

Greenbelt Parkway
Special Use Permit Request
File No. 14-SUP-02

Applicant: Harvey Pilkenton
Property Owner: Bill Walker d/b/a International Asset Group



Request:

The applicant is seeking approval of a Special Use Permit to allow for a *Hospital* to be located at Greenbelt Parkway; Tax Parcel No. 039 01004E, consisting of 12.75 +/- acres.

Proposal:

The property is presently zoned Planned Industrial Development (PID) designated for light industrial uses. A Special Use Permit is required to operate a *Hospital*. The applicant states that the facility will serve as a behavioral health crisis center. The facility will have thirty (30) beds and provide twenty-four (24) hour access for residents requiring stabilization and care. The average length of stay is between three (3) to five (5) days. The facility will be staffed by medical staff including certified nursing assistants, licensed professional nurses, registered nurses, nurse practitioners, physicians, licensed clinical staff, paraprofessionals and support staff. Individuals receiving care may also receive laboratory services. The hospital pharmacy will be located on site and staffed with a registered pharmacist.

Land Use Classification	Industrial
Current Zoning	Planned Industrial Development (PID)
Proposed Use	Hospital
Parcel Size	12.75 +/- acres
Tax Map, Block and Lot No.	039-01-004E
Board of Commissioner Member	Ryan McLemore, Mayor, District 3
Planning and Zoning Member	David Castile, District 3
Planning and Zoning Board	June 16, 2014
City Commission	July 8, 2014
Citizen Notification	Legal Notice was run in the June 13, 2014 edition of the <i>Griffin Daily News</i> for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property, illustrating the purpose, date and time of both meetings (06/12/2014).

Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin's Unified Development Code (UDC) apply to the Special Use Permit request:

Article 4. Section 406	Special Use Permit Provision
Article 4. Section 408	Public Hearing
Article 7. Section 715	Planned Industrial Development (PID)
Article 7. Section 704	Table 7.3 Uses for all zoning districts

Article 406 Special Uses:

ALL PROPOSED SPECIAL USES FOR PROPERTY SHALL BE EVALUATED IN LIGHT OF THE FOLLOWING STANDARDS:

1. IT MUST NOT BE DETRIMENTAL TO THE USE OR DEVELOPMENT OF THE ADJACENT PROPERTIES, OR TO THE GENERAL NEIGHBORHOOD SO AS TO ADVERSELY AFFECT THE HEALTH, SAFETY OR GENERAL WELFARE OF CITIZENS;

FINDINGS: Upon review and evaluation of the applicant's request, Planning Staff cannot find any detrimental impacts of the proposed development on adjacent properties. The adjacent property owner Walter E. Jones provided a letter of support for the proposed hospital (see Exhibit "Support Letter").

2. IT MUST NOT ADVERSELY AFFECT EXISTING PROPERTY AND USES AND IT MUST BE PROPOSED TO BE PLACED ON A LOT OF SUFFICIENT SIZE TO SATISFY THE SPACE REQUIREMENTS FOR THE USE;

FINDINGS: Granting the Special Use Permit request will not adversely affect the existing property or use. The property in question is of sufficient size as required by *Article 715 D*, of the UDC.

3. GENERAL COMPATIBILITY OF THE PROPOSED SPECIAL USE WITH ADJACENT PROPERTIES AND OTHER LAND USES IN THE GENERAL AREA.

FINDINGS: The applicant's proposed use is compatible with the adjacent properties and land uses within the area. The conceptual site plan is well sited and indicates an existing vegetative buffer along the side and rear property lines. The vegetative buffer is not required for a hospital use that is adjacent non-residential lots; however will help mitigate any potential nuisance of outdoor lighting and twenty-four (24) hour use of the facility.

4. THE PROPOSED USE WILL NOT CONSTITUTE A NUISANCE OR HAZARD OR OTHERWISE ADVERSELY AFFECT THE PUBLIC INTEREST BECAUSE OF THE NUMBER OF PERSONS WHO MAY NORMALLY BE EXPECTED TO USE SUCH FACILITY OR TYPE OF PHYSICAL ACTIVITY.

FINDINGS: The proposed use should not constitute a nuisance or hazard or otherwise adversely affect the public interest of the surrounding properties. The facility shall provide thirty (30) beds for patient care. The number of persons expected to use and/or work at the facility should not constitute a nuisance. The property is located less than one-quarter of a mile from Arthur K. Bolton Parkway (GA HWY 16), which is a four-lane state route. A west bound center turn lane facilitates access from Arthur K. Bolton Parkway south onto Greenbelt Parkway.

5. OTHER ITEMS THAT MAY BE CONSIDERED INCLUDE TRAFFIC FLOW, AVAILABILITY OF OFF-STREET PARKING, PROTECTIVE SCREENING, HOURS AND MANNER OF OPERATION OF THE PROPOSED USE, OUTDOOR LIGHTING, SIGNAGE AND INGRESS AND EGRESS TO THE PROPERTY.

FINDINGS: No additional parking is required for the proposed Special Use. Planning staff encourages, as applicable, that the parking facility provide access for future connectivity via drive aisle, etc. within the development. It is preferable that future parking areas are connected, as the intent of the PID district is to provide arrangements of buildings, parking, etc. that resemble a development wholly and not a lot by lot development.

6. THE APPLICANT MUST MEET ALL SPECIFIC REQUIREMENTS ESTABLISHED IN THIS ORDINANCE FOR THE PARTICULARIZED SPECIAL USE REQUESTED.

FINDINGS: This request is in compliance with all of the Special Use Permit provisions of the City of Griffin Unified Development Code. In addition, the hospital use is regulated by the Georgia Department of Human Resources Office and Regulatory Services which includes building regulations, hospital management and services, permit requirements, inspections, reports, etc.

Planning Staff's Comments:

The applicant's request for a Special Use Permit to operate a *Hospital* located at Greenbelt Parkway (Tax Parcel No. 039 01004E, 12.75 +/- acres) has been reviewed in accordance with requirements outlined under *Section 406 and 408* of the City of Griffin's UDC. Planning Staff has found that the request for the Special Use Permit for a *Hospital* at this location is in compliance with the requirements outlined in the zoning ordinance.

Planning Staff's Recommendation:

Staff recommends **APPROVAL** of the Special Use Permit submitted by Harvey Pilkenton to allow for a *Hospital* located at Greenbelt Parkway (Tax Parcel No. 039 01004E).

Submitted by:

Wanda D. Moore, RLA

Principal Planner

Planning and Development Services