

**DESIGN REVIEW COMMISSION  
MUNICIPAL CENTER COUNCIL CHAMBERS  
Tuesday, December 17, 2013  
6:00 p.m.**

The regular meeting of the Design Review Commission was scheduled and held in the Economic and Community Development Blue Room on December 17, 2013. Chairman Saunders called the meeting to order at 6:05 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; Alderman Greg Marcom; Mr. Ralph Smith; Mr. John Walker; Mr. Henry Porter; and Mr. Eric Alter

**DEVELOPMENT STAFF PRESENT:**

Mr. Andrew Pouncey, Economic and Development Services Director; Mr. Wade Morgan, Chief Planner; Ms. Regina Gibson, Administrative Secretary and Mr. Robert McLean, Attorney

---

**1. Approval of Minutes for November 26, 2013**

Mr. Smith moved to approve the Design Review Commission minutes of November 26, 2013, seconded by Mr. Sherman, with no further comments or discussions.

**ROLL CALL:** Mr. Walker – Yes; Mr. Alter - Yes; Mr. Bruns – Yes; Alderman Marcom – Yes; Mr. Smith – Yes; Mr. Sherman – Yes; Mr. Porter – Yes; 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. McDonald's Restaurant- 2030 S. Germantown Road. – Request Preliminary and Final Plan Approval for a Restaurant with Drive-Through Facilities.  
Casey Ross w/Adams Engineering - 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. Sherman made a motion to approve the Consent Agenda as discussed, seconded by Mr. Bruns.

**ROLL CALL:** Alderman Marcom – Yes; Mr. Alter – Yes; Mr. Smith – Yes; Mr. Sherman – Yes; Mr. Bruns – Yes; Mr. Porter – Yes; Mr. Walker – Yes; Chairman Saunders - Yes

**MOTION PASSED**

---

**STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS**

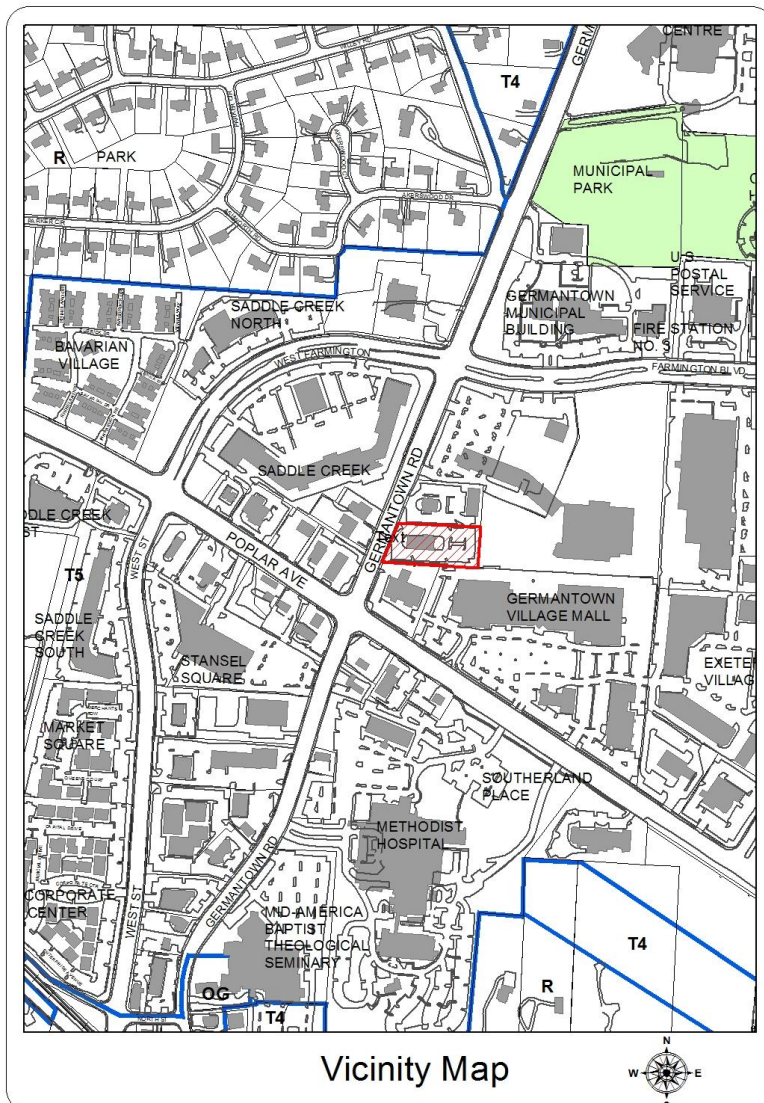
- a. **McDonald's Restaurant – 2030 S. Germantown Rd – Request Preliminary and Final Plan Approval for a Restaurant with Drive-Through Facilities**

**BACKGROUND:** The McDonald’s Restaurant was initially approved on February 27, 1978, as Project Development Contract Number 17. Over the years it has had various improvements and modifications to the drive-through facility, and the building appearance. The plans was initially filed for the May, 2013 PC agenda, but was withdrawn to address fire truck access issues.

**DISCUSSION:** McDonald’s Corp. proposes to demolish the existing 5,020 sq. ft. building and construct a new 6,038 sq. ft. building on the same parcel. The drive-through will be enlarged to a double drive-through lane and the single drive-way entry to Germantown Road will be replaced with two, one-way drive-ways. The plan as currently drawn satisfies the needs of the Fire Dept. for appropriate accessibility for its vehicles. The Fire Dept. has prepared an access plan that has vehicles entering from Germantown Rd., at the southern entrance, setting up near the front of the building, and exiting via the shared access drive to the Minor Medical/Arby’s restaurant parking lot.

	EXISTING SITE	PROPOSED SITE
TOTAL SITE AREA	1.29 ac.	1.29 ac.
BUILDING SIZE	5,020 sq. ft.	5,938 sq. ft.
NUMBER OF SEATS	NA	116
NUMBER OF PARKING SPACES	71	63

**PROPOSED MOTION:** To approve the Preliminary and Final Plan for McDonald’s restaurant, located on 2030 S. Germantown Rd.



**DISCLOSURE OF OWNERSHIP INTERESTS    DR**

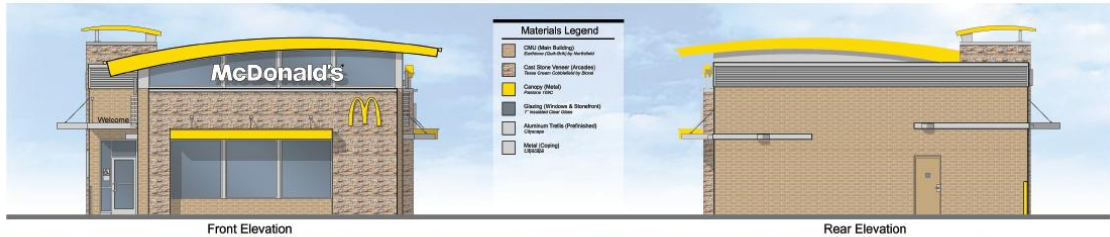
In order to assist staff and appointed and elected officials of the City of Germantown in complying with Ordinances of the City relating to conflicts of interests, the following information is required to be furnished:

- For Profit Entities.** If the owner of the land which is the subject of this Application ("Owner") is a for-profit entity, i.e. general partnership, limited partnership, corporation, limited liability company, R.E.I.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner. (If another business entity owns 10% or more of the ownership interests in the Owner, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner: SEE BELOW

Persons or Entities\* Owning  
10% or More of the Ownership  
Interests of the Owner:

Name	Business or Home Address
50% <u>JAMES R. MADDOX JR</u> <u>LIVING TRUST</u>	<u>1745 RIVERDALE RD.</u> <u>GERMANTOWN, TN 38138</u>
50% <u>VIRGINIA ANN BUGG</u>	<u>1745 RIVERDALE RD.</u> <u>GERMANTOWN, TN 38138</u>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>



Front Elevation

Rear Elevation



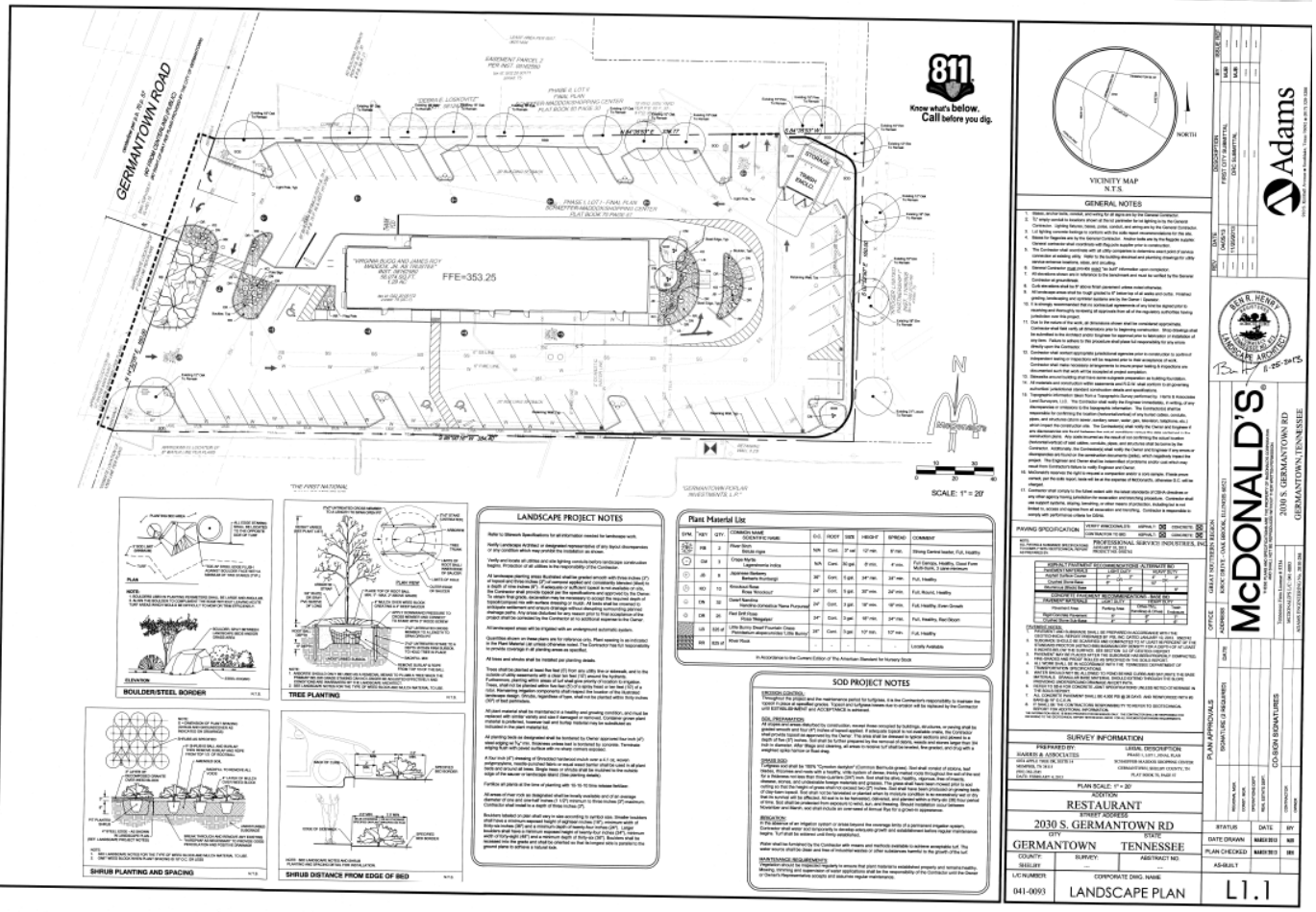
Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation



Proposed McDonald's Restaurant - Color Elevation Study  
041-0093 Germantown, TN  
November 27, 2013



VICINITY MAP

GENERAL NOTES

1. Review all site conditions, including utility lines, before construction.
2. All work shall be completed in accordance with the City of Germantown specifications.
3. All materials shall be of the highest quality and shall be approved by the City of Germantown.
4. All work shall be completed in accordance with the City of Germantown specifications.
5. All work shall be completed in accordance with the City of Germantown specifications.
6. All work shall be completed in accordance with the City of Germantown specifications.
7. All work shall be completed in accordance with the City of Germantown specifications.
8. All work shall be completed in accordance with the City of Germantown specifications.
9. All work shall be completed in accordance with the City of Germantown specifications.
10. All work shall be completed in accordance with the City of Germantown specifications.

