

A Joint Public Hearing was held May 10, 2021, in the Groves City Council Chamber with the following councilmembers present: Mayor Chris Borne, Mayor Pro Tem Sidney Badon, Councilmember Rhonda Dugas, Councilmember Mark McAdams, and Councilmember Paul Oliver. Planning and Zoning Commission members present were Michael Presley and Chris Crain, Alternates Rod Hatch and Michael Campise, and Building Official Don Pedraza.

Mayor Borne called the meeting to order at 5:55 p.m., reading the Notice of Public Hearing as follows: "Notice is hereby given that a Joint Public Hearing between City Councilmembers and Planning and Zoning Commissioners will be held on Monday, May 10, 2021, directly following the regular City Council meeting, which begins at 5:00 pm at 3947 Lincoln Avenue. Request by owner for the property listed herein. To consider a rezoning request from OG Realty, LLC @ 6230 Warren St. and surrounding properties. This meeting is a Joint Public Hearing in compliance with the rezoning ordinance of the City of Groves."

Mayor Borne stated that Daniel Duplechain, Administrator of Oak Grove Nursing Home, was present to answer any questions regarding the request. Mr. Duplechain addressed the Council and stated that Oak Grove Nursing Home was built in 1976. Renovations were made and an addition was done in 1985. They are now wanting to make further renovations and additions, with a goal of providing most residents a private room. Currently most rooms are occupied by two residents and have no privacy. Oak Grove plans to add a memory care unit for patients with alzheimers or dementia. There are also plans for the addition of a new rehabilitation facility that will be in a separate environment for patients in need of a short stay. They will also build some suites for couples.

Mayor Borne asked for questions/comments from the Council and Mayor Pro Tem Badon asked the cost of a private room. Mr. Duplechain stated that private rooms are \$1,500 to \$1,600 per month. Councilmember McAdams asked where the residents would live during the construction and Mr. Duplechain stated that the new construction will be done first and then the current residents will be moved to the new rooms while the renovations on the old section are being done.

Mayor Borne asked for questions/comments from the Planning and Zoning Commission. Michael Campise asked about service truck traffic to the facility. Mr. Duplechain explained that currently large trucks and eighteen wheelers have to back into neighboring driveways in order to navigate getting to the nursing home. The new plans include a turnaround in the back of the facility. They are also trying to purchase a neighboring home, which will help them create a drive going around the entire facility.

Mayor Borne asked if there were any property owners within 200' of the property who wished to speak in support of the request and there were none.

Mayor Borne asked if there were any property owners within 200' of the property who wished to speak in opposition of the request and there were none.

Mayor Borne asked for citizens of Groves wishing to speak in support of the request and there were none.

Mayor Borne asked for citizens of Groves wishing to speak in opposition of the request and there were none.

Joint Public Hearing  
May 10, 2021  
Page 2

Mayor Borne stated that no action would be taken at this meeting and that the Planning and Zoning Commission would be meeting and making a recommendation to the Council for consideration at a later date. He also thanked the Planning and Zoning Commission for their efforts on behalf of the City.

There was no further business and Mayor Borne adjourned the meeting at 6:12 p.m.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk