

**DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, April 28, 2015
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 April 28, 2015. Chairman Saunders called the meeting to order at 6:04 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. Paul Bruns, Vice Chairman; Mr. Neil Sherman, Secretary; Alderman Dave Klevan; Mr. Steve Landwehr; Mr. Christopher Schmidt; Mr. James Simpson; and Mr. Ralph Smith

DEVELOPMENT STAFF PRESENT:

Mr. Cameron Ross, Economic & Community Development Director; Mr. Wade Morgan, Chief Planner; Ms. Sheila Pounder, Planner; Ms. Regina Gibson, Administrative Secretary and Mr. Robert McLean, Attorney

1. Approval of Minutes for March 28, 2015

Mr. Sherman moved to approve the Design Review Commission minutes of March 28, 2015, seconded by Mr. Bruns, with no further comments or discussions.

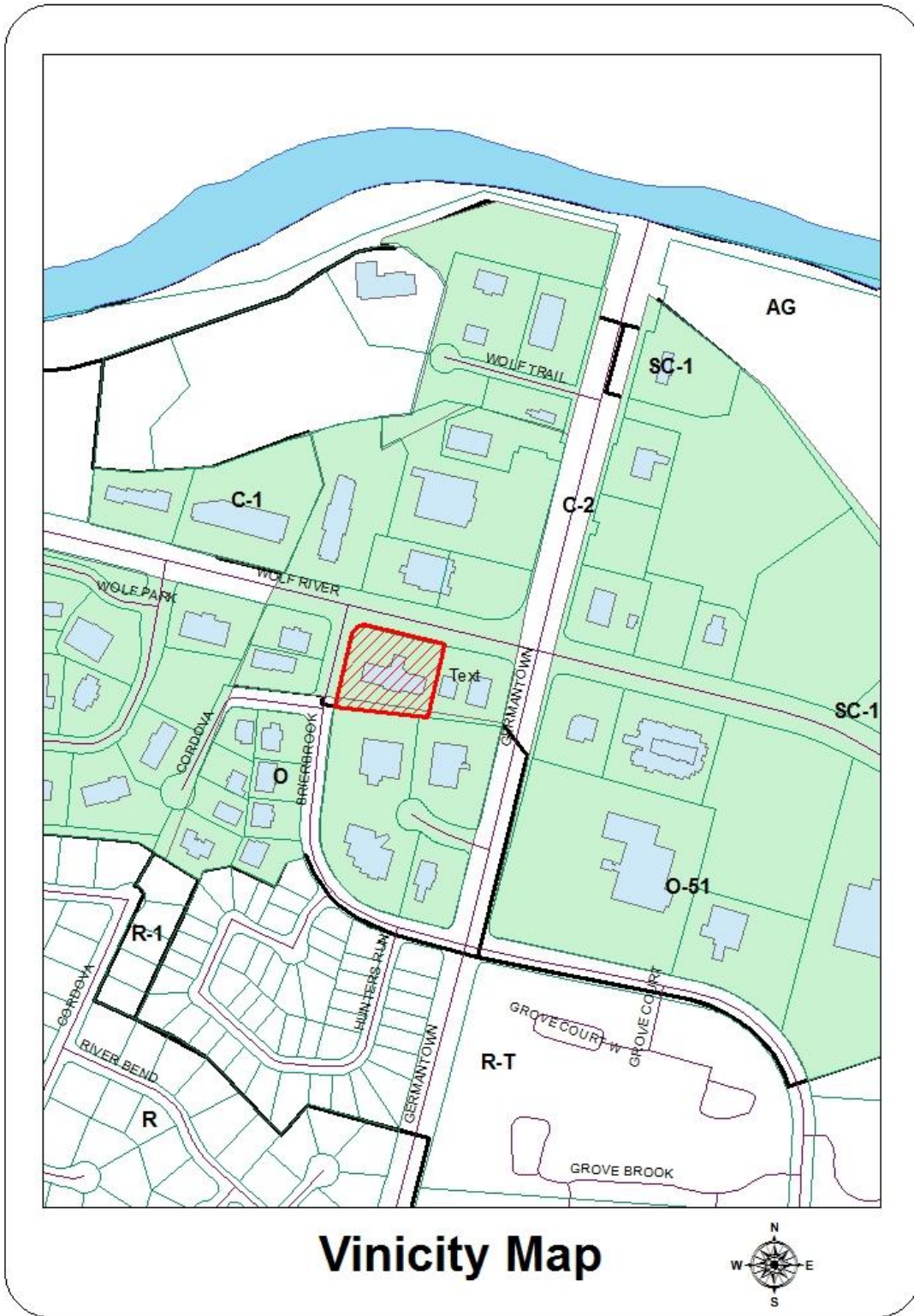
ROLL CALL: Mr. Bruns – Yes; Mr. Smith – Abstain; Alderman Klevan – Yes; Mr. Simpson – Abstain; Mr. Sherman – Yes; Mr. Schmidt – Yes; Mr. Landwehr – Yes; Chairman Saunders – Yes.

MOTION PASSED

2. Comfort Inn & Suites – 7787 Wolf River Blvd – Request Approval of Exterior Building Modifications; (Case #: 15-514).

BACKGROUND: The Board of Mayor and Aldermen granted approval of Project Development Contract No. 976 for Best Inns & Suites on December 12, 1994 and the hotel was built in 1996. The hotel changed its name from Best Inns & Suites to Comfort Inns & Suites in 2003 and the Design Review Commission approved a new Ground-Mounted Tenant Identification Sign to reflect the new business name. On April 26, 2005, the Design Review Commission approved a new ground-mounted tenant identification sign package, which was based on color changes made by the corporate franchise's to its signs.

DISCUSSION: The request is to allow exterior modifications to all sides of the existing building. The major change to the exterior will be the addition of stucco to specifically targeted places on the building. Additional changes also include the removal of canvas awnings from doors and windows, the replacement of the main front window in the lobby with automated sliding double doors, and replacement of the existing concrete with stamped concrete under the porte-cochere area. Color pictures of the existing building with the areas marked to reflect where the changes will occur on the building are included in this report. The applicant has provided paint and material samples along with this application.



