

**DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, February 26, 2013
6:00 p.m.**

The regular meeting of the Design Review Commission was scheduled and held in the Council Chambers of the Municipal Center on February 26, 2013. Chairman Saunders called the meeting to order at 6:00 p.m. requesting the roll call. Ms. Regina Gibson called the roll of the Board and established a quorum:

COMMISSIONERS PRESENT:

Mr. Keith Saunders, Chairman; Mr. Neil Sherman, Vice Chairman; Mr. Paul Bruns – Secretary; Mr. Ralph Smith; Mr. John Walker; Ms. Robbie Ann Pahlow; Mr. Henry Porter and Mr. Eric Alter

DEVELOPMENT STAFF PRESENT:

Mr. Wade Morgan, Chief Planner; Ms. Regina Gibson, Administrative Secretary and Mr. Robert McLean, Attorney

1. Approval of Minutes for January 22, 2013

Mr. Sherman moved to approve the Design Review Commission minutes of January 22, 2013, seconded by Mr. Bruns, with no further comments or discussions.

ROLL CALL: Mr. Walker – Yes; Mr. Alter - Yes; Mr. Bruns – Yes; Mr. Smith – Yes; Mr. Sherman – Yes; Ms. Pahlow – Yes; Mr. Porter – Abstain; Chairman Saunders – Yes.

MOTION PASSED

Comment: The Chairman stated the Commission reviewed the items on tonight's agenda in the Executive Session meeting and the following items were added to the Consent Agenda:

2. CONSENT AGENDA

- a. Farmington Boulevard, Office Park - 8590 Farmington Blvd. - Request Approval of a Ground-Mounted Project Identification Sign.
Justin Lubin, w/Millbranch Properties, LLC - Representative
- b. Chick-Fil-A - 1230 S. Germantown Road - Request Approval of a Sign Package.
Tracy Dielh, w/Expedite the Diehl - Applicant

Comment: The Chairman stated he would like to remind the Commissioners that voting on all matters on the Consent Agenda constitutes an acknowledgement that the member has read and reviewed the application materials/plans/staff reports and determines further discussion or presentation of an item is not necessary. He stated if there was anyone in the audience that would like an item pulled, please request so at this time, and in seeing none, he asked for a motion.

Mr. Smith made a motion to approve the Consent Agenda as discussed, seconded by Mr. Alter.

Mr. Walker recused himself from Consent Item “B”.

ROLL CALL: Mr. Porter – Yes; Mr. Alter – Yes; Mr. Smith – Yes; Mr. Sherman – Yes; Mr. Bruns – Yes; Ms. Pahlow – Yes; Mr. Walker – Yes; Chairman Saunders - Yes

MOTION PASSED


STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

a. Farmington Blvd. Office Park – 8590 Farmington Blvd. – Request Approval of a Ground-Mounted Project Identification Sign.

BACKGROUND: The existing sign is 30 sq. ft. in area, 4 ft. in height and situated 30 ft. from the curb. It was approved by the DRC in Feb., 1995.

DISCUSSION: The applicant is requesting approval of a ground-mounted project identification sign to replace the existing sign. The proposed sign will be in the same location as the existing sign, but will have a new brick structure and landscaping. The specifics of the request are as follows:

SIGN: Ground Sign

Location & Height:	the sign is proposed to be located 30.5 feet behind the curb of Farmington Blvd. Total sign height is 5 ft.
Content:	
Colors & Materials:	Color: Antique white letters Materials: Formed plastic letters, mounted on a brick base
Font:	Coppertone
Sign Area:	45 sq. ft.
Logo:	none
Logo Area:	NA
Mounting Structure:	Brick base
Lighting:	none

STAFF COMMENTS:

1. The proposed sign complies with the regulations of the O district.
2. If approved, the applicant must obtain a permit from the Memphis / Shelby County Office of Code Enforcement prior to installing the signs.



PROPOSED MOTION: To approve the request for a ground-mounted project identification sign for the Farmington Blvd. Office Park, at 8590 Farmington Blvd., subject to staff comments.

b. Chick-Fil-A – 1230 S. Germantown Road – Request Approval of a Sign Package.


BACKGROUND: The Board of Mayor and Aldermen approved Project Development Contract No. 981 for the original Chick-Fil-A on July 10, 1995. At its meeting on July 11, 2006, the PC approved an enlarged parking area along the eastern side of the property, along with other minor revisions to the building and drives.

DISCUSSION: Chick-fil-a proposes to demolish the existing building and construct a 4,791 sq. ft., 156 seat restaurant on a larger parcel. The existing building is oriented north-south, and the new building will be oriented east-west, and will have a longer double drive-through lane. The entry to the private drive to Germantown Road will shift eastward.

SIGN A: Ground Sign

: Location & Height:	the double-faced sign is to be located 30 feet behind the curb of Germantown Rd. and 30 feet behind the curb of the private access drive. Total sign height is 6 ft.
Content:	 A rectangular ground sign with a white background. On the left is the Chick-fil-A logo (a red shield with a white chicken head). To the right of the logo, the words "Chick-fil-A" are written in a large, red, serif font. A registered trademark symbol (®) is located to the upper right of the "A".
Colors & Materials:	Color: CFA red letters; logo is painted white on a red shield. Materials: aluminum letters, mounted on an aluminum cabinet on a brick base
Font:	Custom corporate
Sign Area:	30 sq. ft.
Logo:	 The Chick-fil-A logo, which consists of a red shield with a white chicken head silhouette inside. The chicken's beak is curved upwards and to the right, forming a stylized "C".
Logo Area:	2.6 sq. ft.
Mounting Structure:	Brick base
Lighting:	Letters are back lighted with LED's and entire sign is illuminated by lights mounted on the brick base

