrance drive may provide an opportunity for a bio-detention feature. The bio-detention features will exploit the natural abilities of native wetland plants to tolerate periodic inundation within a soil medium that promotes infiltration and improves water quality in an aesthetic fashion that is integrated into the overall naturalistic landscape design. Photographs demonstrating the potential look and feel of the bio-detention are included in the exhibits to the application for illustrative purposes only.

F. Greenspace

In keeping with the goal of preserving natural amenities of the land, the Applicant will provide numerous on-site development controls, including preserving a minimum of twenty percent (20%) of the property as open, green space, consisting of natural or planted vegetation, wetlands, or landscape features designed to manage storm water. The landscape design plan is further described above. Buffers for water feature(s) will adhere to all State and Federal regulations.

G. Phasing of Development

The initial development will be a single-story hospital structure of approximately 60,000 GSF. The exact initial square footage will be determined as the initial design phase of the project is concluded. Groundbreaking for this facility is anticipated for Spring 2022, with the current plan being for the opening of this new facility to occur on or before October 31, 2023, the date the existing facility located in Dahlonga is scheduled to close. The initial development also will include any development necessary to support the initial hospital building, such as grading, landscaping, infrastructure and parking. The initial land disturbance will be approximately 25 acres, with additional disturbance during subsequent phases. Additional development will occur based on NGHS need and market demands.

H. Interior Traffic System and Pedestrian Connections

The development will be designed in a pedestrian friendly manner including sidewalks and crosswalks. The Applicant will construct, own and maintain an interior traffic system consistent with the pedestrian-friendly nature of the development, which will include the drives and roads necessary to access its development from both median breaks. Easements for the benefit of others and inter parcel access will be provided by Applicant as generally shown on the conceptual site plan, but Applicant will not be required to construct drives or roads over such easement routes. Additionally, Applicant shall not be required to dedicate any roads to the County for public use.

As described above and reflected on the site plan, the development will be designed to separate traffic flow between different uses, including emergency room visitors, ambulance traffic, hospital visitors and MOB visitors. Appropriate wayfinding signage will be used throughout the development to facilitate traffic flow between uses.

I. Lighting

Lighting levels will be consistent with the level appropriate for a hospital and medical environment and will include Dark Sky compliant lighting. No-spill lighting will be used throughout the development. Lighting on monument, Campus Entry Gates, and other signs will be shielded to minimize glare. Lighting fixtures will be generally consistent with the look and feel shown on the exhibits accompanying this

application. An outdoor lighting plan will be submitted to the Planning Department for approval.

J. Slopes

Newly graded slopes shall be no steeper than 3:1 horizontal to vertical. Existing slopes on site that are steeper than 3:1 horizontal to vertical shall not be required to be changed to 3:1 and may remain at the existing slope.

V. ALTERNATIVE METHODS OF ACHIEVING GATEWAY CORRIDOR CHARACTER AREA GOALS.

The Subject Property will be developed generally in accordance with the Conceptual P.U.D. Master Plan attached hereto as Exhibit "1" and this narrative. The proposed preliminary site plan provides alternative methods for achieving some of the stated requirements of the Gateway Corridor Character Area. These variances, as listed below, are submitted to accommodate the unique needs of a hospital and its associated medical facilities while adhering to the broader goals established for the character area.

A. Building Height. The Gateway Corridor Ordinance provides:

"No building shall exceed three stories in height, except where any additional height is offset by the ground level of the building being located sufficiently below the road grade of the highway to sufficiently diminish the visual impact of the building from the right of way, or the architectural massing of the building is designed to sufficiently reduce the visual impact of the structure."

The Master Plan envisions maximum three-story buildings on the higher southern portion of the property. This would include the Hospital as well as a future medical office building. To the north, where grade will be 10 to 20 feet lower in elevation, the master plan accommodates future needs with as much as a four-story building. By locating the taller buildings in the lower elevations, the visual impact of such buildings will be diminished. The elevation of the building tops at the northern end will be similar to those at the southern end due to the elevation changes in the subject property and will, in many instances, be below the natural tree line of surrounding property, thus minimizing the impact to the surrounding area viewsheds.

- B. Parking.** The Gateway Corridor Ordinance provides that “[p]arking shall be located to the side or rear of buildings.”

The Proposed Master Plan locates parking to facilitate necessary navigation between uses, including Emergency Department arrivals, hospital visitors and buildings visitors, reflecting the unique needs of the arrivals at the healthcare facilities, including ambulance traffic. As reflected on the Master Plan, parking will be divided between hospital, future MOB and other uses. Parking for the Hospital may be located between the Hospital and Georgia 400, while parking for future medical space on the north end of the property will be located to the side and rear of the buildings. Parking will be well screened through use of berms and landscaping, as further detailed above. Further, parking between the hospital facility and Georgia 400 will be below the grade of the hospital facility, further decreasing the visibility of the parking from GA 400. Placement of the hospital to the rear allows for major service/loading and mechanical components to be placed away from the GA 400 viewshed.

Consistent with the height allowed for buildings and facilities, structured parking on the southern end of the property may be up to three (3) stories/levels, while structured parking at the northern end of the property may be up to four (4) stories/levels.

- C. Storm Water Detention Facilities.** The Gateway Corridor Ordinance provides that “[s]torm water detention facilities should be located so as to limit their visibility, and, as much as practical, they should be integrated into the landscape.”

As further described above, the plan envisions incorporating storm water management into aesthetically designed parts of the overall landscape. This has been accomplished as a part of the Braselton Campus and forms a linkage between environmental health and human health. See attached Exhibit 2 for conceptual images of other amenitized storm water facilities.

- D. Signage.** State Route 400 is a high speed, divided highway. The proposed signs, as further reflected conceptually on Exhibit “S”, have been designed to meet the functional needs of a new hospital campus located along such a major, high speed corridor. The signs and corresponding messages are intended to serve the community, patients and emergency personnel by providing clearly visible wayfinding / directional information as needed for approach and arrival at the hospital. The signs are inclusive of appropriately scaled letter heights, message hierarchy for maximum legibility, and provisions for proper brand identity for a regional hospital. Exhibit S-0 reflects the proposed signage location, which may need to be adjusted based on the buildout of the project, and whether or not GDOT allows location of the Campus Entry Gates, described below, within the Right of Way. Photographs are included as part of the signage exhibits for illustrative purposes only and to demonstrate the possible look and feel of the proposed signage.

The proposed signage plan may vary from the Lumpkin County Ordinances in several respects, including maximum sign area, sign height, possible location of signs within the right of way, use of some materials that may differ from the façade of the primary building, and use of an angle of greater than 60 degrees between sign faces. Regardless, for the reasons stated in the preceding paragraph, the Applicant requests approval of the signage package.

Further details of the plan are described below and on Exhibit S:

1. Campus Entry Gate, Flanking the Main Entrance Drive (Exhibit “S-1”)

- There will be two (2) Entrance Signs flanking the Main Entrance.
- Illumination: a combination of internal and ground illumination, with lighting directed onto the sign, without overspill.
- Materials: the wall will be masonry to match the building exterior; the signage and banner frame will be fabricated aluminum and acrylic; the banner will be changeable.
- Signs will have an angle of approximately 115 degrees so as to maximize legibility approaching and entering campus.
- These signs may be located in the Right of Way. Georgia DOT permission will be obtained before doing so.
- If the signage cannot be located in the GDOT Right of Way, it will be located behind the right of way and redesigned and resized to retain legibility.

2. Directional Signage:

Entrance/Wayfinding (Exhibit “S-2”)

- There will be one Entrance/Wayfinding Sign at each vehicular entrance from GA 400 and at each building entrance within the campus, with the exception of the Main Entrance, which will be as described above.
- Illumination: a combination of internal and ground illumination, with lighting directed onto the sign, without overspill.
- Materials: the base will be masonry to match the building exterior; the signage will be fabricated aluminum and acrylic.
- These signs may be located in the Right of Way. Georgia DOT permission will be obtained before doing so.
- If the signage cannot be located in the GDOT Right of Way, it will be located behind the right of way and redesigned and resized to retain legibility.

Vehicular Directionals (Exhibit “S-3”)

- Flag style vehicular directionals will be located throughout the project, as required, to direct visitors, patients and emergency vehicles.

- Signs will be non-illuminated.
- Materials: the signage will be fabricated aluminum.

Trailblazers (Exhibit “S-4”)

- Approximately 20’ tall Trailblazers along GA 400, as needed, approximate quantity three (3).
- Illumination: internal
- Materials: fabricated aluminum with break-away mounting hardware.
- These signs may be located in the Right of Way. Georgia DOT permission will be obtained before doing so.

Branded Banners (Exhibit “S-5”)

- Branded Banners will be located throughout the project, mounted to light poles in all parking areas and possibly along internal roadways.
- Materials: The banners will be vinyl fabric.

Building Mounted Signs (Exhibit “S-6”)

- Building Mounted Signage will be utilized as required to identify building, entrances and major tenants.
- Illumination: internal.
- Materials: The signage will be fabricated aluminum with internally illuminated faces.
- Anticipated signs are listed, (but not limited to) below:
 - Main Hospital
 - Hospital Name and Logo
 - Main Entrance ID – Canopy mounted
 - Emergency Entrance ID – Canopy mounted
 - Ambulance Entrance ID – Canopy mounted
 - Additional Tenant ID, if required
 - Future Medical Office Buildings
 - Building Name and Logo
 - Up to two (2) Tenant ID’s

Building Entrance/Directories (Exhibit “S-7”)

- Each Building Entrance will be permitted one Directory
- Illumination: a combination of internal and ground illumination, with lighting directed onto the sign, without overspill.
- Materials: The base will be masonry to match the building exterior; the signage will be fabricated aluminum.

E. Design Standards

Design standards, including exterior finishes, will be as described earlier in this Narrative.

F. Flexibility due to Conceptual Nature of PUD and Long-Term Buildout for Development

Given the long-term nature of the development, the Applicant anticipates the need for flexibility in the implementation of the Conceptual P.U.D. Master Plan and requests that the County specifically allow modifications by the Applicant of the location and arrangement of the interior roads, buildings, improvements, signage, landscaping, storm water management, and other amenities that do not conflict with the specific standards set forth in this Application, and changes to the number and size of proposed structures and square footage between uses, so long as the maximum square footage does not exceed 505,000 GSF and uses are either within the “included uses” listed above or “preferred uses” in the Lumpkin County Design Guidelines and Gateway Corridor Overlay District. The Applicant further requests the application of any future changes to regulations made after the development has begun be waived with regard to this development when those regulations inhibit the ability of the project to develop with a consistent look and feel and a level of predictability in the development cost over time.

G. Staff Approvals

The Applicant also requests that the Lumpkin County planning director and staff be authorized to approve such changes as may be necessary to implement and develop the project consistent with this application, narrative and preliminary site plan, including but not limited to the signage plan, lighting plan, and other areas of staff review and approval contemplated by the Gateway Corridor Design Guidelines and the applicable Lumpkin County ordinances.

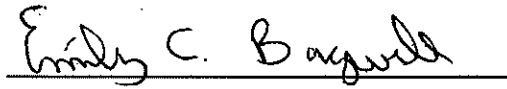
VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the rezoning application be approved. The Applicant also invites and welcomes any comments from staff or other officials of Lumpkin County so that such recommendations and input might be incorporated in this Application.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the rezoning application be approved. The Applicant also invites and welcomes any comments from staff or other officials of Lumpkin County so that such recommendations and input might be incorporated in this Application.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Emily C. Bagwell", is written over a horizontal line.

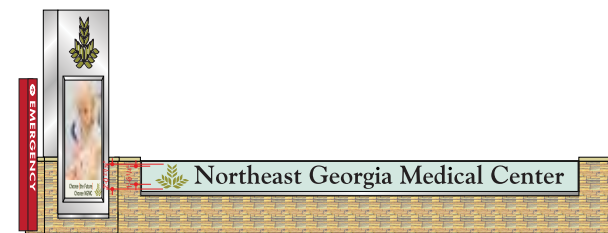
Emily C. Bagwell, on behalf of Owner/Applicant