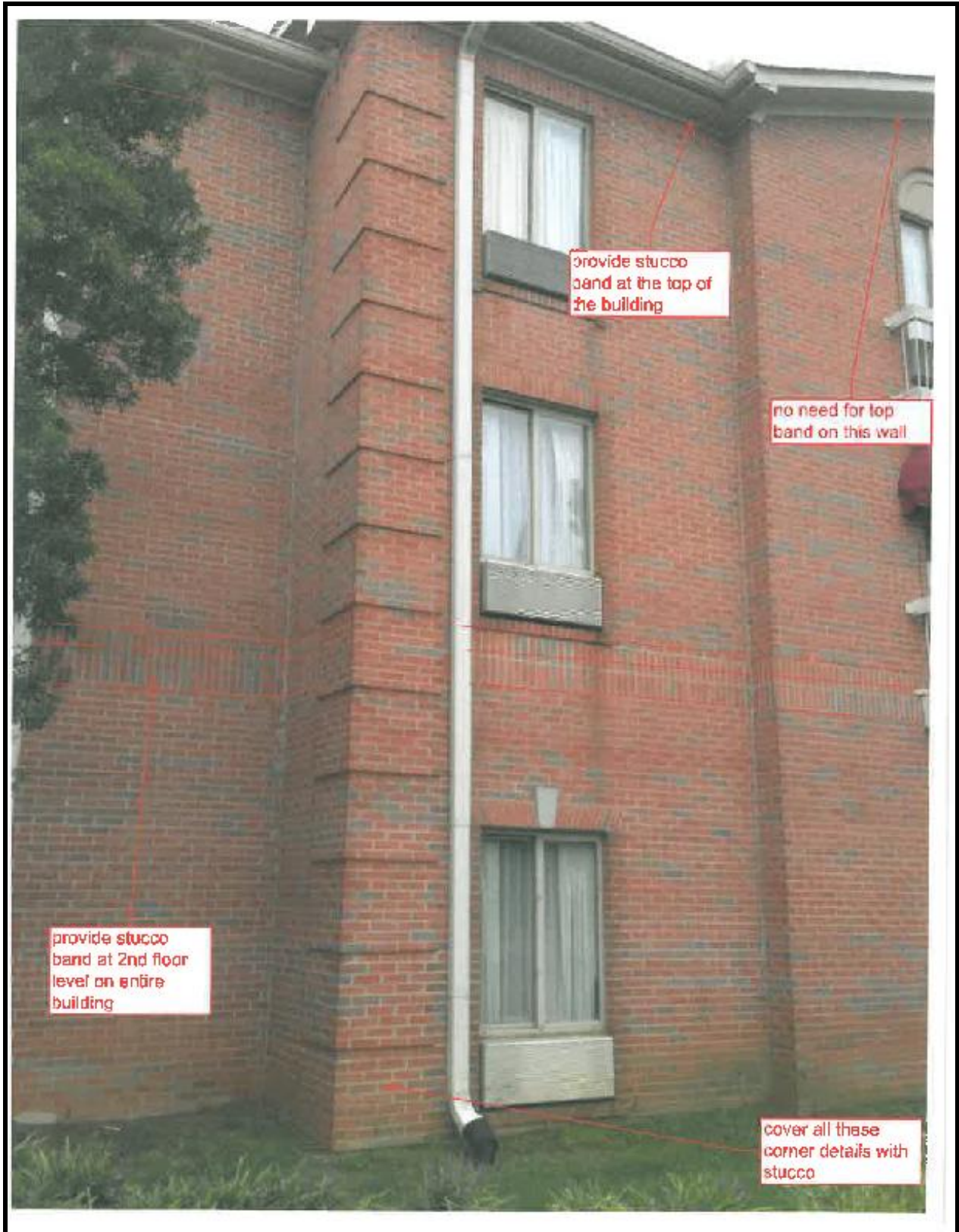
PROPOSED CHANGES



PROPOSED CHANGES



PROPOSED CHANGES



PROPOSED CHANGES



BUILDING AFTER PROPOSED CHANGES





CITY OF GERMANTOWN

TENNESSEE 1930 South Germantown Road, Germantown, Tennessee 38138-2815
Phone (901) 757-7200 Fax (901) 757-7292 www.ci.germantown.tn.us

DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

Date: 02/13/2015

Project Name: EXTERIOR RENOVATION

Project Address: 7787 WOLF RIVER BLVD GERMANTOWN TN

Previous Tenant: _____

Applicant's Name: COMFORT INN & SUITES (RAKESH CHADHA)

Mailing Address: 7787 WOLF RIVER BLVD, GERMANTOWN TN 38138

Email Address: CHADHA @ LIVE.COM

Telephone: 901 606 3310 Fax Number: 901 286 4149

Zoning District where project (sign or item) is to be located: _____

Specific Approval requested:

- Preliminary Plan (Site plan, building elevations, landscaping, lighting, etc.) Final Plan Change in Use (Complete "OG" Checklist)
- Wireless Transmission Facility Landscaping (only) Lighting (only)
- Other

Describe project item(s) to be reviewed: (please provide additional sheet / letter if needed)

RAKESH CHADHA
Print Name of Applicant / Agent

Rakesh
Signature of Applicant / Agent

By my signature, I attest that all of the required information associated with this application has been submitted to the Department of Community Development by the scheduled deadline date. Any failure on my part not to submit any of the required information may result in the removal of the application from the agenda.

PROPOSED MOTION: To approve exterior building modifications for Comfort Inn and Suites at 7787 Wolf River Boulevard, subject to the plans filed with the application.

Mr. Rakesh Chaddha's contractor was not present at this meeting so he said he would try to answer any questions that the commission may have.

The commission suggested that stucco not be used underneath the canopy.

After much discussion, Chairman Saunders called for a motion.

Mr. Bruns made a motion to approve the exterior building modifications for Comfort Inn and Suites at 7787 Wolf River Boulevard as discussed, and subject to the plans files with the application, seconded by Mr. Sherman.

ROLL CALL: Mr. Bruns – Yes; Mr. Schmidt – Yes; Mr. Sherman – Yes; Mr. Smith – Yes; Alderman Klevan – Yes; Mr. Simpson – Yes; Mr. Landwehr – Yes; Chairman Saunders - Yes

MOTION PASSED

3. VMS Germantown Office Building – 9185 Crestwyn Hills Drive – Request Preliminary and Final Plan Approval (Case #: 15-507).

BACKGROUND: The subject site is Lot 2 in the Forest Hill Heights-Amended PUD, Phase 15, which is within the Forest Hill Heights Corporate Park Planned Development. The subject property was annexed as part of a larger land area (1,450 acres) by the City of Germantown in 2000. On September 11, 2000, the Board of Mayor and Aldermen approved a resolution accepting the Forest Hill Heights Corporate Park Planned Development, as previously approved by the City of Memphis and Shelby County, with certain exceptions. The PC gave final site plan approval for the development on April 7, 2015.