**LANDSCAPE PROJECT NOTES**

Refer to Specifications for all information not shown on this plan.

1. All work shall be completed in accordance with the City of Germantown specifications.

2. All materials shall be of the highest quality and shall be approved by the City of Germantown.

3. All work shall be completed in accordance with the City of Germantown specifications.

4. All work shall be completed in accordance with the City of Germantown specifications.

5. All work shall be completed in accordance with the City of Germantown specifications.

6. All work shall be completed in accordance with the City of Germantown specifications.

7. All work shall be completed in accordance with the City of Germantown specifications.

8. All work shall be completed in accordance with the City of Germantown specifications.

9. All work shall be completed in accordance with the City of Germantown specifications.

10. All work shall be completed in accordance with the City of Germantown specifications.

**Plant Material List**

SYM	QTY	CITY	COMMON NAME	HEIGHT	SPREAD	COMMENTS
101	1	101	101	101	101	101
102	1	102	102	102	102	102
103	1	103	103	103	103	103
104	1	104	104	104	104	104
105	1	105	105	105	105	105
106	1	106	106	106	106	106
107	1	107	107	107	107	107
108	1	108	108	108	108	108
109	1	109	109	109	109	109
110	1	110	110	110	110	110

**SOD PROJECT NOTES**

1. All work shall be completed in accordance with the City of Germantown specifications.

2. All materials shall be of the highest quality and shall be approved by the City of Germantown.

3. All work shall be completed in accordance with the City of Germantown specifications.

4. All work shall be completed in accordance with the City of Germantown specifications.

5. All work shall be completed in accordance with the City of Germantown specifications.

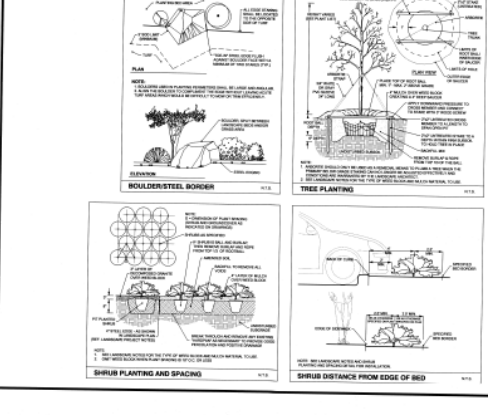
6. All work shall be completed in accordance with the City of Germantown specifications.

7. All work shall be completed in accordance with the City of Germantown specifications.

8. All work shall be completed in accordance with the City of Germantown specifications.

9. All work shall be completed in accordance with the City of Germantown specifications.

10. All work shall be completed in accordance with the City of Germantown specifications.



**Adams**

**McDONALD'S**

2030 S. GERMANTOWN RD  
GERMANTOWN, TENNESSEE

DATE: 11/27/13  
SCALE: 1" = 20'

STATUS: DATE BY  
DATE DRAWN: 11/27/13  
DATE CHECKED: 11/27/13  
DATE REVISION: 11/27/13

PROJECT: 2030 S. GERMANTOWN RD  
SUBJECT: LANDSCAPE PLAN

041-0093

### NOTICE TO CONTRACTOR

- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS, DIMENSIONS AND LOCATIONS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE SURFACE ELEVATION OF ALL POINTS TO BE SET FOR CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL POINTS TO BE SET FOR CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL POINTS TO BE SET FOR CONSTRUCTION.

### SITE INFORMATION

OWNER: 2030 S. GERMANTOWN RD. GERMANTOWN, TN 37043

PROJECT: RESTAURANT

DATE: 11/20/2018

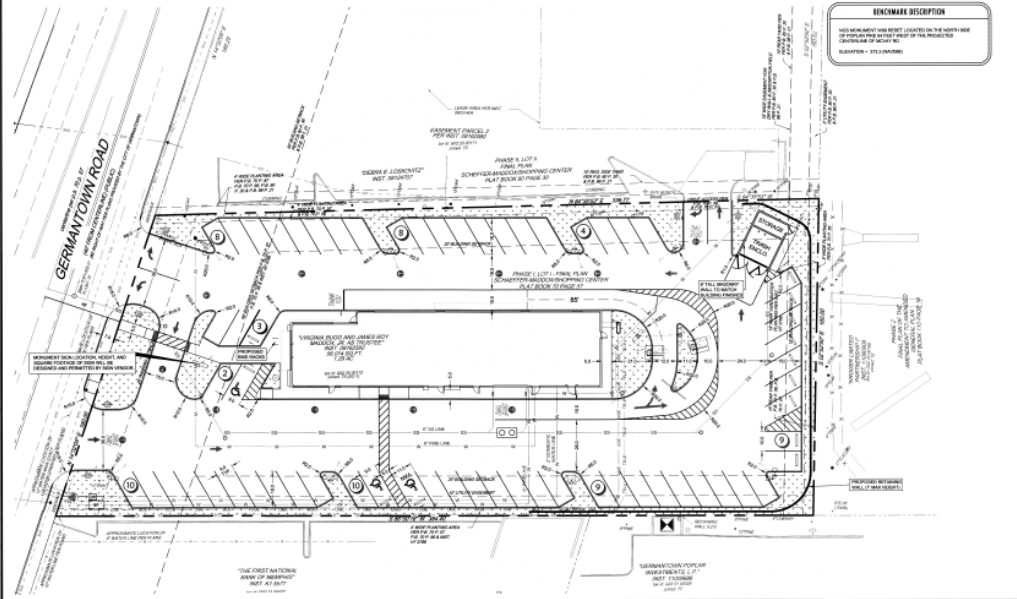
PROJECT NO.: 18P027297A

SCALE: 1" = 20'

### GENERAL NOTES

- VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO COMMENCING CONSTRUCTION.
- VERIFY THE SURFACE ELEVATION OF ALL POINTS TO BE SET FOR CONSTRUCTION.
- VERIFY THE ELEVATION OF ALL POINTS TO BE SET FOR CONSTRUCTION.
- VERIFY THE ELEVATION OF ALL POINTS TO BE SET FOR CONSTRUCTION.

**DRAWINGS NOT FOR CONSTRUCTION**



### GENERAL INFORMATION

PROJECT NO.: 18P027297A

DATE: 11/20/2018

SCALE: 1" = 20'

### GENERAL NOTES

- VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO COMMENCING CONSTRUCTION.
- VERIFY THE SURFACE ELEVATION OF ALL POINTS TO BE SET FOR CONSTRUCTION.
- VERIFY THE ELEVATION OF ALL POINTS TO BE SET FOR CONSTRUCTION.
- VERIFY THE ELEVATION OF ALL POINTS TO BE SET FOR CONSTRUCTION.

### ADAMS

Professional Engineer  
No. 11419  
State of Tennessee

### McDONALD'S

2030 S. GERMANTOWN RD.  
GERMANTOWN, TENNESSEE 37043

RESTAURANT

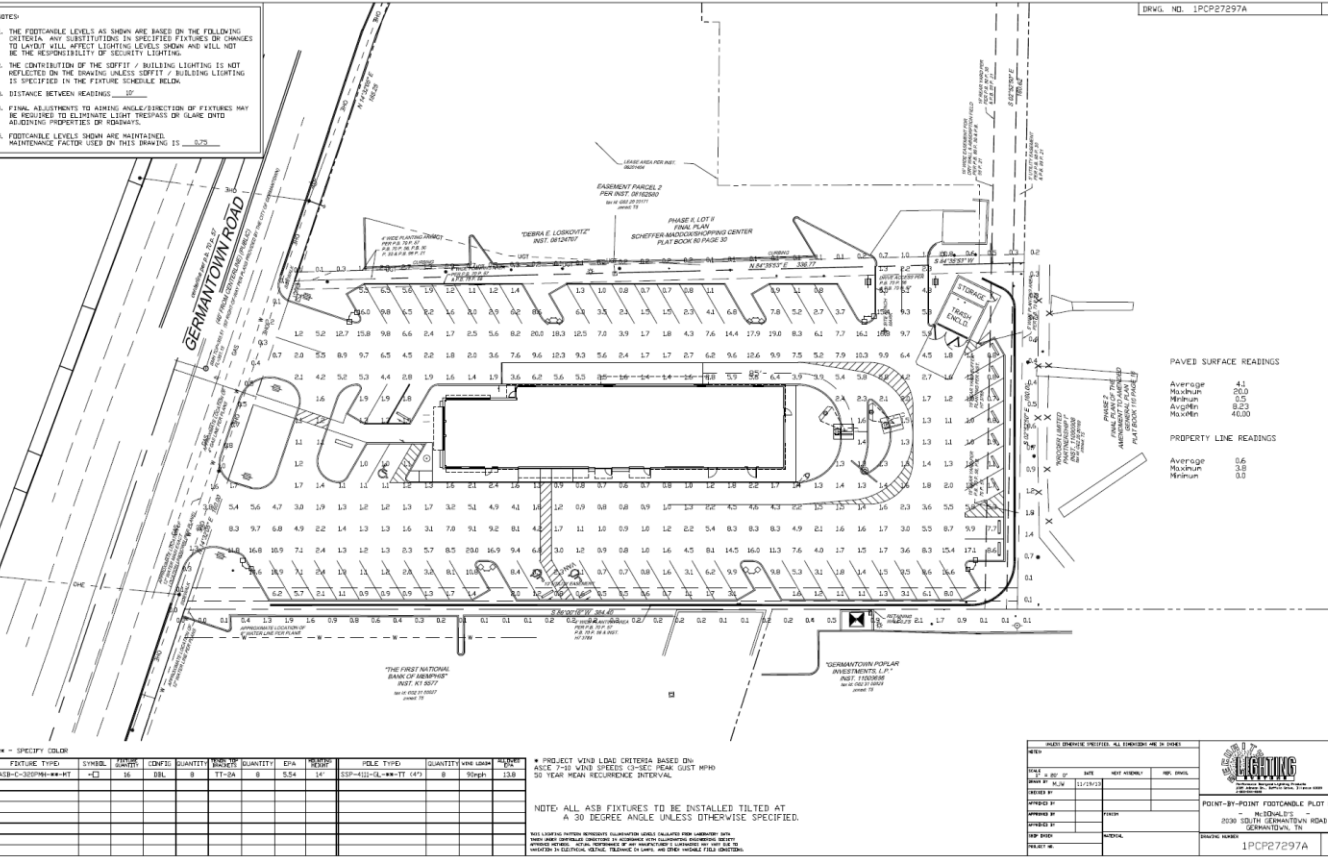
2030 S. GERMANTOWN RD.