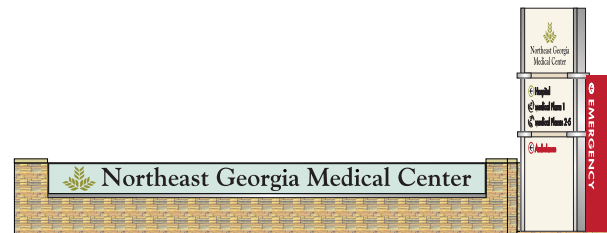
Northeast Georgia Medical Center

LUMPKIN ZONING REVIEW





S-1 Campus Entry Gates



S-2 Entrance/Wayfinding



S-3 Vehicular Directional



S-4 Trailblazers



S-5 Branded Banners



Northeast Georgia
Medical Center

S-6 Building Mounted Signs

Main Entrance

Emergency

Ambulance



S-7 Building Entrance/Directory

a
S-0

Schematic Site Plan

Northeast Georgia Health System

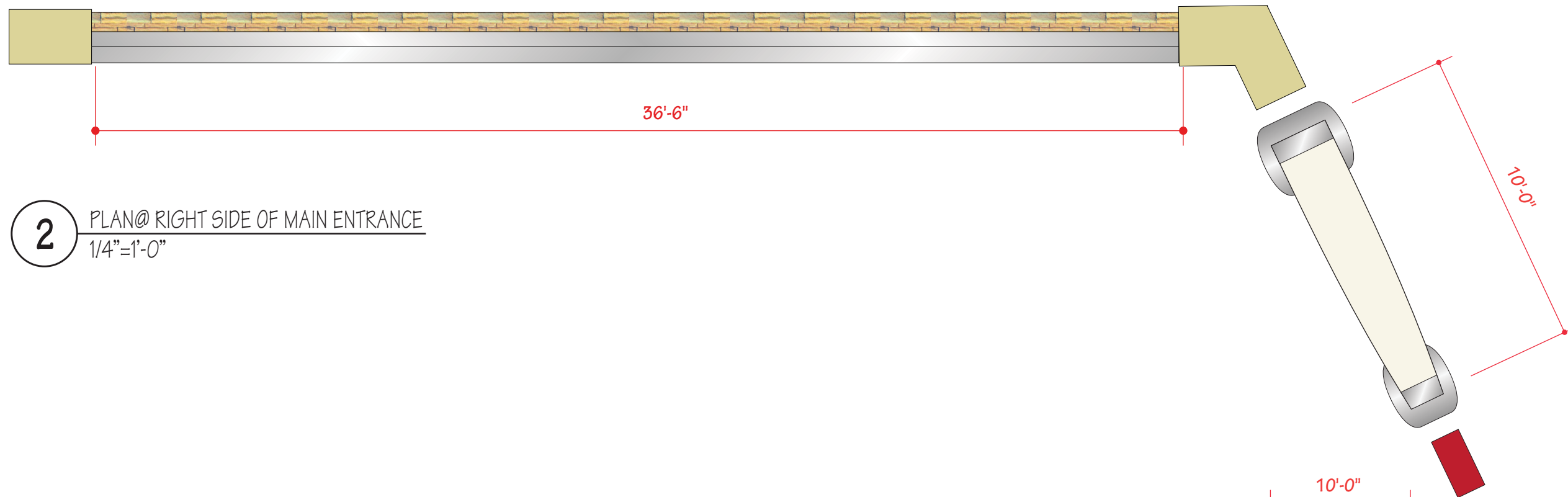
Attachment: NGHS PUD Final Packet (3124 : Northeast Georgia Health Systems Planned Unit Development Application)



Existing Campus Entry Gates







2 PLAN@ RIGHT SIDE OF MAIN ENTRANCE
1/4"=1'-0"

Right Side - Campus Entry Gates on GDOT R/W

Illuminated, Single-Sided Stone & Glass Monument: Approximately 92 sq.ft.

Wayfinding Monument: Approximately 187 sq.ft.

TOTAL SQUARE FOOTAGE: 279

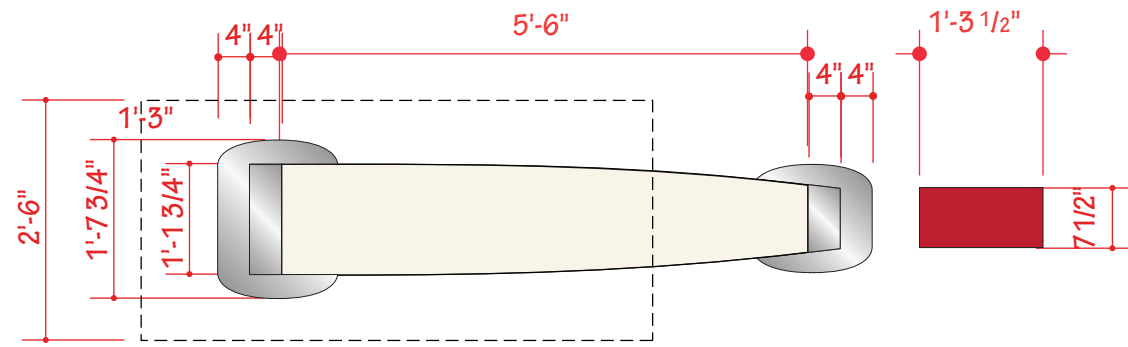
EMERGENCY Wayfinding Pylon: Approximately 22 sq.ft.