DISCUSSION:

TOTAL SITE AREA	1.139 ac.
BUILDING SIZE	8,562 sq. ft. single story
PARKING SPACES	42 provided 35 required

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

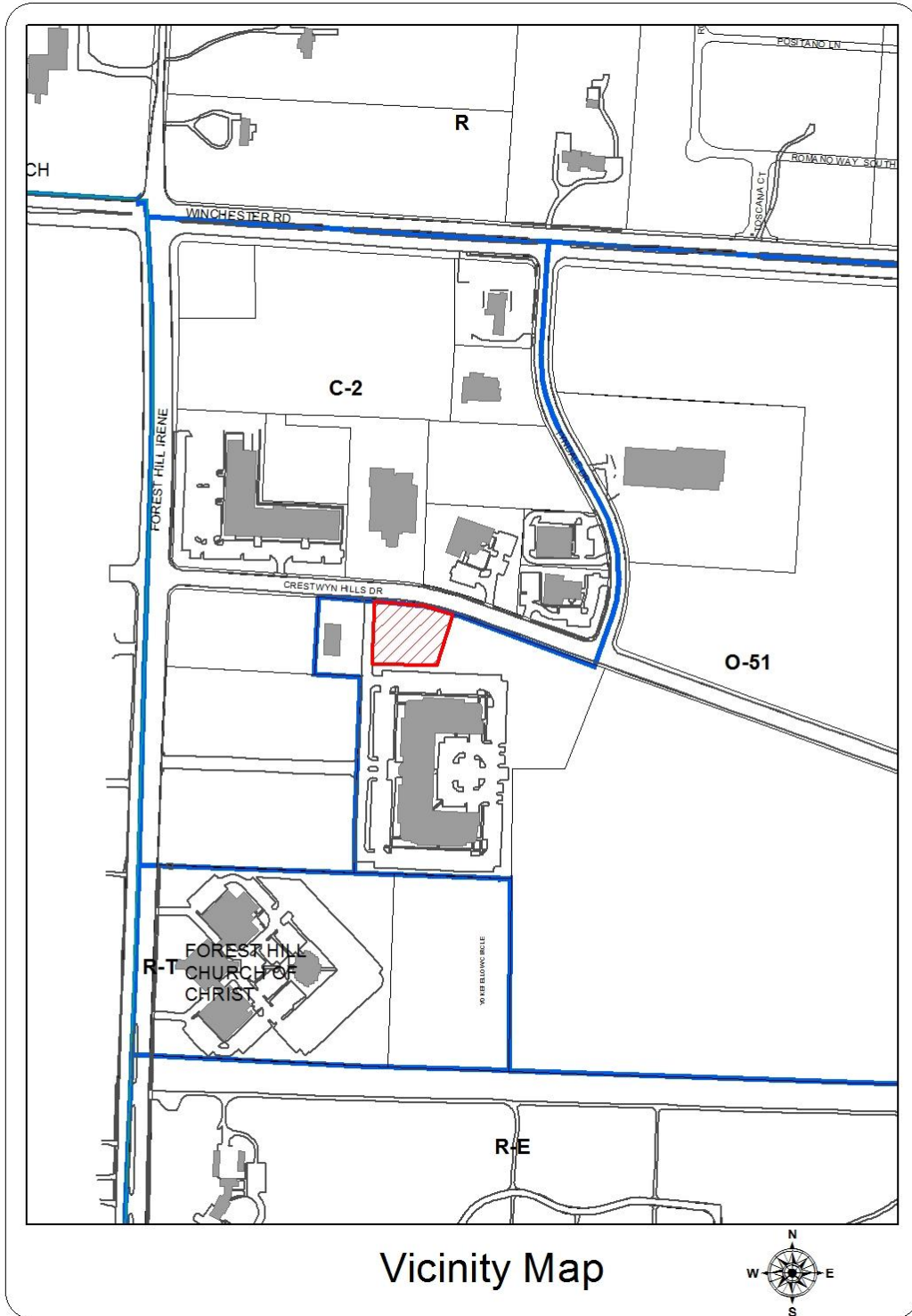
DESIGN REVIEW COMMISSION CHECKLIST:

1. *Site Layout:* single story building set 90 feet from Crestwyn Hills Drive.
2. *Building Elevations:* two colors (slate grey and marble grey) of brick and a lighter colored cast stone compose the exterior. Windows and doors, and the awning, are to be anodized bronze. Samples of the brick and cast stone are provided, along with color renderings of the building.
3. *Street Improvements and Curb Cuts:* two access points are provided: one curb cut to Crestwyn Hills Drive and one drive to the existing private drive on the west property line.
4. *Parking Lots:* the 42 parking spaces are provided on the north and west sides of the building.

5. *Exterior Lighting:* Parking lot lighting: consists of LED fixtures mounted on 20 foot-tall poles and 2 foot concrete bases. Other exterior light fixtures: LED floodlights, LED downlights and LED wall-packs. All poles and fixtures to have a dark bronze finish.
Photometric analysis: indicates 2.2 foot-candle average on the site.
6. *Garbage Collection Area:* dumpster enclosure constructed of brick used on the building and steel and wood gate is located near the west side of the building. (note - the plan describes the enclosure being 16 feet in height, but scales to 8 feet).
7. *Vents:* information not provided.
8. *Gas, Electric and Water:* meters, are to be located on the south side of the building.
9. *Mechanical Units:* Information not provided.
10. *Emergency Generators:* none shown.
11. *Landscaping:* A landscaping plan for the site has been provided.
12. *Mailboxes:* not indicated
13. *Signs:* Signs will have to be approved by the DRC by a separate application.

COMMENTS:

1. The locations of roof-top vents, HVAC and mechanical equipment shall be shown on the construction drawings. All roof-top vents and mechanical equipment shall be hidden from view from ground level by equipment screens or landscaping as appropriate.
2. Staff suggests that landscaping be provided between the electrical and gas meters and the parking area on the abutting lot to the south.



Vicinity Map



CITY OF GERMANTOWN

TENNESSEE

1930 South Germantown Road, Germantown, Tennessee 38138-2815
Phone (901) 757-7200 Fax (901) 757-7292 www.ci.germantown.tn.us

DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

Date: March 26, 2015

Project Name: VMS Germantown Office Building

Project Address: 9185 Crestwyn Hills Drive

Previous Tenant: N/A

Applicant's Name: Valenti Mid-South Realty II, LLC.

Mailing Address: 3450 Buschwood Park Dr. Ste. 195 Tampa, FL 33618

Email Address: troy@restmgt.com

Telephone: 813-935-8777

Fax Number: 813-935-6446

Zoning District where project (sign or item) is to be located: 0-51

Specific Approval requested:

- Preliminary Plan
(Site plan, building elevations, landscaping, lighting, etc.)
- Final Plan
- Change in Use
(Complete "OG" Checklist)
- Wireless Transmission Facility
- Landscaping (only)
- Lighting (only)
- Other

Describe project item(s) to be reviewed: (please provide additional sheet / letter if needed)

See attached letter.

