

Mary Virginia Crites Hannan park  
1230 Pontius Road  
Starkey Pavilion  
Linda Chancey, Council Clerk

**RE: Brown Memorial Home rezone for 34 acres.**

Circleville City Council met at Mary Virginia Crites Hannan Park, Starkey Pavilion, Circleville, Ohio on Tuesday, May 18, 2020 at 6:30 P.M. The following Council Members were present: Council President David Crawford; Michelle Blanton, At large; Katie Logan Hedges, At Large; Tom Klitzka, At large; Jeff Hallinin, First Ward; Todd Brady, Third Ward; Sheri Theis, Fourth Ward and Linda Chancey, Clerk. ABSENT: Barry Keller, Second Ward. Guests Mayor Don McIlroy; Terry Frazier Service; Craig Stevenson G 2 Planning and Design; Nathan Carter, Administrator for Brown Memorial Home

Roll call. 1 Absent – Barry Keller  
All speaking parties were sworn-in

Crawford stated the purpose of this public hearing is to hear comments regarding a rezoning for Brown Memorial Home for parcel # A0511150000100, approximately 34 acres located North of Morris Road and East of Atwater Avenue, Circleville, OH, in a single-family residential district (R 2)

The Public Hearing was advertised in the general circulation in the Circleville Herald as required by law on April 17, 2021 and on file in the Planning and Zoning office for review.

Terry Frazier recapped the rezoning, and a redevelopment plans from the Planning & Zoning (P&Z) meeting as a Planned Unit Development (PUD) requested by Brown Memorial Home. The applicant is asking for a rezone for a PUD for a proposed senior center facility and additional plans for commercial space. P&Z asked outside CT Consultations regarding the PUD for feedback for engineering and site planning. P&Z recommended the approval pending addressing the suggestions from CT Consultation. Brown Memorial Home team reviewed the suggestions from C T Consultants and addressed some considerations with the P&Z.

Gary Smith, G 2 Planning & Design, 720 East Broad St. gave an overview of the project and asking for consideration for a rezoning from a R 2 to PUD Senior Facility Center. Smith showed a PP presentation of the maps, site plans; street connector, drainage courses with landscaping around the facility to buffer the facility, roundabout, and a walking path with sidewalks with benches.

Nathan Carter, Chief Administrator of Brown Memorial Home explained Brown Memorial is a nonprofit nursing home in Pickaway County, and we would like to continue to provide services to the community. The senior facility design will encompass a condo type independent living unit, assisted living with services offering, and a building for 60 skilled and nursing facility with business structures such as small physician medical offices and a drive-thru pharmacy facility with a campus atmosphere, indoor pool with a club house. The current facility will be turned into a Hospice Home the first in Pickaway County. The facility will employ 140 – 150 employees.

Craig Stevenson, Herald and Stevenson Civil Engineering, 20869 North Court St. explained that they retained Carpenter Marty Transportation, Columbus experts specializing in transportation to review the designed and with the R 2 model. Stevenson explained the traffic impact study results for trips in and out of the facility with am peaks and pm peaks study. A copy of the report was provided to Council members.

An email from Randy Williams, 676 Fairlawn Drive, Williams had concerns about his property abutting up to the proposed facility with landscaping and the parking lots designs. Hallinin asked Smith to explain the landscaping plans along with lighting and dumpsters. Smith explained this facility will be a quiet community and the dumpsters will be enclosed with landscaping around it.

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We are incorporating the design with lots of landscaping around the facility to filter the views from Heritage Ponds residents. The parking lot lighting are going to be a certain height and cut off to avoid light pollution.

James Lint, 230 Edward Road, voiced concerns about Morris Road and the roundabout road and the city using eminent domain to buy/take his property that abuts up to the senior center facility. Frazier stated that he has no knowledge, or the City has no intent of taking his property behind Lint's home.

Crawford asked about the road going thru the property will that be a City street. Frazier stated that will be a public street with City specifications and will be maintained by the City. The entrances will be off Morris and Georgia Roads and have connections with Heritage Ponds Roads.

Crawford stated the ordinances will go to Service Cmte for further review.

The Public Hearing Meeting was closed at 7:20 pm,

Respectfully submitted

Linda Chancey, Council Clerk