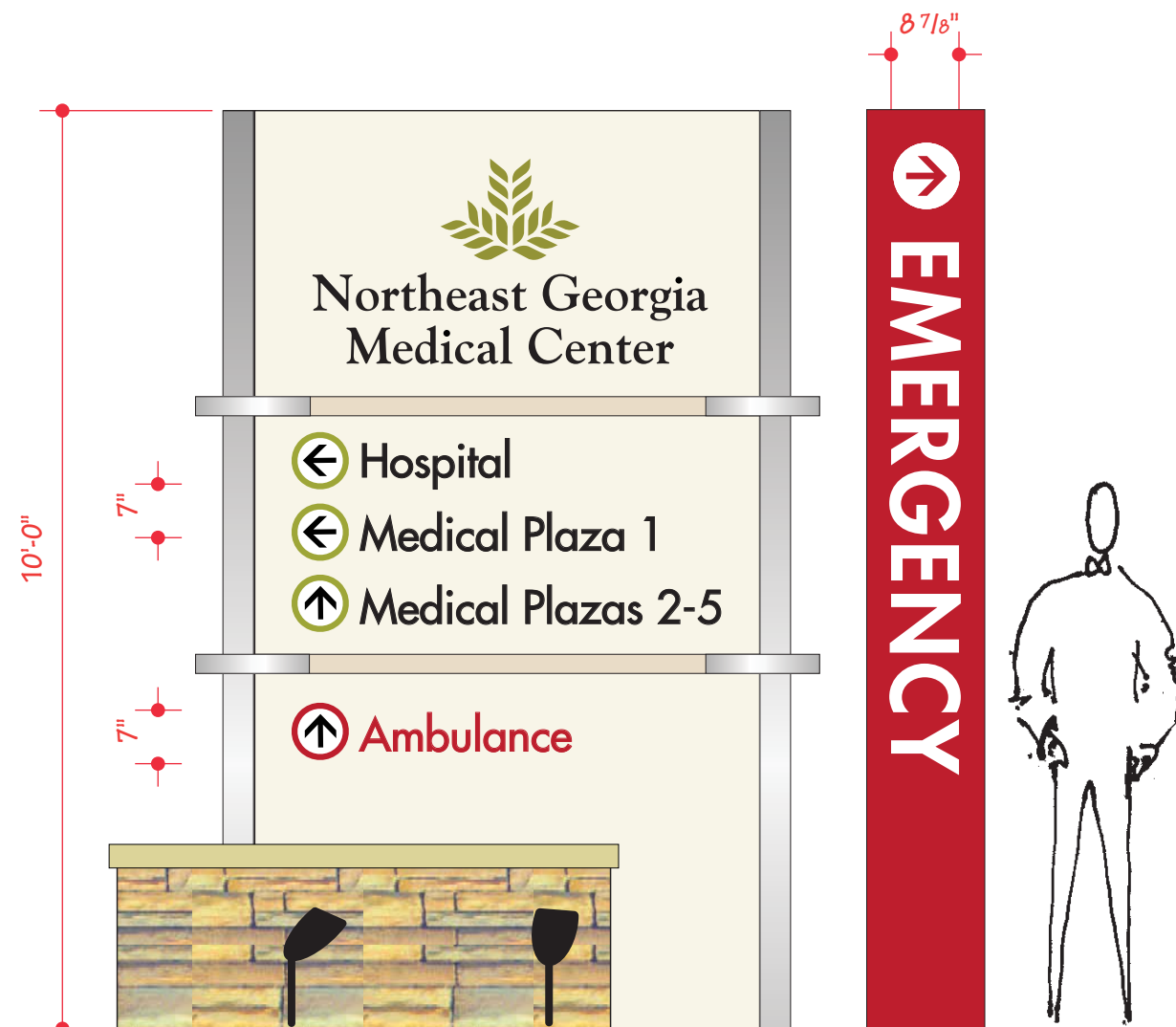
1 FRONT ELEVATION @ RIGHT SIDE OF MAIN ENTRANCE
1/4"=1'-0"

Existing Entrance/Wayfinding Signs





2 PLAN
1/2" = 1'-0"



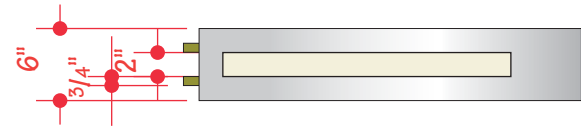
1 ELEVATION OF ENTRANCE/WAYFINDING SIGNS
1/2" = 1'-0"

Entrance/Wayfinding

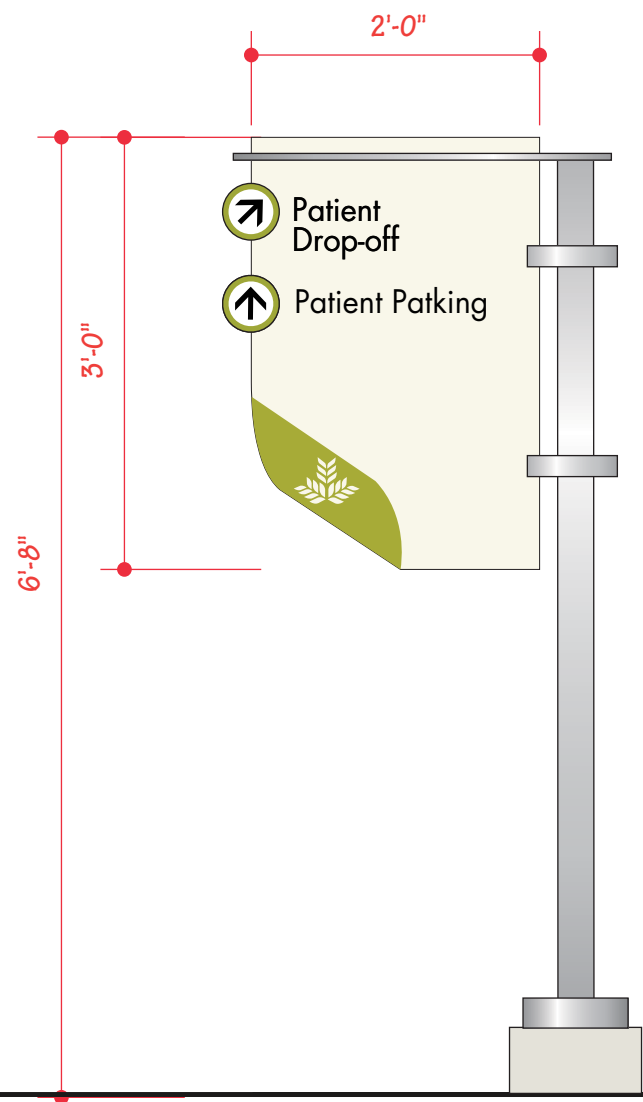
One Sign Per Project Entrance
67 Sq. Ft. Combined Sign Area
38 Sq. Ft. Combined Copy Area
More Than 5' Of Set Back

