

HARBOR TOWN ARC

NOVEMBER 2, 2017

The meeting was called to order at 9:00 a.m. by Planning and Zoning Administrator Brody Walters. Committee members present were Sarah Churchill, Brian Gruber, Architect David Munger, and Mr. Walters (4). Also present were Don Helvey, David Bates, Ron Guiliani of DGL, and John Stout of St. Luke's Hospital.

ST. LUKE'S HOSPITAL FAMILY PRACTICE CENTER – MEDICAL OFFICE BUILDING

The Committee reviewed the site plan and elevations for a medical office building to be located at Harbor Town. Mr. Bates, architect for the project, said that the proposed building is a 15,000 square foot, single story medical office building with one tenant. He said it was designed to blend in with the existing buildings at Harbor Town. The stone base goes up 3'6" and then Hardie board siding, with an Owens Corning shingled roof. The proposed building will be located on 2.5 acres with 76 parking spaces, 70 standard spaces and 6 ADA, which is more than required by the Code. There will be a turnaround drop-off for patients. The landscaping meets the Code, and the signage will face Dixie Highway with a major sign at the driveway. There was some discussion about signage, but Mr. Walters said that the signage review will be done separately at a later date.

Mr. Walters called attention to revised sheet CC1. He said that he discussed with Mr. Gruber sliding the building to the east to achieve the 30' required setback and that is what is shown on the revised CC1. Mr. Walters said that three parking spaces on the southeast edge would be in conflict with the setback so those would be deleted.

There was discussion regarding the placement of the trash dumpster. Mr. Walters explained that they try to keep them out of front yards, and the east and south sides of the building are front yards. Mr. Gruber said that there will be a patio/breezeway between the two building for Phase 2, and they don't want to locate the dumpster there. Mr. Walters said that he does not have a strong objection to the current location because it needs to be serviceable. There was discussion regarding the concrete pad the dumpster will be placed on and about screening of the dumpster enclosure. Ms. Churchill asked if the enclosure would be masonry, and Mr. Gruber said it would be.

Mr. Walters commented that the turnaround in front of the building shows a lot of landscape. He suggested that a few river birch trees might break it up and give it some dimension. Mr. Munger asked about the color of the lights. Mr. Gruber said that the parking lot lighting has to be the same as Harbor Town specifications. Mr. Bates added that they have not decided on the color of lights for the building.

Mr. Walters said that there is a requirement in the Code that buildings longer than 100' need something to break up the ridge line. Mr. Gruber suggested enhancing the dormers. Mr. Munger asked what the stone element, or tower, is on the building. Mr. Bates said that they played around with the nautical theme of Harbor Town, and it is just a design feature like a chimney on a house. Mr. Munger suggested using a smaller version of it to

break up the ridge line. Mr. Gruber said that he does not want cultured stones on the roof because they tend to be a leak problem. The Committee agreed that Mr. Walters could review this administratively.

Mr. Walters moved to grant conditional approval for the St. Luke's Hospital Family Practice Center medical office building subject to revised drawings being submitted and approved administratively by the Planning and Zoning Administrator showing: the building being shifted to the east and eliminating three parking spaces, a small tree cluster in the circular turnaround, a roof line feature, taking a look at the smaller dormers and possibly enhancing them, the screening of the dumpster area with arborvitae and a masonry enclosure, and that the signage at the road reflects the overall theme of Harbor Town. Seconded by Mr. Munger. Ayes: (4). Nays: (0).

There being no further business, the meeting adjourned at 9:33 a.m.

Respectfully submitted,

Mary Jo Sutton