Harvey C. Marcom, P.E.
The Reaves Firm, Inc.

Print Name of Applicant / Agent

A handwritten signature in blue ink, appearing to read "Harvey C. Marcom".

Signature of Applicant / Agent

By my signature, I attest that all of the required information associated with this application has been submitted to the Department of Community Development by the scheduled deadline date. Any failure on my part not to submit any of the required information may result in the removal of the application from the agenda.

DISCLOSURE OF OWNERSHIP INTERESTS

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: Technology Park Partners

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

Name	Business or Home Address
<u>Ron Anderson</u>	<u>3106 Professional Plaza, Germantown 38138</u>
<u>Rhett Hailey</u>	<u>3440 Hollow Creed Rd, Germantown 38138</u>
<u>Joel Smith</u>	<u>5340 Sycamore Grove, Memphis, 38120</u>
<u>Russell Gwatney</u>	<u>7300 Winchester Rd, Memphis, 38125</u>
<u>Irving Weiss</u>	<u>5515 Ridgeway Ct, West Lake Village, CA 91362</u>
<u> </u>	<u> </u>

*See language in parenthesis above.

PROPOSED MOTION: To approve the preliminary and final plans of the VMS Office Building at 9185 Crestwyn Hills Drive, subject to the plans filed with the application and staff comments.

Mr. Harvey Marcom with The Reaves Firm and Mr. Michael Walker with Walker Arch expressed some struggles with the adjacent detention basin but were presently working through those and were there to answer any questions that the commission might have.

Mr. Walker explained that they will have cast stone along the full base on either side of the main entry depending on the cost. Otherwise they would go with a brick that would match the cast stone in color. The garbage collection area would be bricked all the way around the interior and exterior of the dumpster enclosure and would be a minimum of 8 feet in height which would put it at 1 foot over the dumpster height.

Mr. Bruns suggested that they use evergreens instead of the knock out roses along the front. Evergreens on the north side of the building would be better suited. Install hollies on the west side of the building to match the ones on the east side as well.

Chairman Saunders asked them to come up with something along the south side to soften the edge without being too evasive and bring it back to staff for review.

After much discussion, Chairman Saunders called for a motion.

Mr. Landwehr moved to approve the preliminary and final plans of the VMS Office Building at 9185 Crestwyn Hills Drive, as discussed and subject to the plans filed with the application and staff comments, seconded by Mr. Bruns.

ROLL CALL: Alderman Klevan - Yes; Mr. Simpson – Yes; Mr. Schmidt – Yes; Mr. Smith – Yes; Mr. Sherman – Yes; Mr. Bruns – Yes; Mr. Landwehr – Yes; Chairman Saunders - Yes

MOTION PASSED

4. Regions Bank Germantown – 1284 Germantown Road – Request Preliminary and Final Plan Approval (Case #: 15-516).

BACKGROUND: The subject site is Lot 2 in the Wolf River Center Subdivision, Re-subdivision of Lot 3 and a part of Lot 2, Phase 1, 1st Addition, (Plat Book 255, Page 2). The subject lot was originally platted as part of Lot 2 within the Wolf River Center Subdivision recorded in 1988. In 2004, the Planning Commission approved revisions to the subdivision plat of Lot 2 of the Wolf River Center Subdivision to create 6 lots, which included the subject site as a new Lot 2 in its current form. A similar site plan for AmSouth bank was approved in 2005, but was never built.

This request received preliminary and final plan approval from the Planning Commission on April 7, 2015.

DISCUSSION:

TOTAL SITE AREA	1.0868 ac.	
BUILDING SIZE	3,200 s.f. single story	
BUILDING HEIGHT	26’-10”	
PARKING SPACES	24 provided 20 required	

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

DESIGN REVIEW COMMISSION CHECKLIST:

1. *Site Layout:* single story building set 88 feet from Germantown Road.
2. *Building Elevations:* Brick (Manganese Ironspot) with light grey mortar, a gray colored Efis (PT-4), and *Aluminum Composite Material* (ACM) panels (NW14/Mt. French Walnut) compose the exterior. Windows and doors and the awning on the building are to be ACM panels (charcoal). Additional trim work to be three colors: ACM panels of gray and white on the building and gray, green, and white on the drive thru canopy. Samples of the brick and ACM panels are provided, along with a color rendering of the building.
3. *Street Improvements and Curb Cuts:* one access points is provided: one drive to the existing private drive on the east property line.
4. *Parking Lots:* 24 parking spaces are provided with 5 spaces on the west and 19 spaces on the south sides of the building.
5. *Exterior Lighting:* Parking lot lighting: consists of LED fixtures mounted on 20 foot-tall steel poles and LED wall-mounted.
Photometric analysis: indicates 1.9 foot-candle average on the site with a 4.5 foot-candle average within 60 feet of the ATM.
All Parking lot pole and wall mounted lighting will have dark bronze finishes.