Existing Vehicular Directional

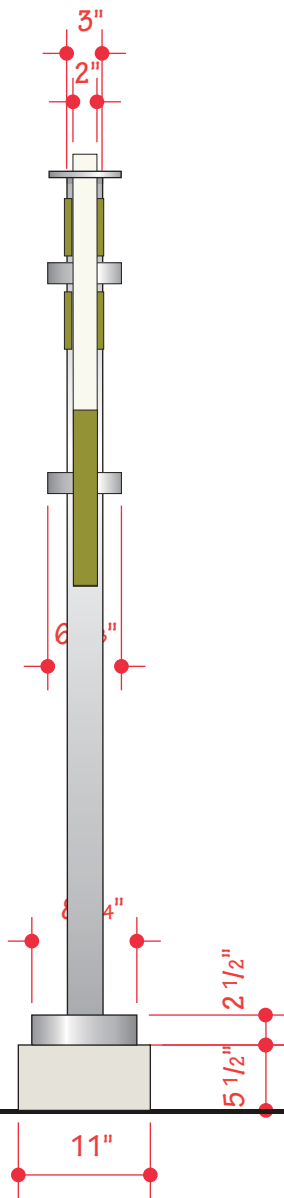




3 PLAN
3/4" = 1'-0"



1 ELEVATION OF VEHICULAR DIRECTIONAL
3/4" = 1'-0"

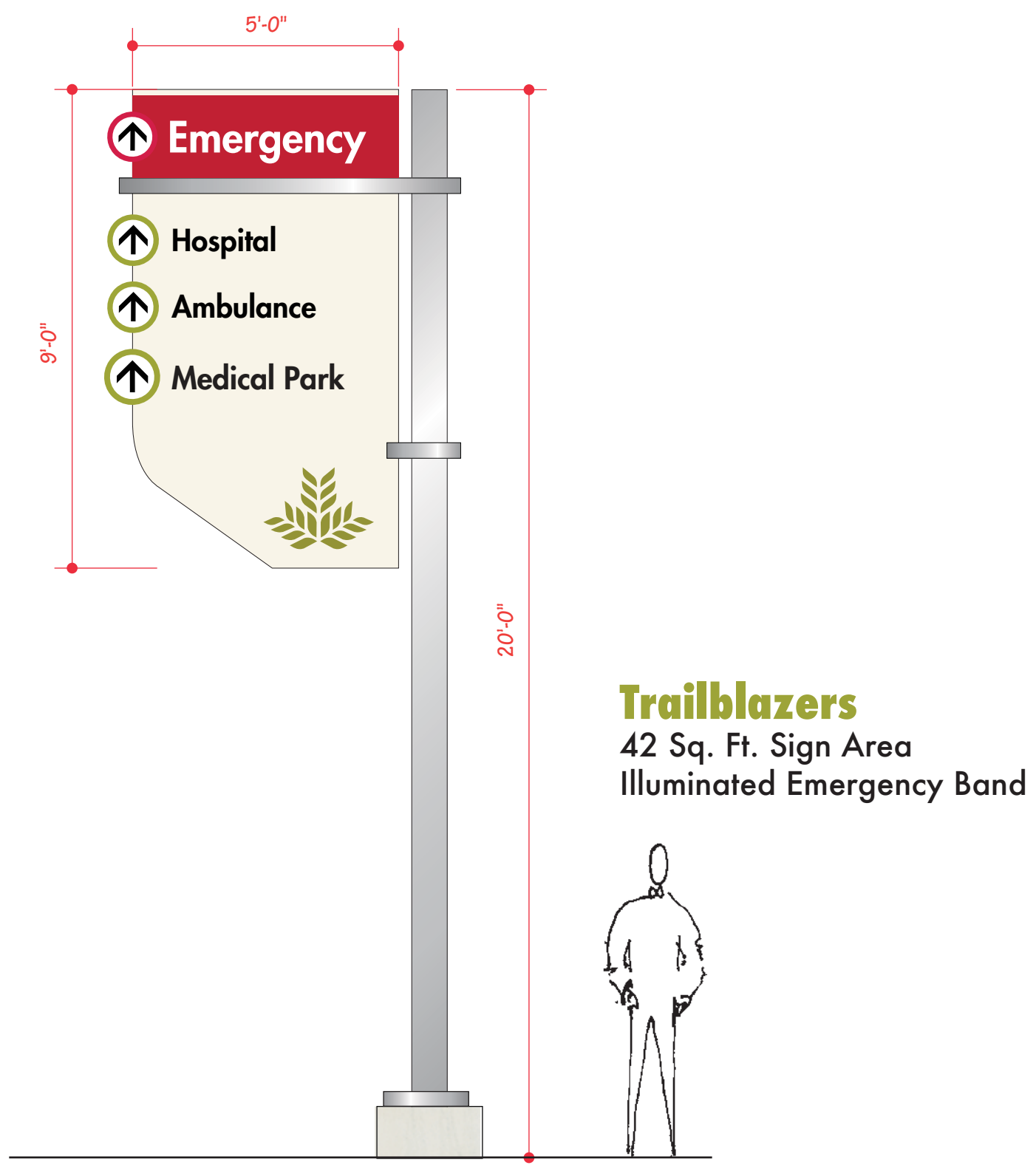


2 SIDE ELEVATION
3/4" = 1'-0"

Vehicular Directional
Throughout Project as Required