SIGN B: Wall Sign

: Location & Height:	the sign is to be located on the front (west) wall of the building.
Content:	 The words "Chick-fil-A" in a large, red, serif font. A registered trademark symbol (®) is located to the upper right of the "A".
Colors & Materials:	Color: CFA Red letters Materials: Aluminum letters
Font:	corporate
Sign Area:	20.6 sq. ft.
Logo:	none
Logo Area:	NA
Mounting Structure:	Mounted to brick building facade
Lighting:	LED back lighting

STAFF COMMENTS:

1. The proposed signs comply with the location and height regulations of the SC-1 district. The two signs total 50.6 sq. ft. in area, while the sign regulations allow a maximum of 50 sq. ft. for the two. Prior to DRC approval, one of the signs shall be revised accordingly.
2. Signs which show pictures of human figures, animals or food, except for design review commission approved logos, are prohibited by the sign regulations. The chicken head is considered a logo by the regulations.
3. The ground sign is to be illuminated both by external lights and by LED back lighting. Staff questions the need for both forms of lighting.
4. The full set of sign plans are included as a separate file.

If approved, the applicant must obtain a permit from the Memphis / Shelby County Office of Code Enforcement prior to installing the signs.

PROPOSED MOTION: To approve the request for a sign package consisting of a ground-mounted tenant identification sign and a wall-mounted sign for the Chick-Fil-A restaurant at 1230 S. Germantown Rd. subject to staff comments.

1. Chick-Fil-A – 1230 S. Germantown Road – Request Preliminary and Final Plan Approval.

BACKGROUND: The Board of Mayor and Aldermen approved Project Development Contract No. 981 for Chick-Fil-A on July 10, 1995. At its meeting on July 11, 2006, the PC approved an enlarged parking area along the eastern side of the property, along with other minor revisions to the building and drives. The Planning Commission approved the preliminary and final site plan of the re-configured building on February 5, 2013.

DISCUSSION: Chick-fil-a proposes to demolish the existing building and construct a 4,791 sq. ft., 156 seat restaurant on a larger parcel. The existing building is oriented north-south, and the new building will be oriented east-west, and will have a longer double drive-through lane. The entry to the private drive to Germantown Road will be moved eastward.

The following checklist describes the characteristics of each part of the property.

DESIGN REVIEW COMMISSION CHECKLIST:

1. *Site Layout:* the building will be placed in the southwest quadrant of the lot, with the drive-through lane on the west side and parking taking up the remaining area. Customer entrances are to be on the west and north elevations.
2. *Building Elevations:* the building is to be constructed with a brick façade on all 4 sides. Windows are to be dark bronze. A color rendering and material samples have been provided.
3. *Street Improvements and Curb Cuts:* no change to the existing curb cuts to Germantown Rd. The driveway to the private drive has been moved eastward.
4. *Parking Lots:* the parking lot has been enlarged from the current plan. The drive-through lane is on the west side of the lot, near Germantown Rd.
5. *Exterior Lighting:* no information provided.
6. *Garbage Collection Area:* the dumpster is to be located in the northeast corner of the site, within a screened brick enclosure.

7. *Vents*: the roof vents are noted on the roof plan.
8. *Gas, Electric and Water*: an electric transformer is to be located on the southern side of the site, near the sidewalk. The interior floor plan indicates a mechanical room. The transformer and exterior meters should be landscaped and/or screened. Construction drawings shall note the location of all meters and transformers.
9. *Mechanical Units*: AC units are to be located on the roof.
10. *Emergency Generators*: none indicated on the plan.
11. *Landscaping*: A landscaping plan has been provided.
12. *Mailboxes*: None proposed.
13. *Building Numbers*: Information not provided
14. *Signs*: Signs require separate DRC approval. An application for signs has been received.

COMMENTS:

1. A bicycle parking rack is noted on the site plan. A minimum of 3 bike racks (for 6 bicycles) are recommended.
2. Prior to final DRC approval, information on the type of exterior lighting (metal halide, incandescent, etc.) and wattage shall be provided.
3. The location of and details on height of roof vents shall be provided on the construction drawings. All roof vents shall be screened, with parapet walls or similar means, from view from the street.
4. The location of all water, gas and electric meters and transformers shall be included in the construction drawings.

After DRC final approval, the development shall proceed to the Board of Mayor and Aldermen for development contract approval.

PROPOSED MOTION: To approve the request for Preliminary and Final Site Plan Approval for the Chick-Fil-A restaurant, 1230 S. Germantown Rd., subject to the comments contained in the staff report.

Ms. Tammy Cohen w/CCR Architects and Ms. Getra Thomason w/Chick-Fil-A Corporate explained that they have already acquire the additional land needed and are expecting to have the new building open for business by mid May to June 1, 2013. They have agreed to place a moveable dark bronze fence around the meters for screening and to work with the City to place as many bicycle racks throughout the site as they can along with landscaping.

The board expressed their appreciation for Chick-Fil-A's corporate stewardship, spending their time, energy, money, and recourses to bring in a new facility such as this to the City of Germantown.

Mr. Smith moved to approve this motion as discussed and seconded by Mr. Sherman.

ROLL CALL: Mr. Alter - Yes; Mr. Sherman- Yes; Ms. Pahlow – Yes; Mr. Porter – Yes; Mr. Smith - Yes; Mr. Walker – Recused Himself; Mr. Bruns – Yes; Chairman Saunders – Yes.

MOTION PASSED

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:33 p.m.