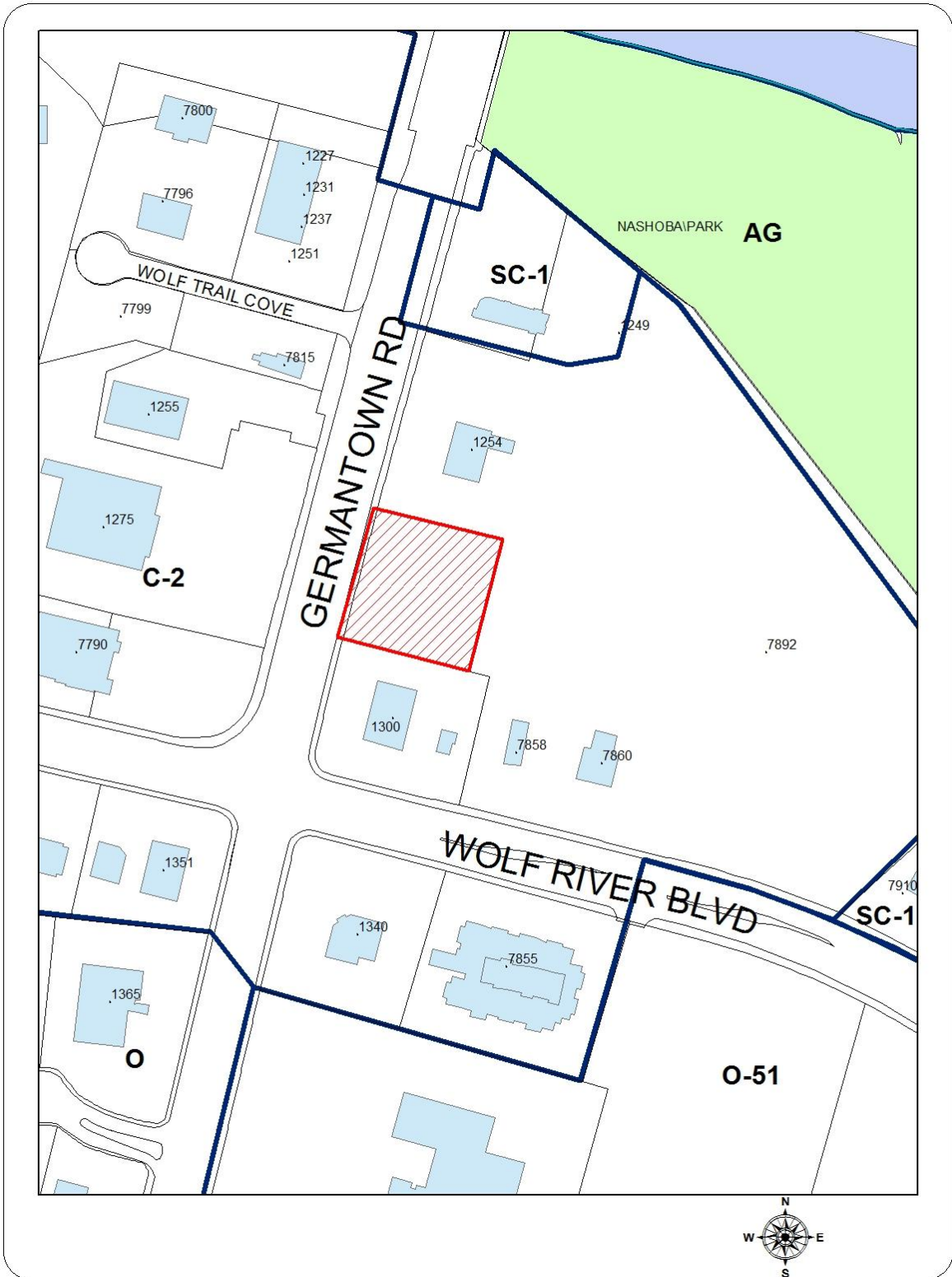
Drive thru canopy lighting: consist of LED recessed canopy
Photometric analysis: indicates 18.8 foot-candle average on the site under the canopy.
Lighting housing and lens frame trim will have true white finishes.
6. *Garbage Collection Area:* The site plan does not provide for a trash dumpster area because the applicant has indicated that the trash from the building will be removed daily and disposed of offsite.
7. *Vents:* located on the east side of the building.
8. *Gas, Electric and Water:* meters, are to be located on the east side of the building.
9. *Mechanical Units:* HVAC is located on the roof of building.
10. *Emergency Generators:* none shown.
11. *Landscaping:* A landscaping plan for the site has been provided.
12. *Mailboxes:* not indicated
13. *Signs:* Signs will have to be approved by the DRC by a separate application.

STAFF COMMENTS:

1. A percentage breakdown of the types of building materials to be used in the construction of the building should be provided for review of this project. The DRC's practice has been to limit the amount of EIFS used on a building façade to 25%.
2. All roof-top vents and mechanical equipment shall be hidden from view from ground level, equipment screens may be required.
3. All meters on the sides of the building shall be screened from view of the public and private drives.
4. The number of parking spaces along the southern property line should be reduced to 10 and adding a landscape island in the middle of this area.
5. Sidewalk repairs will be required along the Germantown frontage.

The project shall proceed to the Board of Mayor and Aldermen for development contract approval after plan approval from the DRC.







CITY OF GERMANTOWN TENNESSEE

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Phone (901) 757-7200 Fax (901) 757-7292 www.ci.germantown.tn.us

DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

Date: March 25, 2015

Project Name: Regions, Germantown Branch

Project Address: 1284 Germantown Road

Previous Tenant: None

Applicant's Name: Regions Financial Corporation

Mailing Address: 250 Riverchase Parkway, Suite 600, Birmingham, AL 35244

Email Address: jill.bryan@bdgllp.com

Telephone: 205-252-8222

Fax Number: _____

Zoning District where project (sign or item) is to be located: C-2

Specific Approval requested:

- Preliminary Plan
(Site plan, building elevations, landscaping, lighting, etc.)
- Final Plan
- Change in Use
(Complete "OG" Checklist)
- Wireless Transmission Facility
- Landscaping (only)
- Lighting (only)
- Other

Describe project item(s) to be reviewed: *(please provide additional sheet / letter if needed)*

Bank Branch with Drive-Thru:

General Design, Street Improvement, Curb Cuts, Parking Lots, Exterior Lighting, Electric, Water and Gas Meters, Mechanical Units, Electric Meters and Connecting Conduit, and Landscaping

Jill Bryan, BDG Architects

Print Name of Applicant / Agent


Signature of Applicant / Agent

By my signature, I attest that all of the required information associated with this application has been submitted to the Department of Community Development by the scheduled deadline date. Any failure on my part not to submit any of the required information may result in the removal of the application from the agenda.

DISCLOSURE OF OWNERSHIP INTERESTS

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:

1. **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: Regions Financial Corporation

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

Name	Business or Home Address
<u>BOARD OF DIRECTORS</u>	
<u>George W. Bryan</u>	<u>John E. Maupin, Jr.</u>
<u>Carolyn H. Byrd</u>	<u>John D. Johns</u>
<u>David J. Cooper, Sr.</u>	<u>Lee J. Styslinger III</u>
<u>Don DeFosset</u>	<u>O.B. Grayson Hall, Jr.</u>
<u>Eric C. Fast</u>	<u>Charles D. McCrary</u>
<u>James R. Malone</u>	
<u>Ruth Ann Marshall</u>	
<u>Susan W. Matlock</u>	

*See language in parenthesis above.

PROPOSED MOTION: To approve the preliminary and final plans for the Regions Bank Germantown at 1284 Germantown Road, subject to the plans filed with the application and staff comments.

Mr. Anthony Oliver with BDG Architects was there to answer any questions that the commission might have.

The commission suggested that they change the amount of EFIS that is being proposed and replace more of it with masonry.

Mr. Oliver asked if the commission would allow him to have an option in that they will either go completely all brick veneer with a lighter color brick where you see the EFIS or they will meet the 25% requirement and have the lighter brick and also the EFIS. The commission expressed that they would be okay with these options.