Approx 6 Sq. Ft. Sign Area

Existing Trailblazers



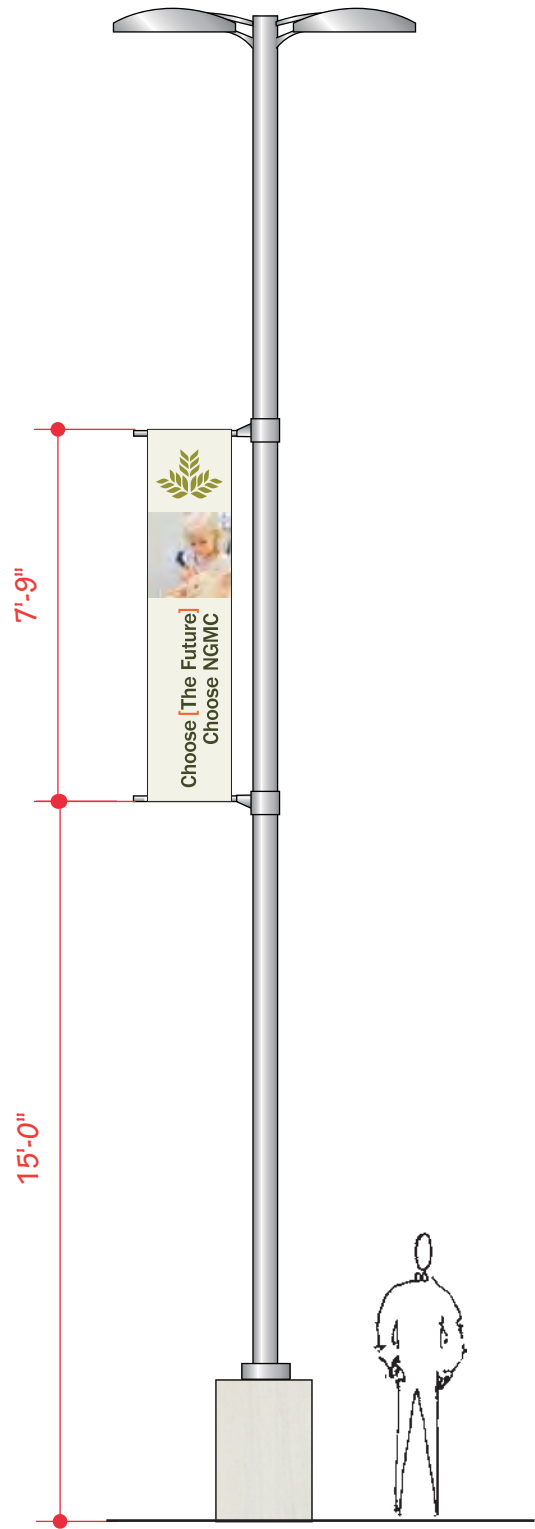


1 EIP - ELEVATION
1/2" = 1'-0"

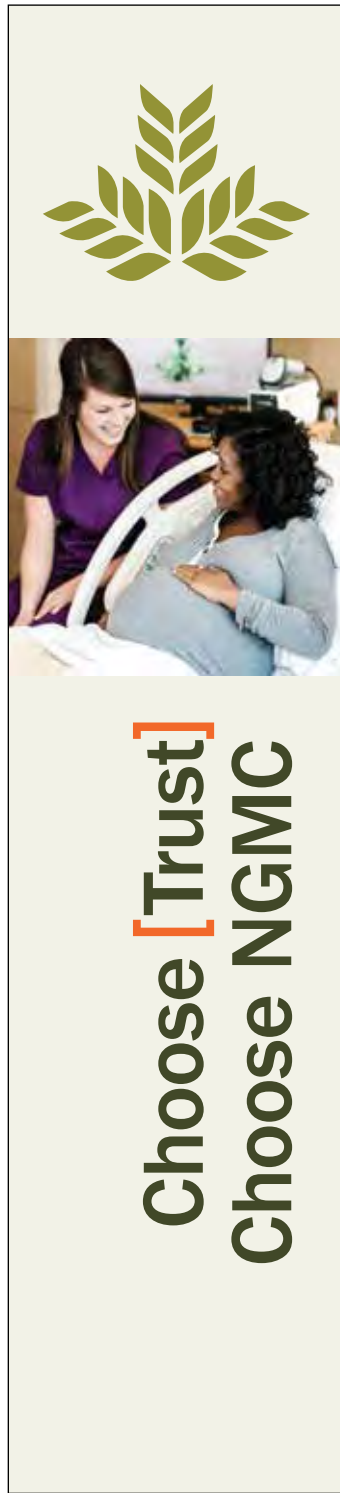
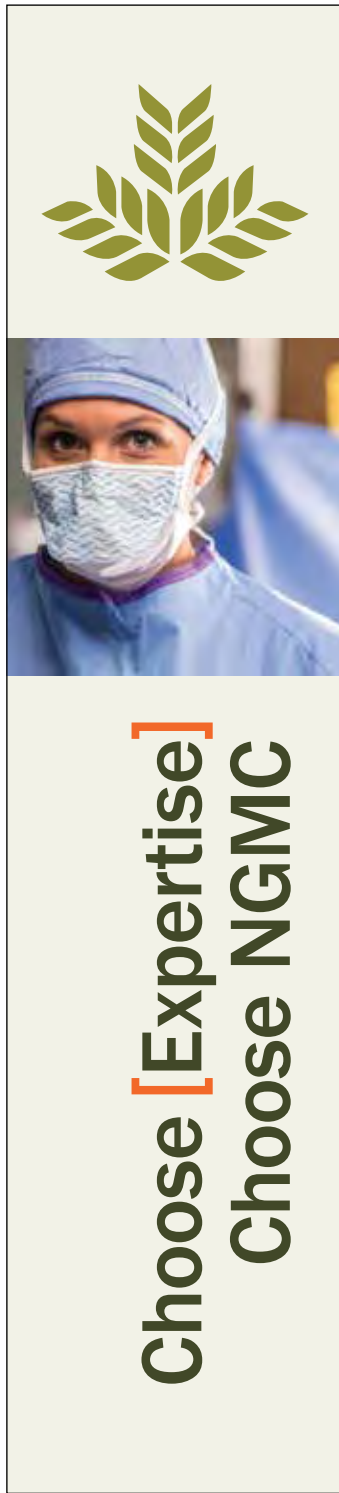
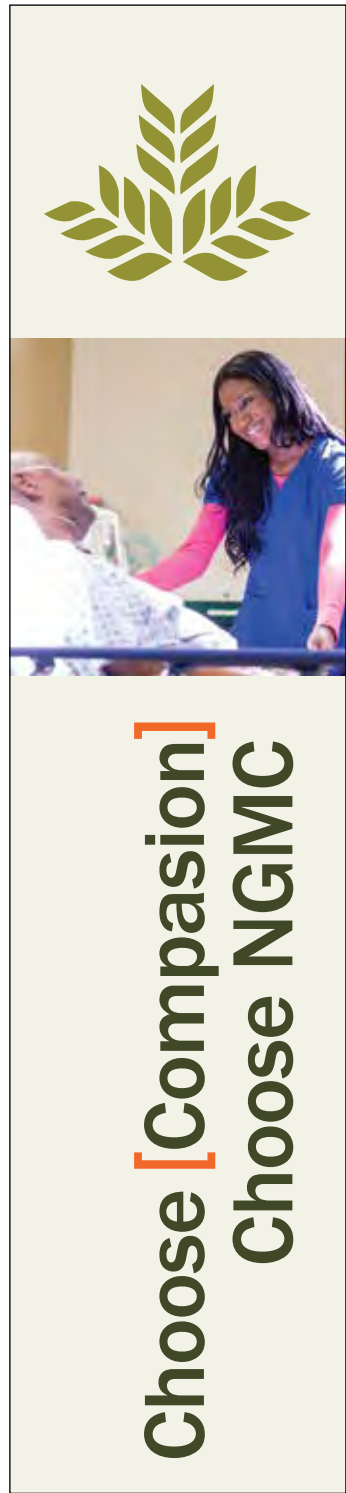