GERMANTOWN, TENNESSEE

DATE: 11/20/2018

SCALE: 1" = 20'

PROJECT NO.: 18P027297A



### Lighting

POINT-TO-POINT FOOTCANDLE PLOT FOR  
= 2030 S. GERMANTOWN RD.  
GERMANTOWN, TN

DATE: 11/20/2018

PROJECT NO.: 18P027297A

# ASB SERIES

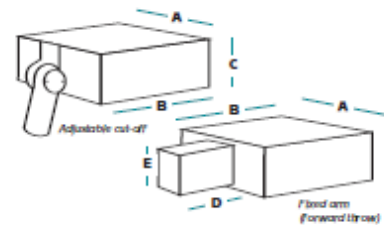


A fully adjustable and directional lighting system designed for maximum flexibility and the challenges of today's lighting needs. Adjustable mounting allows for up to 45° tilt above horizontal to optimize performance. Fixed arm mounting provides true cutoff in the same value-priced luminaire.



## Fixture Specifications

- Formed aluminum housing
- Access to lamp and ballast compartments through hinged door assembly
- One-piece tempered glass lens
- Optical system fabricated of polished aluminum; provides optimum efficiency for long and wide light distributions
- Luminaire finished in weatherproof powder-coat finish
- Type C includes adjustable tenon adapter
- Includes integral/adjustable light cut-off shield
- Consult factory for external glare shield options
- Includes lamp and arm (Type F)
- Available with photocell
- Suitable for wall mounting
- UL listed for wet locations



	A	B	C	D	E	EPA*
400	17.0"	17.0"	9.5"	10.0"	5.0"	1.44
1000	22.0"	22.0"	10.5"	10.0"	5.0"	2.54

## ORDERING INFORMATION

### SAMPLE CATALOG NUMBER

**ASB**   **X**   **XXXXXXXX**   **XX**   **XX**  
 Series   Type   Wattage/Source   Finish   Voltage

SERIES	
<b>ASB</b>	Adjustable Shoe Box

TYPE	
<b>C</b>	Adjustable cut-off
<b>F</b>	Fixed arm (forward throw)

WATTAGE/SOURCE	
<b>175PMH</b>	175 watt pulse start metal halide
<b>250PMH</b>	250 watt pulse start metal halide
<b>320PMH</b>	320 watt pulse start metal halide
<b>1000MH</b>	1000 watt metal halide
<b>250HPS</b>	250 watt high pressure sodium
<b>400HPS</b>	400 watt high pressure sodium
<b>1000HPS</b>	1000 watt high pressure sodium

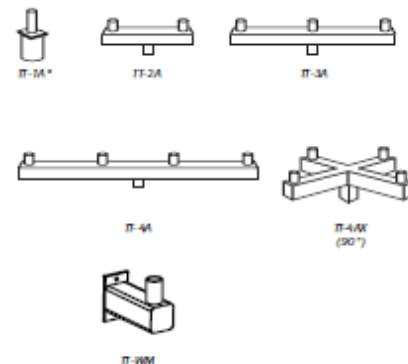
FINISH	
<b>DB</b>	Dark bronze
<b>WH</b>	White
<b>BK</b>	Black
<b>PS</b>	Platinum Silver

VOLTAGE	
<b>MT</b>	Multi-Tap ballast (120, 208, 240, 277V)
<b>48</b>	480 volt

ACCESSORIES	
<b>PC</b>	Field-installed photocell (specify voltage)
<b>GS</b>	Universal glare shield

1 Consult factory for other wattages and Pulse Start availability.  
 2 Consult factory for other finishes.  
 3 EPA based on 30° AB. For other EPA values, consult factory.

## MOUNTING BRACKET ORDERING INFORMATION



\* IT-1A not required with tenon top pole. Use only for retrofit (specify 4" or 5" pole).



A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

[www.securitylighting.com](http://www.securitylighting.com)

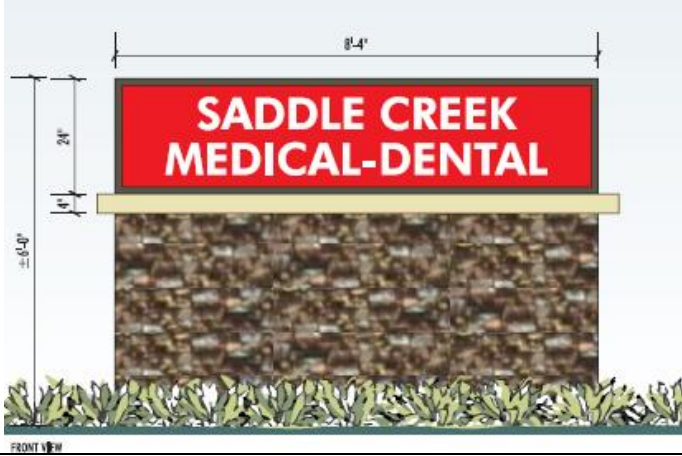
1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE 800-544-4848 • PHONE 847-779-0627 • FAX 847-779-0667

**3. Lot 3, Walgreen’s Saddle Creek PUD – West Side of S. Germantown Road – North of West Farmington – Request Approval of a Sign Package.**

**BACKGROUND:** The lot was created with the approval of the Walgreens at Saddle Creek PUD on November 8, 2004, when the Board of Mayor and Aldermen approved Subdivision Contract No. 459 for the Walgreen’s at Saddle Creek PUD. The PUD also established the allowed use and building envelope for the lot. The Planning Commission approved the preliminary and final site plan on November 1, 2011, and the DRC approved the preliminary and final plans on January 24, 2012.

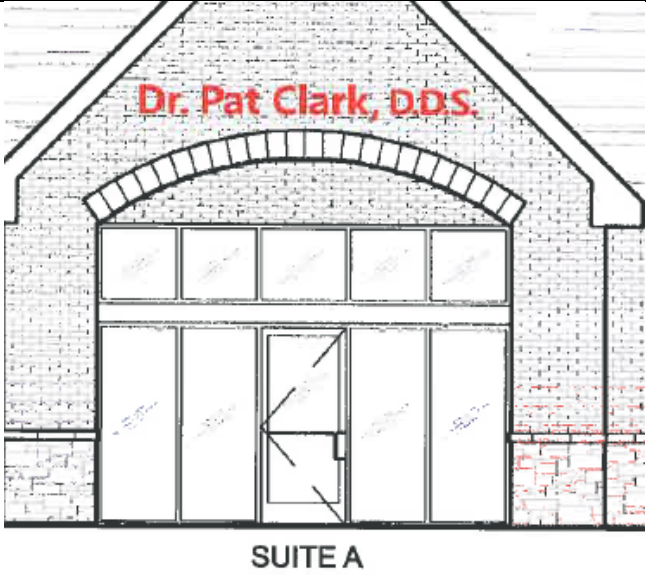
**DISCUSSION:** The building tenants are to be Saint Francis Urgent Care and Dr. Pat Clark, DDS.

**SIGN A: Ground Sign**

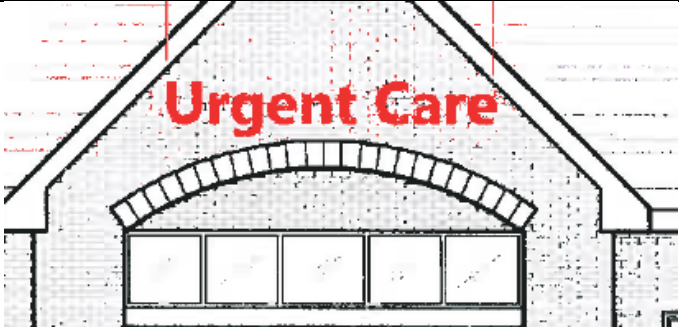

: Location & Height:	the double-faced sign is to be located 30 feet behind the curb of Germantown Rd. Total sign height is 6 ft.
Content:	
Colors & Materials:	<p>Color: letters to be painted red on a gray background.</p> <p>Materials: aluminum letters on an aluminum cabinet mounted on a brick base</p>
Font:	Not identified
Sign Area:	16.6 sq. ft.
Logo:	none
Logo Area:	NA.
Mounting Structure:	Brick base
Lighting:	Ground lights
Landscaping:	Not specified

**SIGN B-2: Suite A, Germantown Rd. Wall Sign**

: Location & Height:	the sign is to be located on the rear (Germantown Rd.) facade of the building
----------------------	---

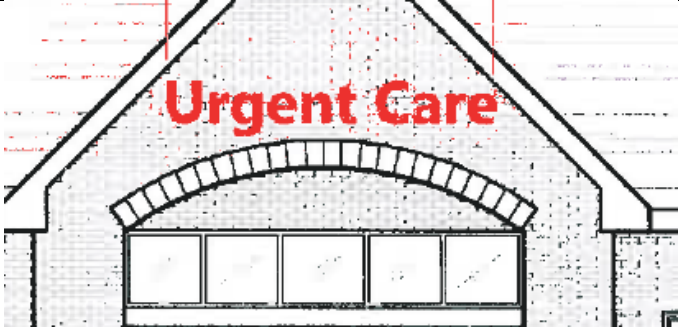

Content:	
Colors & Materials:	Color: white letters Materials: Aluminum
Font:	Not identified
Sign Area:	19 sq. ft.
Logo:	none
Logo Area:	NA
Mounting Structure:	Mounted to brick building façade with fasteners
Lighting:	LED back lighting

**SIGN B: Suite C, East Elevation Wall Sign**

: Location & Height:	the sign is to be located on the rear (Germantown Rd.) facade of the building.
Content:	
Colors & Materials:	Color: red letters Materials: Aluminum
Font:	corporate
Sign Area:	19 sq. ft.
Logo:	
Logo Area:	NA
Mounting Structure:	Mounted to brick building façade with non-corrosive fasteners
Lighting:	Red LED back lighting



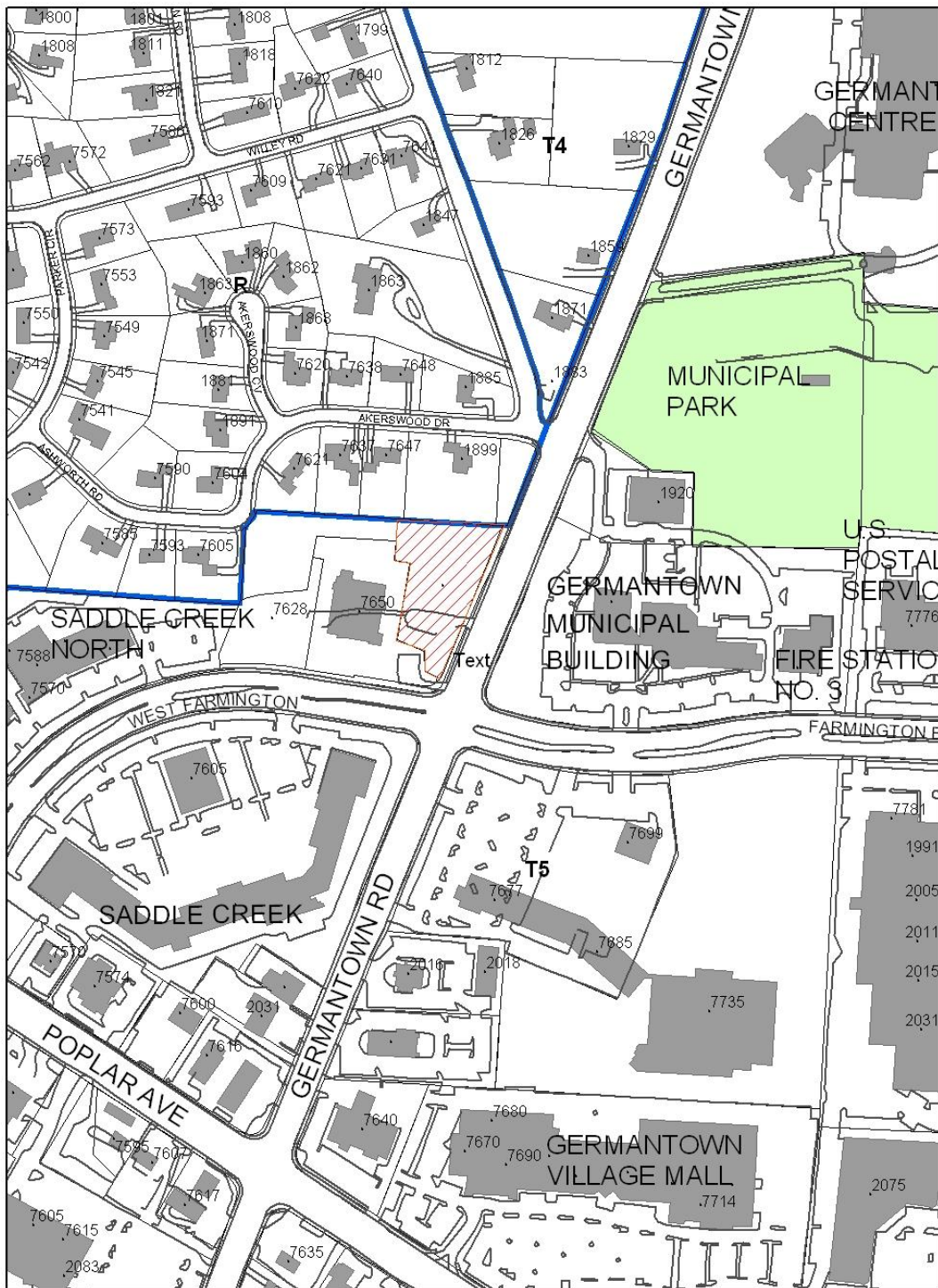
**SIGN C: Suite C, South Elevation Wall Sign**

