

**Planning & Zoning Board
September 9, 2013**

Attendees:

Regina Dunay, Chairwoman
Susan Lomas, Board Member
Marion Rayburn, Board Member
Brian Leahy, Board Member
Jon Van Voorhis, Board Member

Staff:

Bea L. Meeks, City Clerk
Sam Sebaali, P.E.
Ellen Hardgrove, AICP
Drew Smith, City Attorney

CALL TO ORDER

Chairwoman Regina Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m., followed by the Pledge of the Allegiance. City Clerk Meeks announced there is a quorum.

APPROVAL OF MINUTES

- July 8, 2013 Planning & Zoning Board Meeting Minutes

Board Member Lomas made the Motion to approve the July 8, 2013 minutes; Seconded by Board Member Leahy. Unanimously approved.

VARIANCE 2013-02 – SELECT MEDICAL - 5579 South Orange Avenue

Chairwoman Dunay referred to Planner Hardgrove, who provided highlights of her report dated July 29, 2013. Planner Hardgrove noted that she did not see that harmony was met, which is why setbacks are needed.

Planner Hardgrove, in response to Chairwoman Dunay, explained that additional right-of-way measurements begin at the right-of-way. She said the standard right-of-way measurement for “urban”

is at least fifty feet. She said that Larue Avenue's measurement was 30 feet when the hospital was originally built.

Kevin Mineer, Genesis Group, explained that Select Medical is proposing to add eight beds to four new wings, for a total of 32 beds. He said the addition of these beds could potentially support thirty new jobs. He said the variance addresses the most northern wing. He said all setback requirements were met except on the northern wing. He said they are requesting a variance for 2.5 feet. He said the proposed addition will not interfere with the farmers market or affect parking. He said that included in the proposed expansion is a new exit on Gem Street. Additional sidewalk will be the standard size, and additional landscaping for visual appeal is included in the proposed plan. Kevin said they meet the intent of the requirements. Chairwoman Dunay noted that the landscaping appears to be minimal on the Larue Avenue side, she thought the landscaping was disproportionate. City Attorney Smith reminded the Board that their decision is based on Select Medical meeting the six criteria for a variance.

City Clerk Meeks said the signage required to be posted on the property was posted in accordance with Code. Additionally, eighty-nine letters were mailed to property owners within five-hundred feet of Select Medical. City Clerk Meeks said two "return to sender" letters were returned and that staff received no comments regarding the variance request.

Board Member Leahy made the Motion to approve the variance, as it met all criteria; Seconded by Board Member Lomas. Unanimously approved 5/0.

<u>SPECIAL EXCEPTION 2013 – 03 – SELECT MEDICAL</u> - 5579 South Orange Avenue

Planner Hardgrove referred to her memo regarding the criteria that must be met for the approval of a special exception. Planner Hardgrove said staff recommends approval subject to the conditions in her memo. Ellen confirmed for Chairwoman Dunay that the original approval was for forty beds. Planner Hardgrove confirmed that approval of the special exception does not include approval of the landscape plan.

Engineer Sebaali said the site plan and landscape plan will come at a later date. He outlined several items to consider for the final site plan approval. Some of the items that need to be addressed included the general engineering (drainage), Preliminary Site Plan (addressed some deficiencies, including adjustment to landscape plan, lighting), permitting (required by other regulatory agencies) tree removal, including two historic trees, and two other large non-historic trees. It was noted that the submittal included historic trees however, they are not healthy trees.

Planner Hardgrove confirmed for Chairwoman Dunay that the four criteria were included in her report, and that all were met.

Board Member Leahy made the Motion to approve the special exception, as it met all criteria; Seconded by Board Member Van Voorhis. Unanimously approved 5/0.

NEW BUSINESS

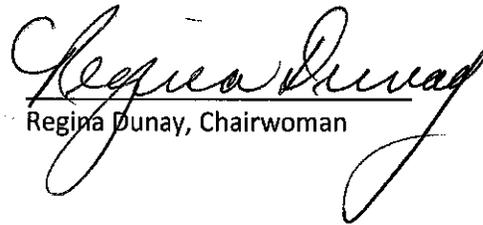
None.

COMMENTS/ANNOUNCEMENTS

City Clerk Meeks reported on the transmittal status of the City's Comprehensive Plan Amendment.

ADJOURNMENT:

With no further business or discussion, the Planning and Zoning Board meeting adjourned at 7:09 p.m.


Regina Dunay, Chairwoman

ATTEST



Bea L. Meeks, MMC, CPM
City Clerk