Existing Branded Banners





Sample Branded Banners



Existing Building Mounted Signs

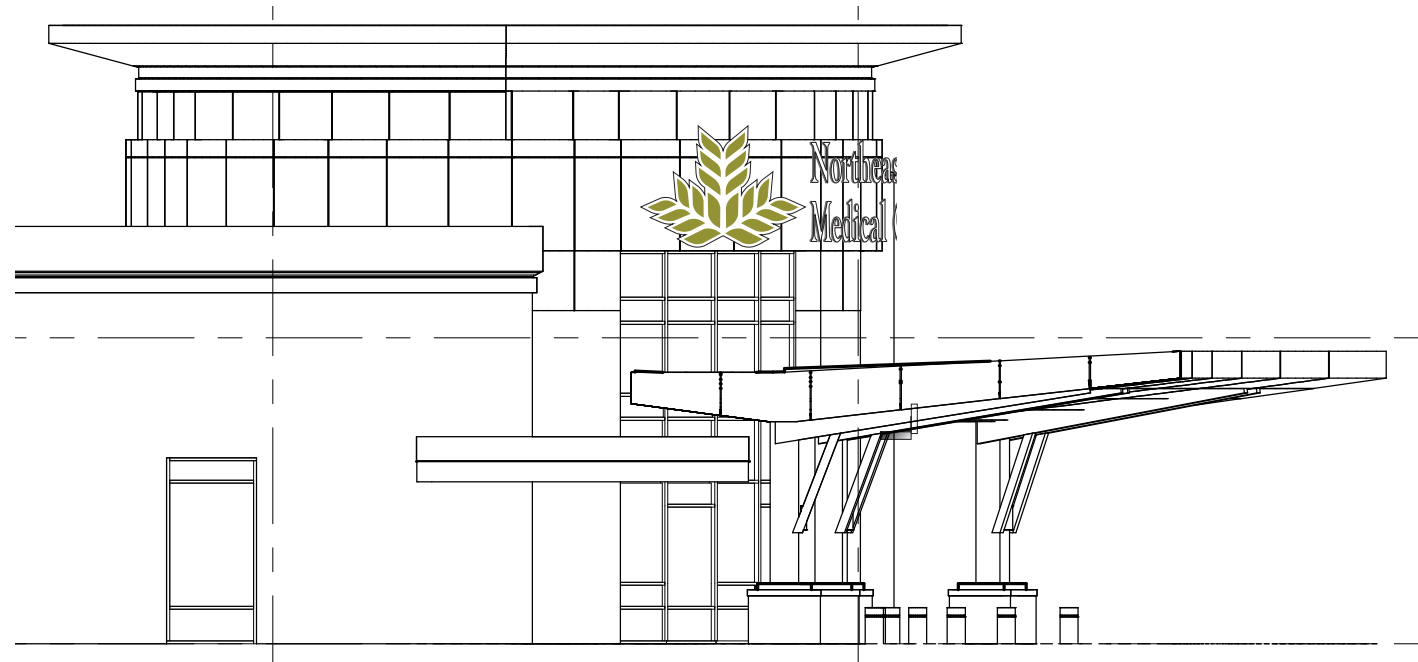




1

SOUTH FACADE @ MAIN ENTRANCE & ROTUNDA

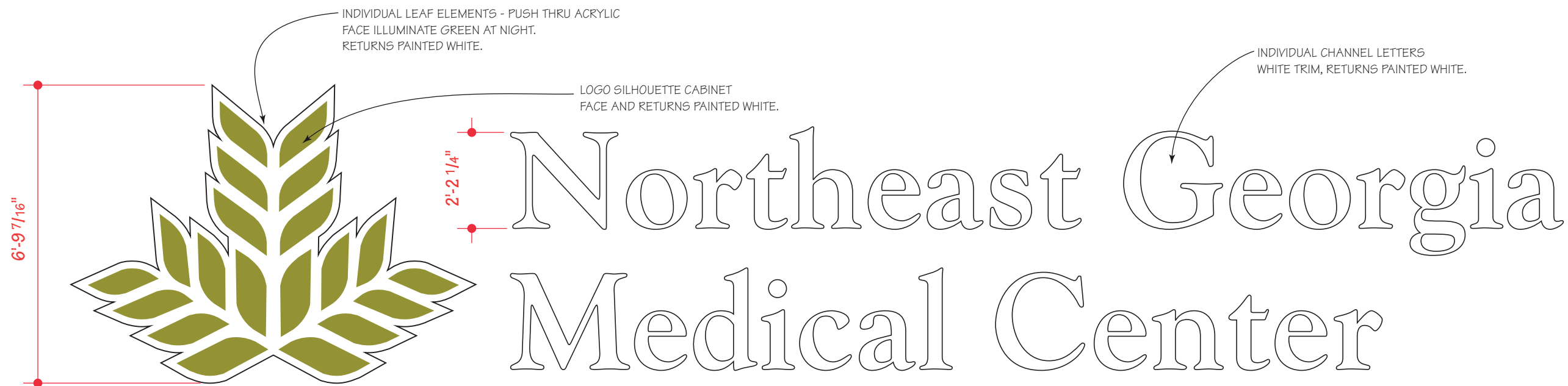
$\frac{3}{32}'' = 1'-0''$



2

WEST FACADE @ MAIN ENTRANCE & ROTUNDA

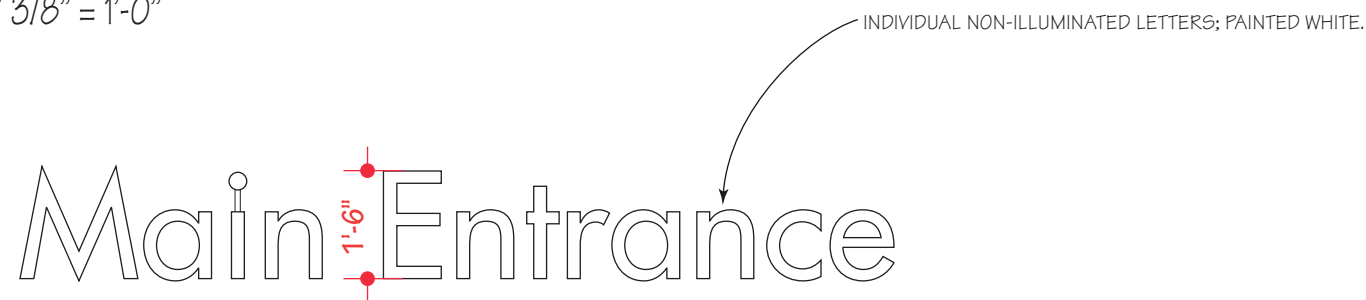
$\frac{3}{32}'' = 1'-0''$



3

FRONT ELEVATION @ ROTUNDA LOGO - LOCATION 1

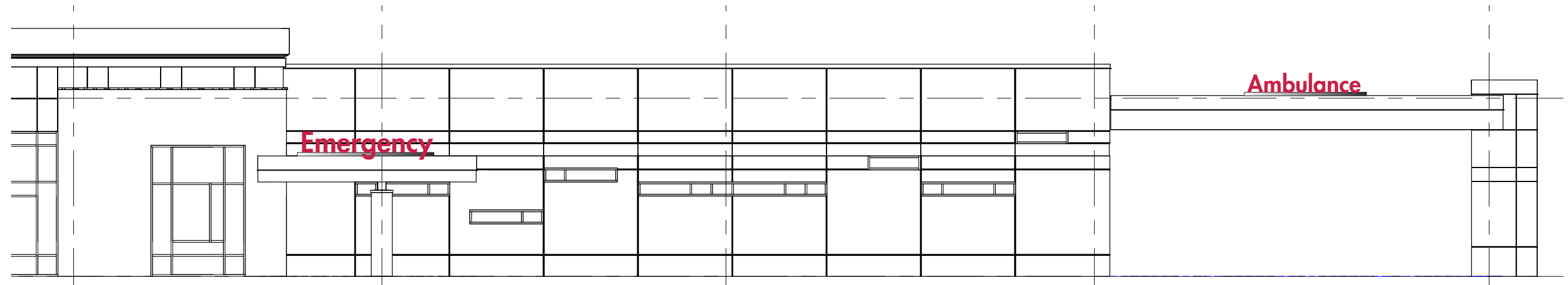
$\frac{3}{8}'' = 1'-0''$



4

FRONT ELEVATION @ MAIN ENTRANCE CANOPY - LOCATION 2

$\frac{3}{8}'' = 1'-0''$



1 SOUTH FACADE @ EMERGENCY ENTRANCE
3/32" = 1'-0"

2 SOUTH FACADE @ AMBULANCE ENTRANCE
3/32" = 1'-0"



3 FRONT ELEVATION @ EMERGENCY CANOPY - LOCATION 3
3/8" = 1'-0"



4 FRONT ELEVATION @ AMBULANCE CANOPY - LOCATION 4
3/8" = 1'-0"

**Existing Building Entrance
Directory**



Sec. 27-60. Planned Unit Development Overlay.

- (1) The purpose and intent of the Planned Unit Development Overlay (PUD) is to provide an avenue for approval for developments of extraordinary value to the community that do not necessarily comply with the underlying requirements of the Gateway Corridor Overlay District but which use innovative design practices that satisfy the purposes and goals of the land use regulations in this character area. A PUD approval provides greater latitude for internal site planning considerations and allows greater flexibility in design, design review, and project approval without having to resort to cumbersome and time-consuming variance procedures. Specific building location, height, type, building size, parking, signage and other limits of the underlying Gateway Corridor Overlay District may be waived provided that the spirit and intent of such requirements are satisfied within the overall development plan approved for such project.

The PUD Overlay provides for the mixing of compatible land uses; encourages imaginative and innovative design for the unified development of tracts of land; provides an alternative for more efficient use of land, resulting in smaller networks of utilities and streets, thereby resulting in lower construction and maintenance costs to the public; preserves the natural amenities of the land by encouraging scenic and functional open areas within the development; and promotes land development in proper relation to the surrounding neighborhood.

- (2) The specific site plan requirements and the Gateway Corridor Overlay District Design Guidelines required for the Gateway Corridor Overlay District should be the basis for a site plan submitted for PUD approval. Where a site plan for PUD varies from the requirements of the existing character area, it should be specifically noted in the site plan, and it should include an explanation as to how the impacts of that nonconformance will be mitigated or offset such that the goals for the character area are better achieved under the PUD proposal.
- (3) Pre-application planning committee conference shall be required for all PUD proposals.
 - (a) If after reviewing the design guidelines and other requirements for development in the Gateway Corridor Overlay District, a potential applicant determines that the purposes of their development and goals of the county's land use regulations may be better served by a design that does not conform to the existing requirements, the landowner may begin the PUD review process by scheduling a pre-application meeting with the planning department.
 - (b) A pre-application meeting is required before the planning department will review an application for a PUD.
 - (c) At the pre-application meeting, the planning department staff will discuss the initial project concept with the potential applicant and offer feedback and direction to the potential applicant as appropriate.
 - (d) The intent of this pre-application meeting is to better inform the potential applicant of the process for a PUD approval and create an environment for a more efficient plan review process.
- (4) Preliminary development plan and application.
 - (a) An application for PUD shall be submitted to the planning department on a form created for such a purpose by the planning department.
 - (b) An application must be accompanied by a preliminary development plan and application. The preliminary development plan must be prepared and sealed by a licensed surveyor, architect, landscape architect, or engineer.
 - (c) The planning department will develop and disseminate an official checklist for the general and technical information that must be submitted with an application for PUD.
- (5) An approved development plan shall constitute the land use regulations for the site. The approved development plan and all other information, studies, plats, plans or architectural elevations submitted in the application, or required to be submitted by the planning department, at the time of approval by the board of

commissioners shall establish the standards and minimum requirements for the subject property and shall become the land use regulations that apply to the subject property, regardless of changes in property ownership.

Any additions or changes in the land uses, increases in square footage or density, decreases in lot sizes, changes in the location or dimensions of streets, decreases in dwelling unit floor areas, major alterations in the land use patterns, or any other changes that the planning director determines changes the intent and character of the development from what was approved shall require consideration and approval of the board of commissioners in accordance with procedures of this section. Minor changes may be approved by the planning director prior to the issuance of building permits.

(Res. No. 2019-68, 12-17-2019)