: Location & Height:	the sign is to be located on the south (parking lot) facade of the building.
Content:	
Colors & Materials:	Color: red letters Materials: Aluminum
Font:	NA
Sign Area:	19 sq. ft.
Logo:	
Logo Area:	NA
Mounting Structure:	Mounted to brick building façade with non-corrosive fasteners
Lighting:	Red LED back lighting

**STAFF COMMENTS:**

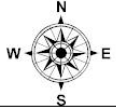
1. The proposed ground sign is noted as being 30 feet behind the curb of Germantown Rd..
2. A landscape plan for the ground sign has not been provided. Sign landscaping shall be included in the construction drawings, with material subject to staff approval.
3. Prior to final DRC approval, the applicant shall provide the The standard sign location for a wall sign is above the major public entry. In the case of the proposed building, the public entry is on the west and south elevations. The DRC may approve signs on another wall(s) of the building, provided the sign is on a wall facing a street or parking lot, and that it is not apparent from residential areas.

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



SITE

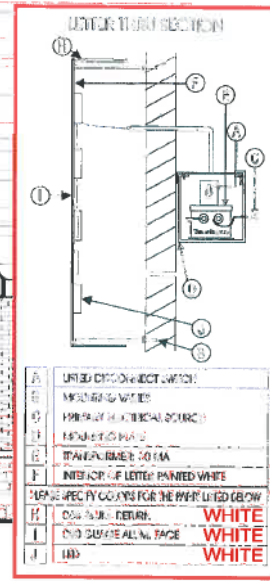
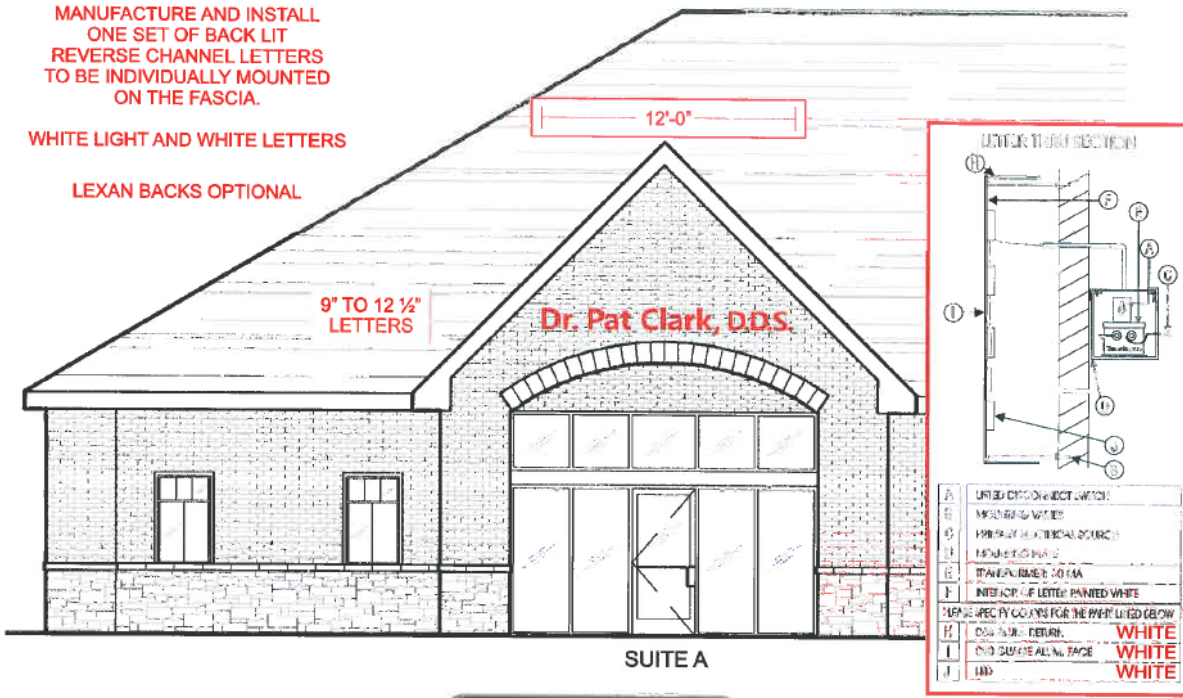
### Vicinity Map



MANUFACTURE AND INSTALL  
ONE SET OF BACK LIT  
REVERSE CHANNEL LETTERS  
TO BE INDIVIDUALLY MOUNTED  
ON THE FASCIA.

WHITE LIGHT AND WHITE LETTERS

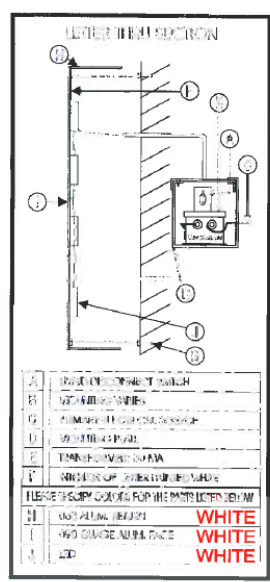
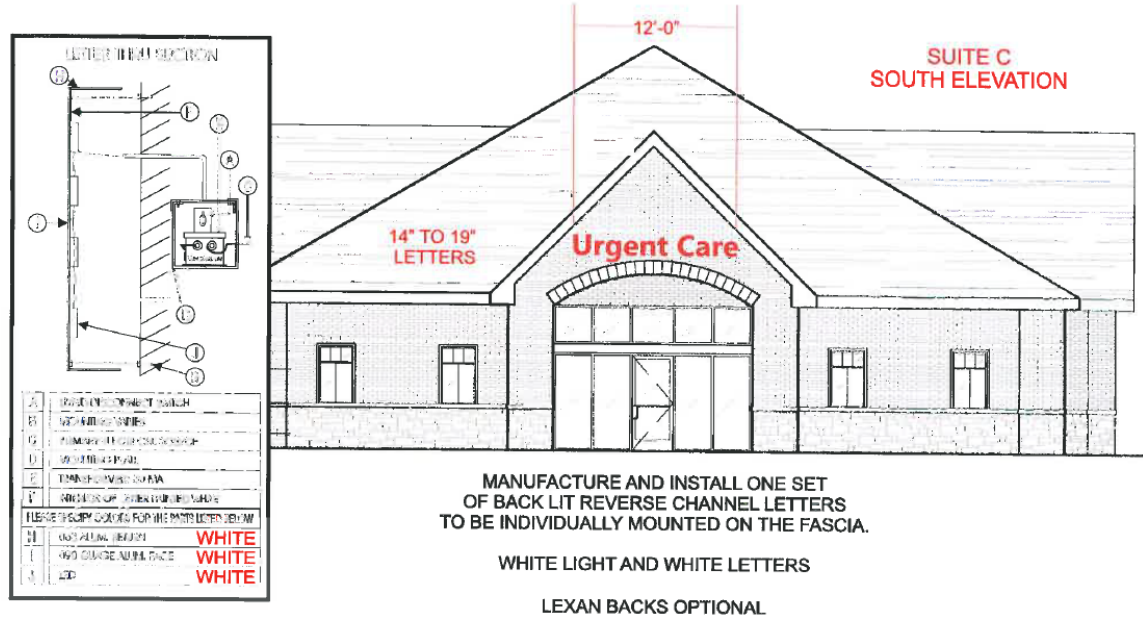
LEXAN BACKS OPTIONAL



**BALTON SIGN CO.**

font: SEGOE UI 15.3 SQ. FEET SHOWN HERE		CUSTOM SIGNS • VEHICLE WRAPS • LIGHTING • NEON ELECTRIC MESSAGE CENTERS • FULL COLOR DIGITAL PRINTING		CREATED FOR	<b>PAT CLARK, D.D.S.</b>
THIS DESIGN IS PROTECTED BY THE COPYRIGHT LAWS OF THE UNITED STATES		Scott Balton scott@baltonsigns.com		ADDRESS	<b>GERMANTOWN PKWY.</b>
SKETCH DATE	10/23/2013	DRAWN BY:	Kim Peel	CLIENT APPROVAL	_____
SCALE:	3/16" = 1'-0"	3054 SOUTHWALL ST. MEMPHIS, TN 38114 PH. 901-452-7371 • FAX 901-458-2637 • BALTONSIGNS.COM		LANDLORD APPROVAL	_____
FILE NAME	PAT CLARK DENTIST 102313	Plus © note: This is an original design and contains the exclusive property of B.C. Balton Sign Company, LLC. It is not to be duplicated or reproduced in any manner without written consent. Primary writer to the sign if applicable, is not included.		SIGNATURE DATE	_____

**SUITE C  
SOUTH ELEVATION**



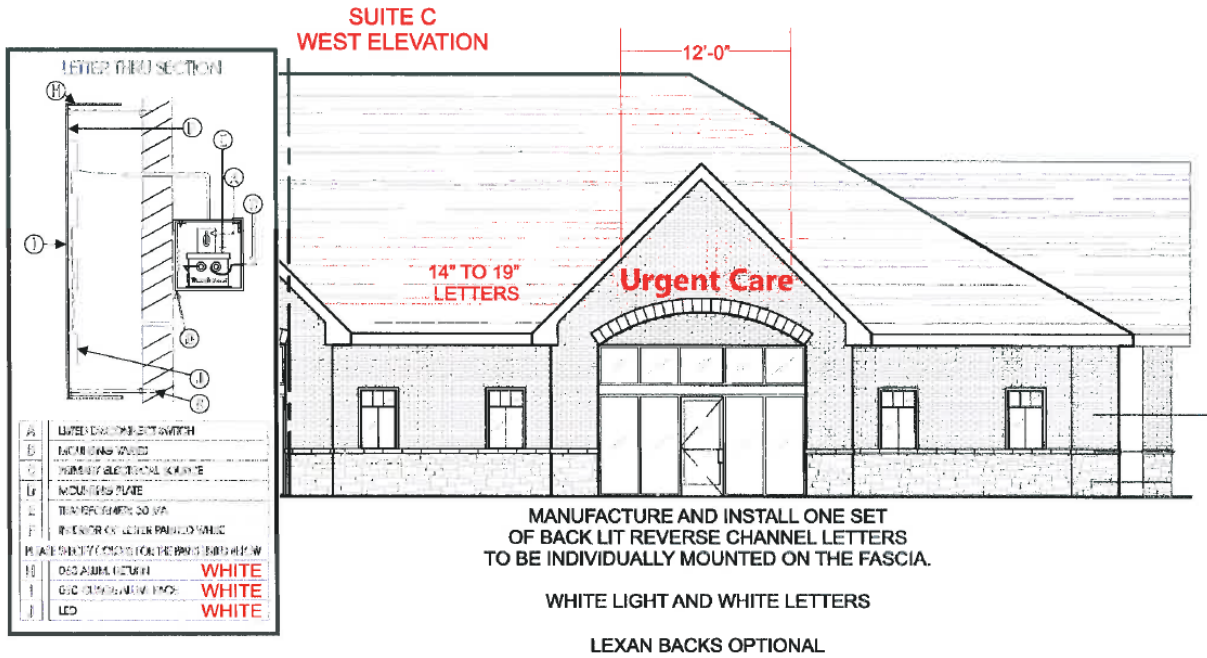
MANUFACTURE AND INSTALL ONE SET  
OF BACK LIT REVERSE CHANNEL LETTERS  
TO BE INDIVIDUALLY MOUNTED ON THE FASCIA.

WHITE LIGHT AND WHITE LETTERS

LEXAN BACKS OPTIONAL

**BALTON SIGN CO.**

font: SEGOE UI 24.5 SQ. FEET SHOWN HERE		CUSTOM SIGNS • VEHICLE WRAPS • LIGHTING • NEON ELECTRIC MESSAGE CENTERS • FULL COLOR DIGITAL PRINTING		CREATED FOR	<b>URGENT CARE</b>
THIS DESIGN IS PROTECTED BY THE COPYRIGHT LAWS OF THE UNITED STATES		Scott Balton scott@baltonsigns.com		ADDRESS	<b>GERMANTOWN PKWY.</b>
SKETCH DATE	10/23/2013	DRAWN BY:	Kim Peel	CLIENT APPROVAL	_____
SCALE:	1/8" = 1'-0"	3054 SOUTHWALL ST. MEMPHIS, TN 38114 PH. 901-452-7371 • FAX 901-458-2637 • BALTONSIGNS.COM		LANDLORD APPROVAL	_____
FILE NAME	URGENT CARE 101013	Plus © note: This is an original design and contains the exclusive property of B.C. Balton Sign Company, LLC. It is not to be duplicated or reproduced in any manner without written consent. Primary writer to the sign if applicable, is not included.		SIGNATURE DATE	_____



font: SEGOE UI  
24.6 SQ. FEET SHOWN HERE

2013

**THIS DESIGN IS PROTECTED BY THE  
COPYRIGHT LAWS OF THE UNITED STATES**

CUSTOM SIGNS VEHICLE WRAPS LIGHTING NEON  
ELECTRIC MESSAGE CENTERS FULL COLOR DIGITAL PRINTING

CREATED FOR **URGENT CARE**

ADDRESS \_\_\_\_\_

CLIENT APPROVAL \_\_\_\_\_

LANDLORD APPROVAL \_\_\_\_\_

SIGNATURE DATE \_\_\_\_\_

Scott Balton  
scott@baltonsigns.com  
3058 SOUTHWALL ST. MEMPHIS, TN 38114  
TEL. 901-452-7371 • FAX 901-458-2637 • BALTONSIGNS.COM

Please note: This is an original design and remains the exclusive property of H.A. Balton Sign Company, LLC.  
It is not to be duplicated or reproduced in any manner without written consent. Primary wiring to be done if applicable, is not included.

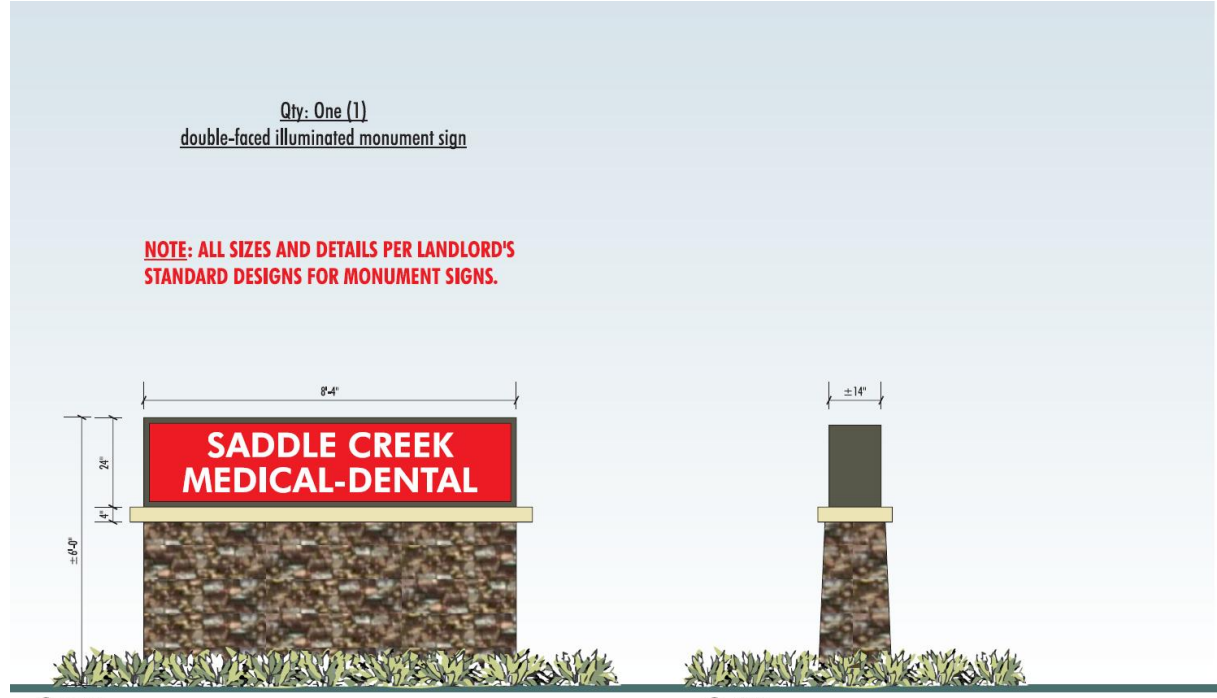


Image + Fabrication plays + Fixtures hanging + Maintenance	Client: <b>Tenet Healthcare</b> 1445 Ross Avenue Suite 1700 Dallas TX 75202	Project: <b>Urgent Care</b> <small>Saint Francis Hospital</small> Germantown Pkwy. & Farmington Germantown, TN 38138	Revisions: <ul style="list-style-type: none"> <li>△ DW: 11/06/13 - Review designs to show what sheet sizes compared to what is allowed</li> <li>△ DW: 11/06/13 - Review designs to show tagline</li> <li>△ DW: 12/10/13 - Review name on monument / fascia 1/4" sign to be full-illuminated</li> </ul>	Project No: 36434-R03 Date: 10-10-13 Sign Type: Monument Sign Sheet No: 5.0
--	---	--	---	--

**PROPOSED MOTION:** To approve the request for a sign package consisting of a ground-mounted tenant identification sign and 3 wall-mounted signs for the Saddle Creek Medical-Dental Building, on Lot 3 of the Walgreens at Saddle Creek PUD subject to staff comments.

Mr. Russ Wherry w/Balton Signs explained that the ground mounted sign is the same as what Walgreens presently has now. Dr. Pat Clark, D.D.S. sign will be off white letters with white LED back lighting and the Urgent Care sign will be in red letters with white LED back lighting.

Chairman Saunders called for a motion.

Mr. Sherman moved to approve the request for a sign package consisting of a ground-mounted tenant identification sign and 3 wall-mounted signs for the Saddle Creek Medical-Dental Building, on Lot 3 of the Walgreens at Saddle Creek PUD, as discussed and subject to the comments contained in the staff report and seconded by Mr. Alter.

**ROLL CALL:** Mr. Bruns – Yes; Mr. Sherman – Yes; Mr. Smith – Yes; Mr. Porter – Yes; Alderman Marcom – Yes; Mr. Alter – Yes; Mr. Walker – Yes; Chairman Saunders – Yes.

### **MOTION PASSED**

#### **4. Trinity Centre at McVay Gardens – 2305 McVay Road – Request Preliminary and Final Plan Approval.**

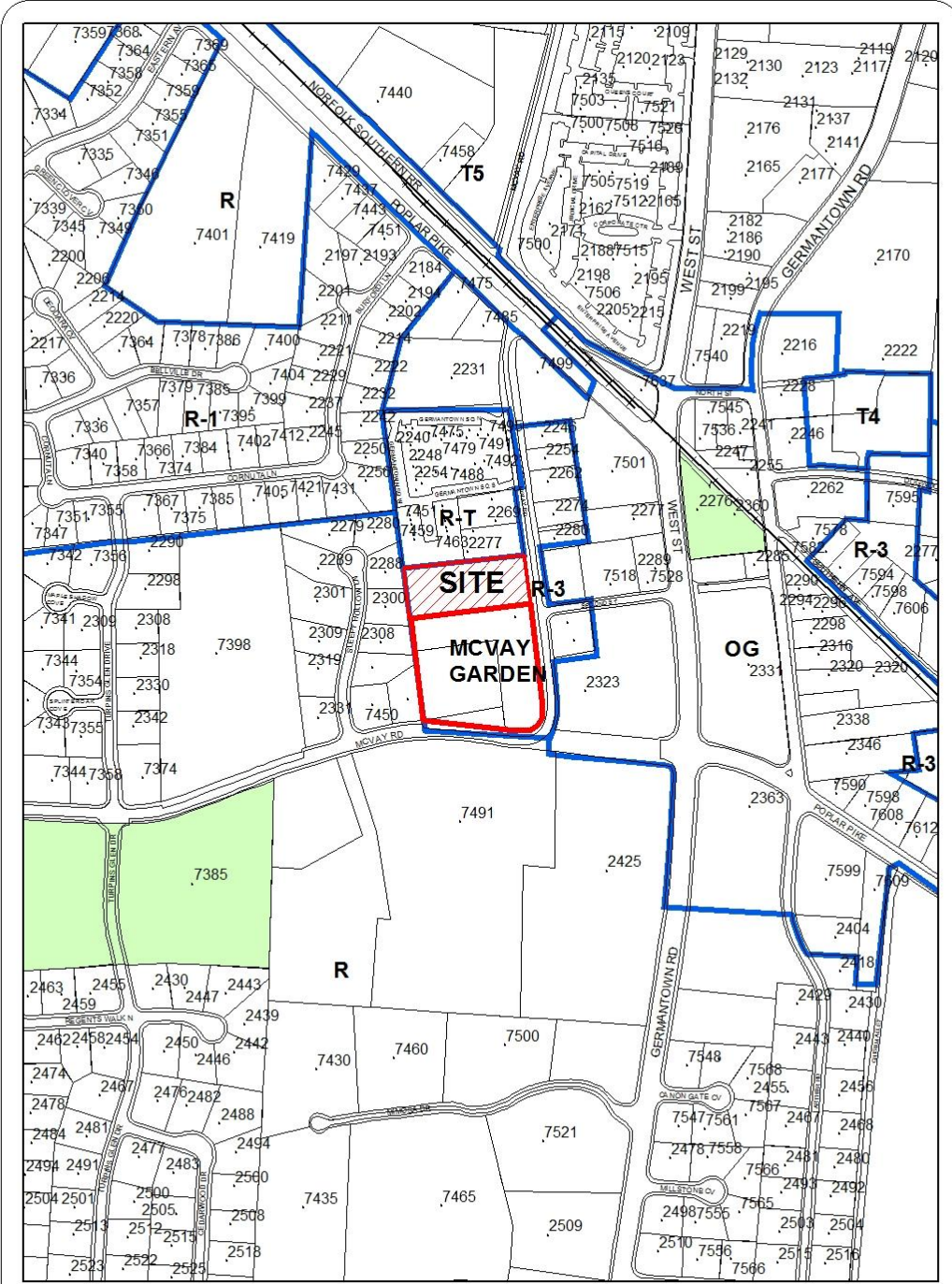
**BACKGROUND:** The Board of Zoning Appeals approved a Use on Appeal for a religious institution and place of worship on November 12, 2013 and the Planning Commission approved the preliminary/final site plan on December 3, 2013.

**DISCUSSION:** The plan proposes the construction of an approximately 100 seat open air amphitheater and stone pulpit area, for the purpose of holding outdoor worship and other services, in the western portion of the property. The amphitheater is to be 90 feet from the west property line and 90 feet from the north property line. A six foot wood fence is to be constructed on a portion of the west property line and additional trees are to be planted to the west of the amphitheater, to help buffer the abutting dwellings from the amphitheater. The existing parking areas on the eastern side of the property, and across McVay Rd., will provide parking for people attending events.

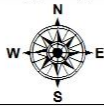
According to the applicant – “Our intention has always been to design build the landscaping adjacent to the new construction. (Softening of the immediate area around the centre. Not shield it from view) Given the location on the back of the property and the fact that we are naturally wooded and somewhat screened, we were not anticipating a formal landscape plan; just moderate input from neighbors”.

#### **STAFF COMMENTS:**

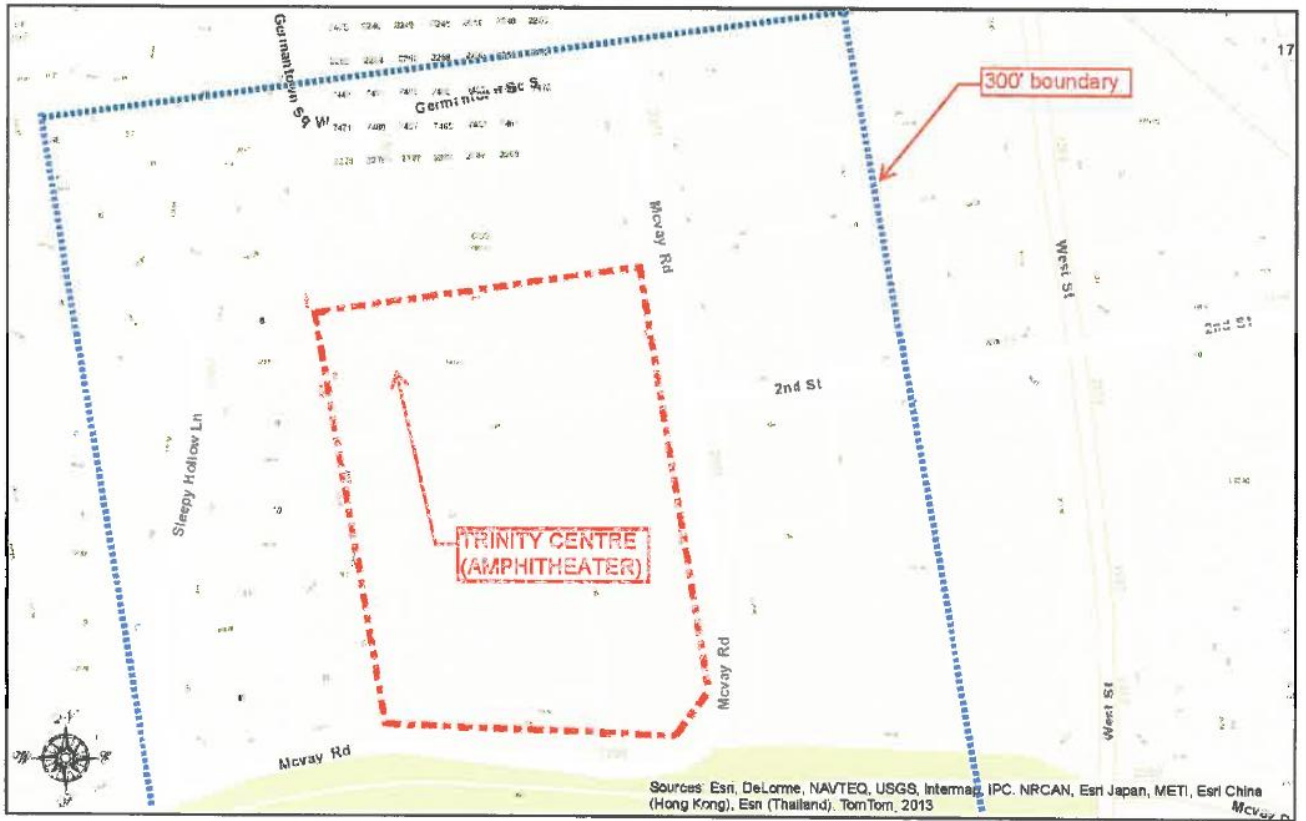
1. The asphalt paths must be constructed so as to support an emergency services all-terrain-vehicle.
2. The pole-mounted lights along the walking path are being removed from the proposal. Lighting will consist of recessed lights in the seating walls.
3. Landscaping/buffering is proposed to consist of trellises planted with vines and design-build landscaping to fill in the existing landscaping.



Vicinity Map



# Trinity Centre at McVay Gardens



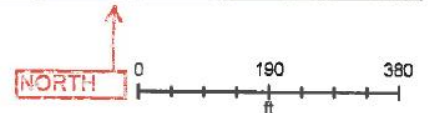
Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013



**CHEYENNE JOHNSON, ASSESSOR**  
**SHELBY COUNTY, TENNESSEE**

DISCLAIMER: THIS MAP IS FOR PROPERTY ASSESSMENT PURPOSES ONLY. IT IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP AND THEREFORE, SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF ANY PROPERTY FOR ANY PURPOSE.

MAP DATE: October 4, 2013



# Trinity Centre

at McVay Gardens, Germantown United Methodist Church  
2331 S. Germantown Rd, Germantown, TN. 38138

Tim McCullough  
architect



12-21-12  
Trinity Centre at McVay Gardens  
CONSTRUCTION DOCUMENTS

**SPECIAL CONDITIONS:**

THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS & SECURE FROM THE ARCHITECT ADDITIONAL INFORMATION IF NECESSARY, THAT MAY BE REQUIRED FOR A CLEAR AND FULL UNDERSTANDING OF THE SCOPE OF WORK.

ANY WORK OR MATERIALS, WHETHER NOT DIRECTLY CONTRACTED, NOTED IN THE SPECIFICATIONS AND/OR CHANGES, BUT IS NECESSARY FOR THE CARRYING OUT OF THE OBLIGATION OF THE CONTRACTOR TO BE WORKMANLIKE SHALL BE AS PERMITTED BY THE SUPERVISOR OR AS PROVIDED BY SPECIALTY CONTRACTORS OR SUPPLIERS. ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SPECIFICATIONS MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND INTERPRETATION BEFORE THE WORK IS EXECUTED.

EXCEPT FOR THE WORK PROVIDED BY SPECIALTY CONTRACTORS AS NOTED IN THE SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR COMPLIANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR COMPLIANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR COMPLIANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL AND STATE GOVERNMENT AUTHORITIES.

**PROFESSIONAL SAFETY:**  
PROFESSIONAL SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR COMPLIANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR COMPLIANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS.

PROVIDE AN APPROVED CONTRACTOR WORKING AND PROTECTIVE TRENCHING AND STRUCTURAL TO BEING CONDUCTED FOR THE PROTECTION AND PROTECTION OF THE EXISTING CONSTRUCTION TO REMAIN.

ERECT BY THIS CONTRACTOR AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, ACCESS TO EACH AREA OF EXISTING CONSTRUCTION, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

THE CONTRACTOR SHALL KEEP THE PROGRESS CLEAR OF THE ENTIRE SURROUNDING OF CONSTRUCTION. THERE SHALL NOT BE ALLOWED TO ACCUMULATE OR SET DOWN CONSTRUCTION, TRAIL, CLEANUP AND REMAIN AS PART OF THE CONTRACT.

**PROJECT NOTES:**

1. PLANS PROVIDED BY THE ARCHITECT ARE PROTECTED BY FEDERAL, STATE AND LOCAL LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR COMPLIANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS.

2. THE GENERAL CONTRACTOR SHALL CHECK THOROUGHLY ALL DIMENSIONS AND ACTIVITY ARCHITECT DIMENSIONS IF ANY DISCREPANCY OR ERROR IS FOUND.

3. ALL EXISTING WORK SHALL BE INSTALLED WITH APPROPRIATE MATERIALS TO SHOW BEHIND THAT CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL AND STATE GOVERNMENT AUTHORITIES.

4. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION, LIFE SAFETY, AND HIGH VOLTAGE ELECTRICAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR COMPLIANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR COMPLIANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS.

6. ALL EXISTING WORK SHALL BE INSTALLED WITH APPROPRIATE MATERIALS TO SHOW BEHIND THAT CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL AND STATE GOVERNMENT AUTHORITIES.

**PROJECT INFO:**

THIS PROJECT COMBINES THE ADDITION OF AN OUTDOOR AMPHITHEATER TO THE McVAY PARK PROPERTY FOR CHILDREN RELATED EVENTS OR BIRTHDAY CELEBRATIONS AND ACTIVITIES.

THE SITE IS LOCATED ON McVAY ROAD, SEE LOCATION PLAN.

**DRAWING INDEX:**

**GENERAL INFORMATION**  
CS COVER SHEET  
C1 CIVIL  
C2 SURVEY  
C4 DEMOLITION AND GRADING PLAN  
**ARCHITECTURAL**  
A1 ARCHITECTURAL SITE PLAN & GENERAL NOTES  
A2 ENLARGED PLAN, SECTION DETAILS

**BUILDING CODE INFORMATION**

**APPLICABLE CODES**  
BUILDING 2003 INTERNATIONAL BUILDING CODE WITH LOCAL AMEND.  
LIFE SAFETY 2006 NFPA 101 LIFE SAFETY CODE  
ACCESSIBILITY 1993 NORTH CAROLINA ACCESSIBILITY CODE WITH LOCAL AMEND.

**OCCUPANCY:**  
ASSEMBLY GROUP A-4 (VIEWING OUTDOOR ACTIVITIES)  
SEATING CAPACITY: 100 PERSONS  
**CONSTRUCTION TYPE:**  
NA

**PLANNING DATA**  
**FINISHING DATA**  
FINISHING DATA PROVIDED: 30 EXISTING TO REMAIN  
FINISHING DATA PROVIDED: 30 EXISTING TO REMAIN  
TOTAL BRACKS PROVIDED: 30 EXISTING TO REMAIN  
TOTAL BRACKS PROVIDED: 30 EXISTING TO REMAIN

**FINISHING DATA**  
FINISHING DATA PROVIDED: 30 EXISTING TO REMAIN  
FINISHING DATA PROVIDED: 30 EXISTING TO REMAIN  
TOTAL BRACKS PROVIDED: 30 EXISTING TO REMAIN  
TOTAL BRACKS PROVIDED: 30 EXISTING TO REMAIN

**FINISHING DATA**  
FINISHING DATA PROVIDED: 30 EXISTING TO REMAIN  
FINISHING DATA PROVIDED: 30 EXISTING TO REMAIN  
TOTAL BRACKS PROVIDED: 30 EXISTING TO REMAIN  
TOTAL BRACKS PROVIDED: 30 EXISTING TO REMAIN

**FINISHING DATA**  
FINISHING DATA PROVIDED: 30 EXISTING TO REMAIN  
FINISHING DATA PROVIDED: 30 EXISTING TO REMAIN  
TOTAL BRACKS PROVIDED: 30 EXISTING TO REMAIN  
TOTAL BRACKS PROVIDED: 30 EXISTING TO REMAIN

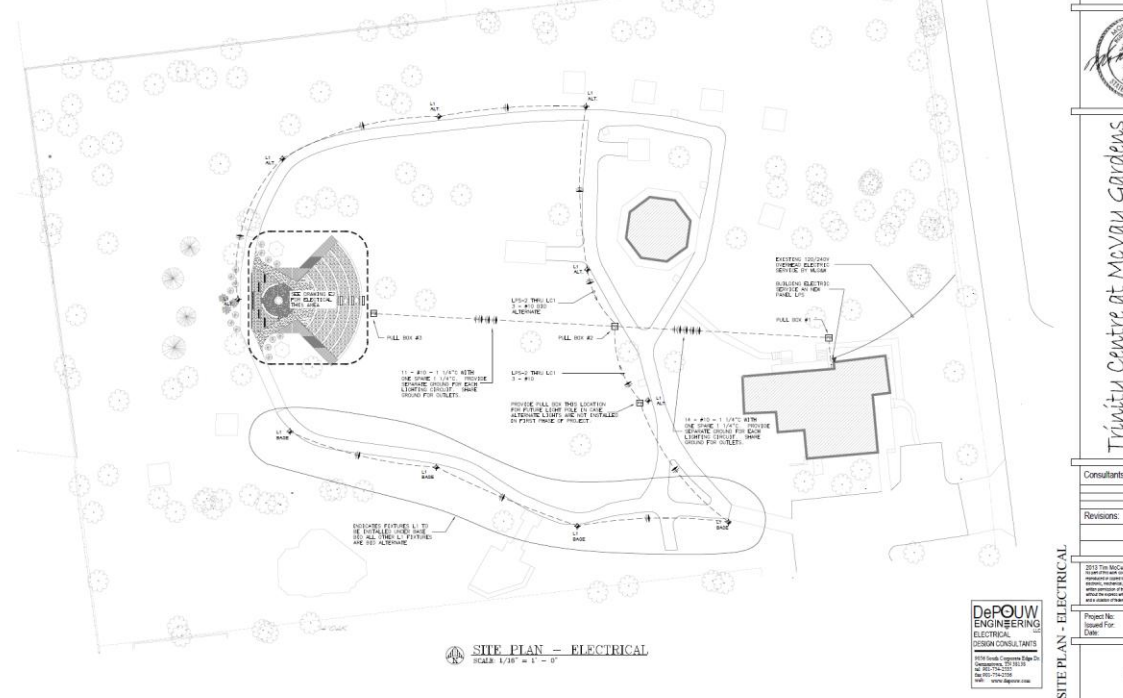
**SYMBOLS LEGEND:**

CUT LINE      ELEVATION KEY      NORTH ARROW      SECTION KEY

DETAIL KEY      ELEVATION MARK      DRAWING TITLE

1 ARCHITECTURAL SITE PLAN

**LOCATION PLAN**



**Trinity Centre at McVay Gardens**  
Germantown United Methodist Church  
2331 S. Germantown Rd.  
GERMANTOWN, TN. 38138

9/25/13

Consultants:  
Revisions:

**DeFOUW ENGINEERING**  
ELECTRICAL CONSULTANTS  
1000 South Corporate Center Dr.  
Brentwood, TN 37027  
615-374-2200  
www.defouw.com

**SITE PLAN - ELECTRICAL**

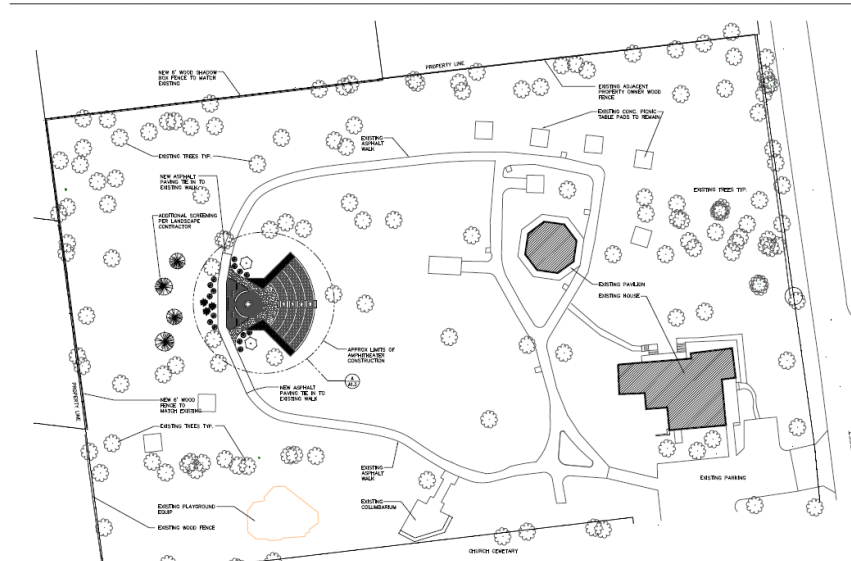
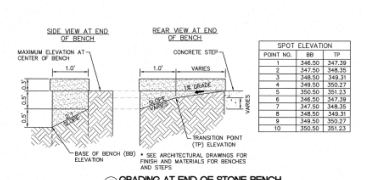
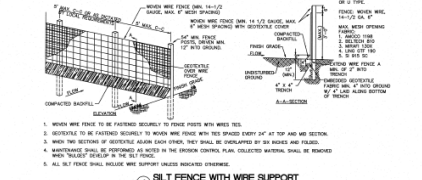
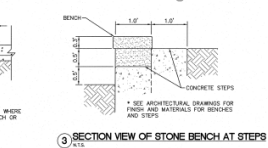
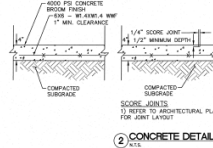
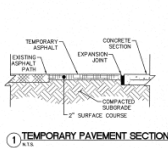
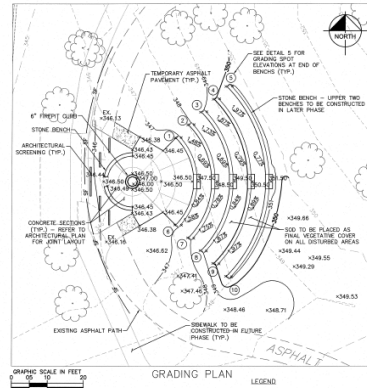
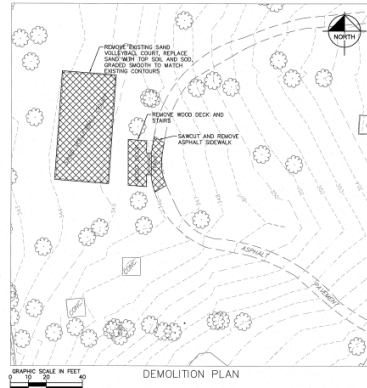
Project No: construction  
Signed For: 9/25/13  
Date:

E-1



CONSTRUCTION NOTES

- ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF GERMANTOWN STANDARD CONSTRUCTION SPECIFICATIONS.
- THIS DRAWING IS INTENDED TO SHOW GENERAL LOCATIONS OF PROPOSED FEATURES. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN DETAIL 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IS ALLOWED ONLY WITH THE PROOF APPROVAL OF THE ENGINEER. CONTRACTOR SHALL ENSURE PROPERLY PLACED PAVED AREAS OR FROM GRADE ARE DECAULATED.
- SPOT ELEVATIONS ARE SHOWN TO FINISH SURFACE UNLESS OTHERWISE NOTED.
- ALL GRAVITY WORK SHALL BE PERFORMED IN SUCH A MANNER THAT EXISTING PROPERTIES ARE NOT DAMAGED OR INTERFERED WITH.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PROPOSED GRADES AND OTHER IMPROVEMENTS AND CONTRACTED TO ACCORDANCE WITH ADA CRITERIA.
- THE CONTRACTOR SHALL SLOPE GRASS TO THE BELONGING SIDEWALKS AND SHALL MAINTAIN SIDEWALKS WHERE THEY CROSS OVER DRIVEWAY PAVEMENT UNLESS OTHERWISE NOTED.
- ALL GRADES AND AREAS DAMAGED BY CONSTRUCTION SHALL BE REPAIRED. THE AREA SHALL THEN BE FINISHED AS PROVED IN THE PLAN. THE CONTRACTOR SHALL SLOPE GRASS TO BELONGING SIDEWALKS. ANY AREAS DAMAGED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWNERS RISK TO THE OWNER.
- AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES LOCAL, STATE OR FEDERAL WATER QUALITY STANDARDS.
- THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY DISCREPANCY IMMEDIATELY TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE AND EFFECTIVE EROSION CONTROL AS NECESSARY TO PREVENT ANY SILTING INTO EXISTING DRAINAGE SYSTEMS AND/OR NEARBY PROPERTIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND NOISE FROM OPERATIONS IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE AND MAINTAIN SUCH AS OTHER NEARBY PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- ALL EXISTING AND PROPOSED UTILITIES SHALL BE IDENTIFIED AND MAINTAINED IN ACCORDANCE WITH THE UTILITY STANDARDS AND REGULATIONS OF THE LATEST EDITION OF THE NEBRASKA DESIGN AND STANDARD SPECIFICATIONS.
- PROPOSED UTILITY LINES SHALL BE IDENTIFIED AND MAINTAINED OPERATIONAL AT ALL TIMES UNLESS OTHERWISE SPECIFIED IN WRITING.
- ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MAINTAINED OPERATIONAL AT ALL TIMES UNLESS OTHERWISE SPECIFIED IN WRITING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING AND COMPLETION OF EACH PORTION OF THE WORK.
- TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO EXPOSED AREAS WITHIN 30 DAYS OF THE TIME THAT SOIL IS EXPOSED OR ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN 30 DAYS TO EXPOSED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN EXPOSED UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. TEMPORARY STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT EXPOSED FOR MORE THAN ONE (1) YEAR.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CITY ENGINEER'S OFFICE.
- PERMITS, INSPECTIONS AND RELATED REQUIREMENTS SHALL BE PROVIDED IMMEDIATELY AFTER EACH SIGNIFICANT PART OF THE PROJECT SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL GRADING AND COMPLETION OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER'S OFFICE. THE LOCAL PROGRAM SUPERVISOR, EMPLOYED THROUGH THE DISTRICT SOIL AREA, SHALL VERIFY THE REMOVAL OF TEMPORARY MEASURES AND SHALL BE PROVIDED WITH A CHECKLIST TO VERIFY REMOVAL OF TEMPORARY MEASURES AND DOCUMENTATION TO PREVENT FURTHER EROSION AND SEDIMENTATION.
- REMOVAL SHALL BE REMOVED FROM ALL TEMPORARY CONTROL DEVICES AND MUST BE REPAIRED TO EXISTING CONDITION OR AS BEING REQUIRED BY THE A.
- SOIL SHALL BE STABILIZED ON ALL EXPOSED AREAS. SOIL SHALL NOT BE CONSIDERED EXPOSED UNTIL A COMPLETE COVER IS APPLIED THAT TO THE SPECIFICATION OF THE LOCAL PROGRAM SUPERVISOR OR AS DEEMED APPROPRIATE BY THE LOCAL PROGRAM SUPERVISOR. SOIL SHALL BE REPAIRED TO EXISTING CONDITION OR AS BEING REQUIRED BY THE A.
- THE TERRAIN SHALL BE SLOPED TO EXISTING UNDEVELOPED AREAS AND LOW POINTS. PROPOSED GRADINGS OF THE SOIL SHOWN SHALL BE MAINTAINED.
- SOIL SHALL BE CLASSIFIED ACCORDING TO THE POSITIVE DRAINAGE ADDRESS THE SITE AS INDICATED IN THE PLAN.



EXAMINATION OF EXISTING CONDITIONS:

VERIFY THE SITE AND CAREFULLY EXAMINE THE RECORDS TO BE OBTAINED THROUGH CONSTRUCTION. AS TO BE DRAWN FROM THE EXISTING RECORDS AND UTILIZED IN THE DESIGN. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE EXISTING SITE AND THEREFORE THE EXISTING RECORDS WILL BE CONSIDERED THE BASIS FOR THE DESIGN. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE EXISTING SITE AND THEREFORE THE EXISTING RECORDS WILL BE CONSIDERED THE BASIS FOR THE DESIGN.

**SPECIAL NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AND SHALL PROVIDE AND MAINTAIN SUCH AS OTHER NEARBY PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. ALL EXISTING AND PROPOSED UTILITIES SHALL BE IDENTIFIED AND MAINTAINED OPERATIONAL AT ALL TIMES UNLESS OTHERWISE SPECIFIED IN WRITING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING AND COMPLETION OF EACH PORTION OF THE WORK.

**TEMPORARY PAVEMENT SECTION:** COMPACTED SUBGRADE, CONCRETE SECTION, EXPANSION JOINT, EXISTING ASPHALT PAVEMENT.

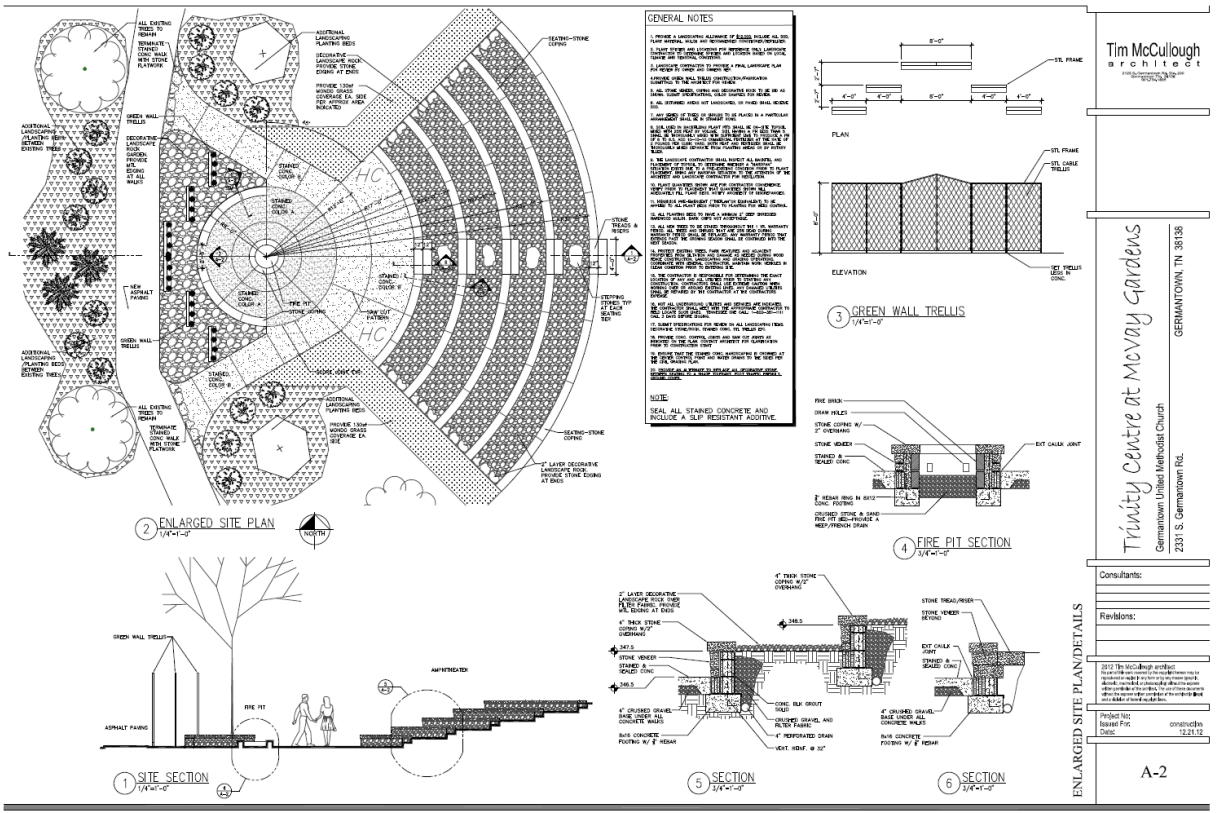
**CONCRETE DETAILS:** 4000 PSI CONCRETE, 1/2" MIN. CLEARANCE, 1/2" SCORE JOINT, 1" MIN. ANGLE OF 90°, 1/2" MIN. ANGLE OF 90°, 1/2" MIN. ANGLE OF 90°.

**SECTION VIEW OF STONE BENCH AT STEPS:** 1/2" PRE-FOAMED JOINT FILLER, LAY PAVEMENT, EXPANSION JOINTS 1' REFER TO ARCHITECTURAL PLANS FOR CONCRETE JOINTS STONE BENCH OR ASPHALT, CONCRETE STEPS, 1" SEE ARCHITECTURAL DRAWINGS FOR FINISH AND MATERIALS FOR BENCHES AND STEPS.

**GRADING AT END OF STONE BENCH:** SIDE VIEW AT END OF BENCH, BEAR VIEW AT END OF BENCH, CONCRETE STEPS, BASE OF BENCH (BB) 1' SEE ARCHITECTURAL DRAWINGS FOR ELEVATION, MAXIMUM ELEVATION AT CENTER OF BENCH, REACTION POINT (TP) SELECTION.

**Tim McCullough architect**  
 2331 S. Germantown Rd., Germantown, TN 38138  
 Trinity Centre at McVay Gardens  
 Germantown United Methodist Church  
 2331 S. Germantown Rd.  
 Consultants: Kimmey + Horn and Associates, Inc. 1015 Lewis and Clark Blvd. Memphis, TN 38115 Tel: (901) 374-8100  
 Revisions:  
 2013 Tim McCullough architect  
 Project No: 12132  
 Issued For: Construction  
 Date: 5/28/13  
 DEMOLITION AND GRADING PLAN  
 C-1

**Tim McCullough architect**  
 2331 S. Germantown Rd., Germantown, TN 38138  
 Trinity Centre at McVay Gardens  
 Germantown United Methodist Church  
 2331 S. Germantown Rd.  
 Consultants:  
 Revisions:  
 2013 Tim McCullough architect  
 Project No: 12132  
 Issued For: Construction  
 Date: 5/28/13  
 ARCHITECTURAL SITE PLAN  
 A-1



**PROPOSED MOTION:** To approve the Preliminary and Final Plan for the Germantown United Methodist Church Trinity Centre, located on the west side of McVay Rd., south of Second St., subject to the comments listed above.

Mr. Tim McCullough and Susan Smith explained that the lighting would be embedded step lights completely submerged into the stone and the pole lights are being removed at the requests of the neighbors.

Chairman Saunders called for a motion.

Mr. Alter moved to approve the Preliminary and Final Plan for the Germantown United Methodist Church Trinity Centre, located on the west side of McVay Rd., south of Second St., as discussed and subject to the comments contained in the staff report and seconded by Mr. Brun.

**ROLL CALL:** Mr. Walker – Yes; Mr. Porter – Yes; Alderman Marcom – Yes; Mr. Bruns – Yes; Mr. Smith – Yes; Mr. Alter – Yes; Mr. Sherman – Yes; Chairman Saunders – Yes.

**MOTION PASSED**

**5. Saddle Creek South PUD – Southwest Corner of Poplar Ave. and West Street – Request Preliminary and Final Plan Approval.**

**BACKGROUND:** The Planning Commission approved the site plan for the redevelopment of Saddle Creek South and Saddle Creek West on December 3, 2013.

**DISCUSSION:**

TOTAL SITE AREA	9.57ac.
BUILDING SIZE	88,845 sq. ft.
NUMBER OF PARKING SPACES	416 provided 444 required (at 1/200 sq. ft. gross floor area)

The redevelopment plan proposes the demolition of the existing dental office building at the corner of Poplar and West St. and the northern approximately ½ of the Saddle Creek South center. New construction is to consist of 42,811 sq. ft. in 3 new buildings. The centers' total floor area will increase from 66,695 sq. ft. to 88,845 sq. ft.

**PROPOSED MOTION:** To approve the Preliminary and Final Plan for the Saddle Creek South shopping center, located on the southwest corner of Poplar Ave. and West St., subject to the comments listed above.

Mr. Chris Herman w/Trademark, Mr. Victor Bucholtz w/LRK, Mr. Joel Parker w/Kersey White and Associates, Mr. Mark Condor w/DePown Engineering, Mr. John Perry w/Kimley Horn, Mr. Jordan Draper w/Kimley Horn, Mr. Davey Covan w/Kimley Horn, and Mr. Stan McCrum w/Chandler Signs explained that the main objective of the redevelopment of the center was to refresh the architecture of the buildings while adding parking for the tenants. The ultimate goal is getting better tenants and more active customers for Saddle Creek. The existing dental building will be demolished and replaced with a new building. The inspiration of this design is meant to be more of a town centre that has a unique façade with a strong classic presence on the corner that is still pedestrian friendly. The intention is to begin the redevelopment process January 2014.

The commission members expressed their appreciation for the design of this project. Chairman Saunders explained that the reflective surface on the directional signs were to be removed and explained that sign that is showing the list of tenants on a white background would be nicer if they went in the opposite direction so it wouldn't be such a glare. The commission also asked that the street sign post be changed to the decorative posts like what is presently being used throughout the city.

Mr. Pouncey explained that the height of the sign should only be 6 feet in height and that lighting would need to go in order to comply with the signage package.

After much discussion, Chairman Saunders called for a motion to proceed with the review of the permanent signs and come back to the Design Review Commission with their recommendations so that they will be able to proceed to the Board of Mayor and Alderman.

Mr. Walker moved to approve, and it was seconded by Mr. Sherman.

**ROLL CALL:** Mr. Sherman – Yes; Alderman Marcom – Yes; Mr. Bruns – Yes; Mr. Porter – Yes; Mr. Smith – Yes; Mr. Walker – Yes; Mr. Alter – Yes; Chairman Saunders – Yes.

Chairman Saunders explained that they could only approve only a few signs plus the balance of the project at this meeting.

Mr. Sherman moved to approve the Preliminary and Final Plan of the building structure and their design as well as the permanent signs that are allowed by the current ordinances without variances as discussed and subject to the comments contained in the staff report and seconded by Mr. Walker.

**ROLL CALL:** Mr. Sherman – Yes; Alderman Marcom – Yes; Mr. Bruns – Yes; Mr. Porter – Yes; Mr. Smith – Yes; Mr. Walker – Yes; Mr. Alter – Yes; Chairman Saunders – Yes.

### **MOTION PASSED**

- 
6. **New Business:** Alderman Greg Marcom thanked the commission for their services this year and announced that everyone had been reappointed except for Robbie Ann Pahlow because she didn't reapply. He also announced that this would be the last meeting that Andy Pouncey would be attending as part of City of Germantown staff, he expressed his appreciation for his service, and that he would be greatly missed.

Mr. Andy Pouncey invited everyone to his retirement party at the Pickering Centre on Friday, December 20, 2013.

Chairman Saunders also expressed his appreciation for the commissioners service and that he enjoyed serving as chairman and looks forward to being with them again next year. He also expressed his appreciation for the staff for all of their efforts and for going above and beyond in everything they do for this commission.

---

### **ADJOURNMENT**

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 7:45 p.m.