The commission explained that they didn't have a problem with Regions Corporate green color but do have a problem with the amount of color they are using. After much discussion, the commission agreed that they could keep the green color at the teller but to remove the green color from the drive through canopy.

Mr. Bruns explained that the silver dragon grass doesn't perform well in this climate and suggested he tell his landscaper to use carex as a replacement.

Chairman Saunders called for a motion.

Mr. Sherman made a motion to approve the preliminary and final plans for the Regions Bank Germantown at 1284 Germantown Road, as discussed and subject to the plans filed with the application and staff comments, seconded by Mr. Landwehr.

ROLL CALL: Mr. Schmidt – Yes; Mr. Sherman – Yes; Alderman Klevan – Yes; Mr. Bruns – Yes; Mr. Smith – Recused; Mr. Landwehr – Yes; Mr. Simpson – Yes; Chairman Saunders - Yes

MOTION PASSED


5. Whole Foods Market – 7828 Poplar Avenue – Request Approval of a Sign Package that includes a Ground-Mounted and two Wall-Mounted Project Identification Signs (Case #: 15-519).

BACKGROUND: The 41,050 sq. ft. Whole Foods Market was approved by the Planning Commission on January 7, 2014. Pete Mitchell Road abutting the property was closed as a public thoroughfare by the BMA on February 24, 2014, and will become the entrance drive to the store.


DISCUSSION: The sign plan consists of a double-faced ground-mounted sign at the Poplar Ave. entrance drive (Sign A), one wall sign on the north elevation, facing Poplar Ave. (Sign B), and one wall sign above the main customer entrance at the southwest corner of the building (Sign C).

SIGN A - GROUND SIGN


Location & Height:	Main entrance to Poplar Ave., 15 feet behind the Poplar Ave. curb; six feet in height
Sign Area	50 square feet each face (8 ft., 4 in. by 6 ft.)

Content:	
Color & Materials:	Aluminum letters painted white and green on a Kentucky Blue Stone background, with a brick base.
Font:	Corporate Font
Letter Size	Varies from 2.5 in to 16.25 in.
Mounting Structure:	Brick base
Lighting:	White LED; .72 watt per module
Landscaping	Landscape plan provided

SIGN B - POPLAR AVE WALL SIGN

Location & Height:	on the east building elevation, approx. 9 ft. from the corner of the building; approx. 27 ft. above the ground.
Sign Area	48.94 square feet (27 ft. 2 in. by 2 ft., 8 5/8 in.)
Content:	
Color & Materials:	Letters to be Green with green returns (Pantone 342). Material is aluminum.
Font:	Corporate Font
Letter Size	Varies from 1 ft., 9 in. to 2 ft. 8 5/8 in.
Mounting Structure:	The proposed sign is to be mounted to the building wall with stud fasteners.
Lighting:	LED back lighting; .72 watts per module
Landscaping	N/A

SIGN C – CUSTOMER ENTRANCE SIGN

Location & Height:	Above the customer entrance, approx. 24 ft. above the ground.
Sign Area:	48.94 sq. ft.
Content:	
Color & Materials:	Letters to be white on an the brick background. Letters are aluminum.
Font:	Corporate Font
Letter Size	Varies from 1 ft., 9 in. to 2 ft. 8 5/8 in.

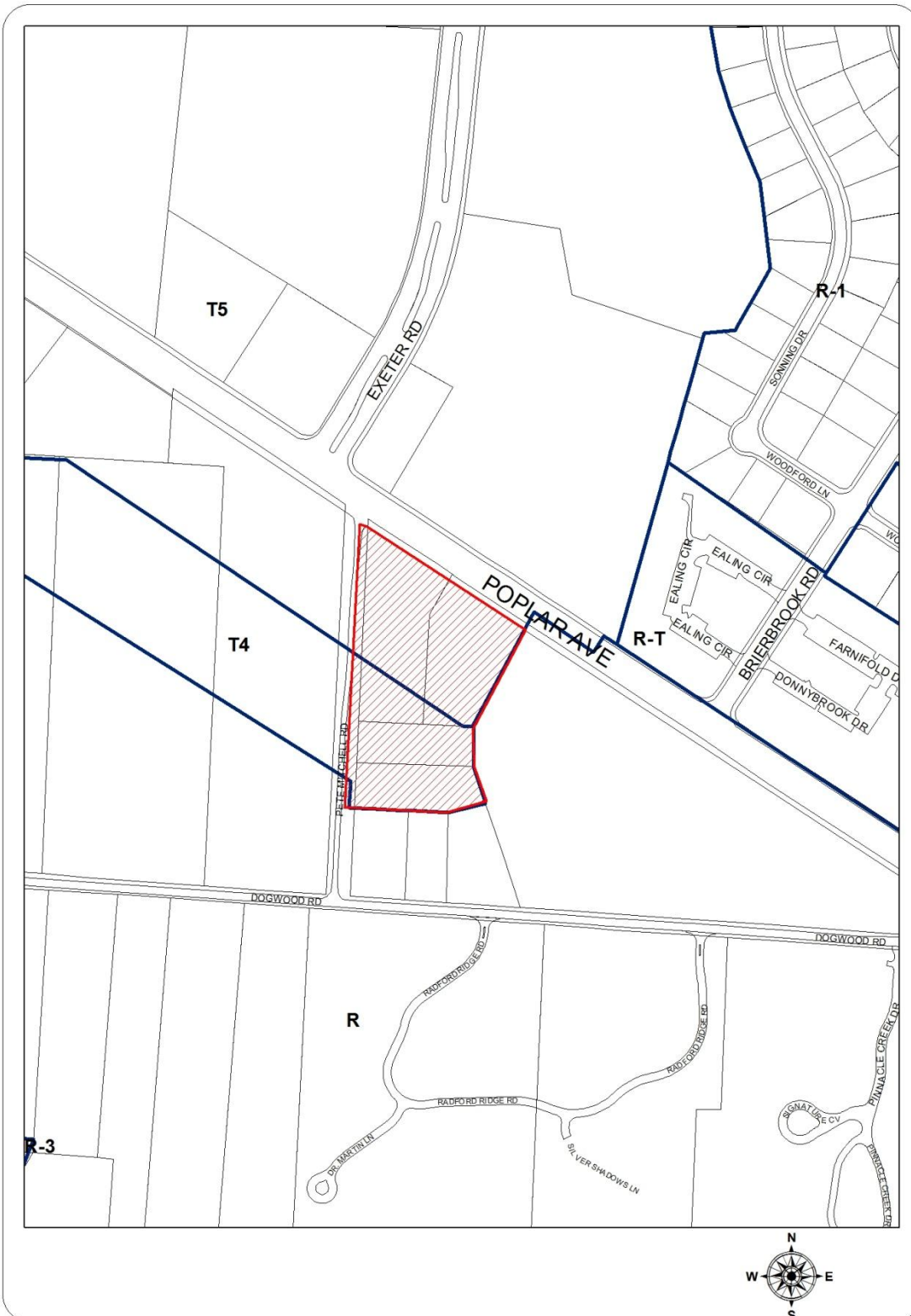
Mounting Structure:	Stud mounted to the existing brick background
Lighting:	Back lit with LED's;
Landscaping:	N/A

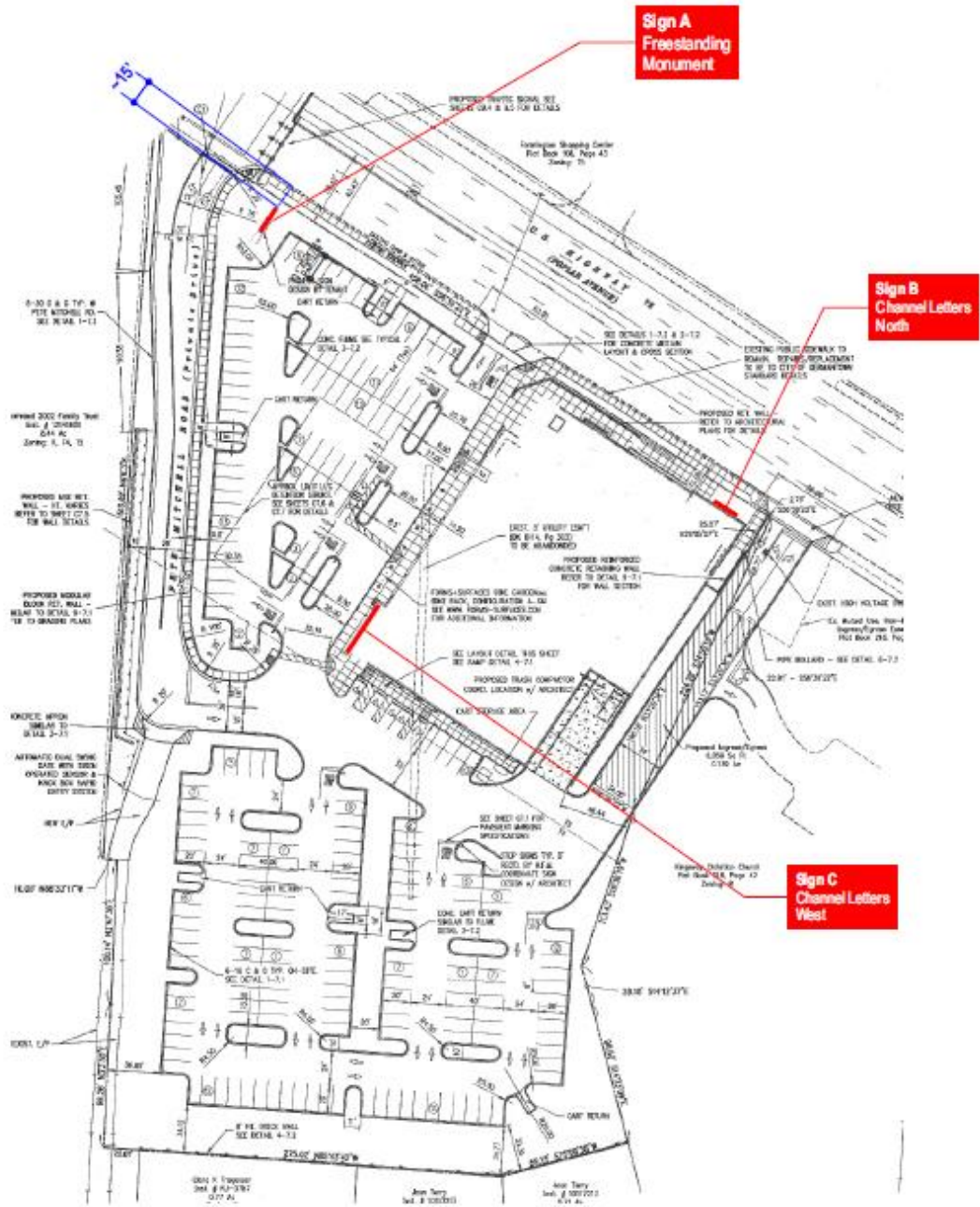
WARRANTS: The T-4 and T-5 district Smartcode sign regulations consider any deviations from the standard sign provisions as “warrants” and require those warrants to be reviewed and voted on by the DRC. “A Warrant is an official decision that permits a practice that is not consistent with a specific provision(s) of this Code, but is justified by its intent (Sec. 23-741) and is consistent with the adopted small area plan applicable to that location.” (Sec. 23-754). The Whole Foods Market signs require the following Warrants:

1. The 3 proposed signs total 150 sq. ft. in total sign area, which exceeds the maximum allowed by the sign regulations. Sections 23-805 B.2 and 23-805.C.2.c. allow a maximum total sign area of 50 sq. ft., which can be divided between wall and ground signs.
2. Sign C is to be located above the major entrance for public entry on the southwest side of the building, but does not face a public street. Section 23-805.B.1 requires wall signs to be located on a wall facing a public street.
3. Sign C is to face a residential parcel on the west side of the entrance drive (former Pete Mitchell Rd.) within the T-4 General Urban zoning district. Section 23-805.B.1.c. allows additional wall signs but requires that the sign not be apparent from residential areas.

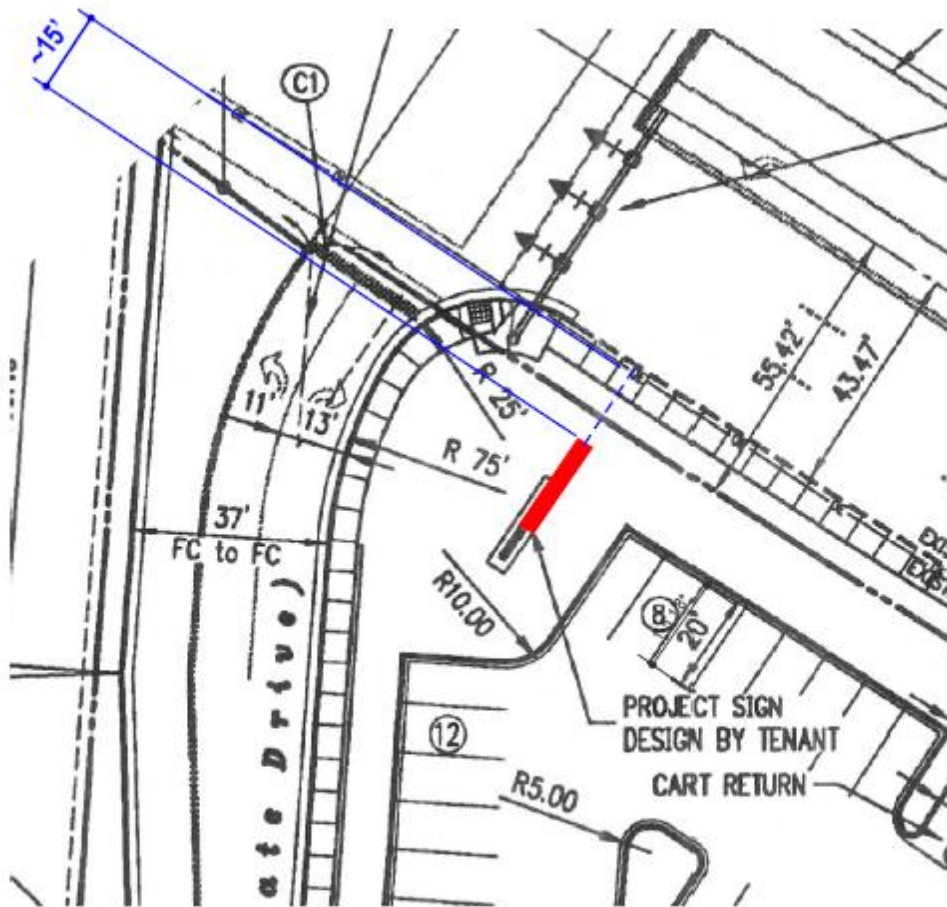
STAFF COMMENTS:

1. Section 23-741 INTENT: This Code (i.e., this Code) has been adopted to promote the health, safety and general welfare of the City of Germantown, Tennessee (“City”) and its citizens, including without limitation: protection of the environment; conservation of land, energy and natural resources; reduction in vehicular traffic congestion; more efficient use of public funds; economic development; a more balanced and sustainable tax revenue stream; health benefits of a pedestrian environment; historic preservation; education and recreation; reduction in sprawl development; and improvement of the built environment and human habitat.
2. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.





Site Map Overall
Scale: 1/2" = 1'-0"



Sign A - Site Map
Scale: 1/2" = 1'-0"



This drawing and the intellectual property it represents are the sole property of DeNyse Companies, Inc.; no portion of it may be reproduced, created, or used for pricing without written permission.

Colors & Finishes

Colors shown may not exactly match manufacturer color chart swatch or actual sample. Check color swatch samples for application for colors closer to production or supplier. DeNyse color samples color specifications.

- C1** White (S)
- C2** FMS 342
- C3** White LEDs
- C4** Kentucky Blue Stone
- C5** Brick & Mortar Colors T80 Match Building Color Spec

Code Research

Max Sign Area Allowed: 50 Sq Ft (Total Structure)
Max Height: 5'
Max Projection: N/A
ROW Setback: TBD
Other Restrictions: Reverse Halo Letters
Electrical Notes:

- Disconnect switch (N/A) I.E. & ID labels Vent - 2" Dia. Lowvold
- FINAL ELECTRICAL HOOK UP BY OTHERS**
- Electrical Requirements:** 120 volt 60 Hz
- Connection Type:** permanent continuous operation
- Number of Circuits:** One (1) (2) amp. Dedicated Branch Circuits
- Wire Size:** 12 awg / conduit size 3/4"
- Max. Line Current:** 15 Amps
- UL** Required and labeled in accordance with UL Standard for Electric Signs. Insulated using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.
- Hg** This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the local authority having jurisdiction.

115 MPH / 35 PSF Windload

Construction Specifications

- A** Brick to match Building, applied by others to sign cabinet with skin
- B** Stone to match Building, applied by others to sign cabinet with skin
- C** Electrical Protection - Conduit
- D** Aluminum Fabricated Sign Body Core Substructure with Lath Skin
- E** Reserved Area for Disconnect Switch and Labels 6" x 10" x 2" Deep (area painted to match brick color)
- F** 3" Aluminum Fabricated Reverse Channel Letters with LED Halo Lighting
- G** 4 1/2" deep Aluminum Cabinet with 3/4" Thick Push This Acrylic, opaque painted base and LED Halo, Back of Channel to have Clear Polyester for Edge Halo.
- H** Not Used
- I** Mounting Provision - Surface Mounted 4" Dia Steel Pipe with 12" Thick Steel Mounting Base Plate. Sign Cabinet attaches to Foundation Pad with 1/2" Dia Steel Channel Section. Cabinet to slide over steel and rest off to top steel angle saddles access thru removable top.
- J** Foundation Pad of 2000 PSI Concrete with #4 Rebar 12" O.C. T88



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Management Company

N/A
 Whole Foods Market
 7555 US 12
 Germantown TN

Property Name & Address

Whole Foods Market
 7555 US 12
 Germantown TN

Project Manager

Asheley Schmitt

Designer

WUB

Date

1.14.2015

Revision Date

- 1.29.2015 wub
- 2.18.2015 wub
- 3.23.2015 wub

Design Time

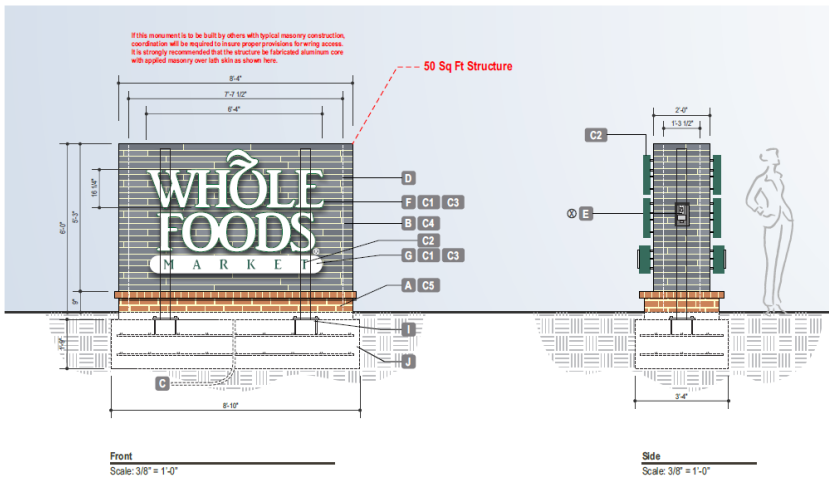
5

Customer Approval

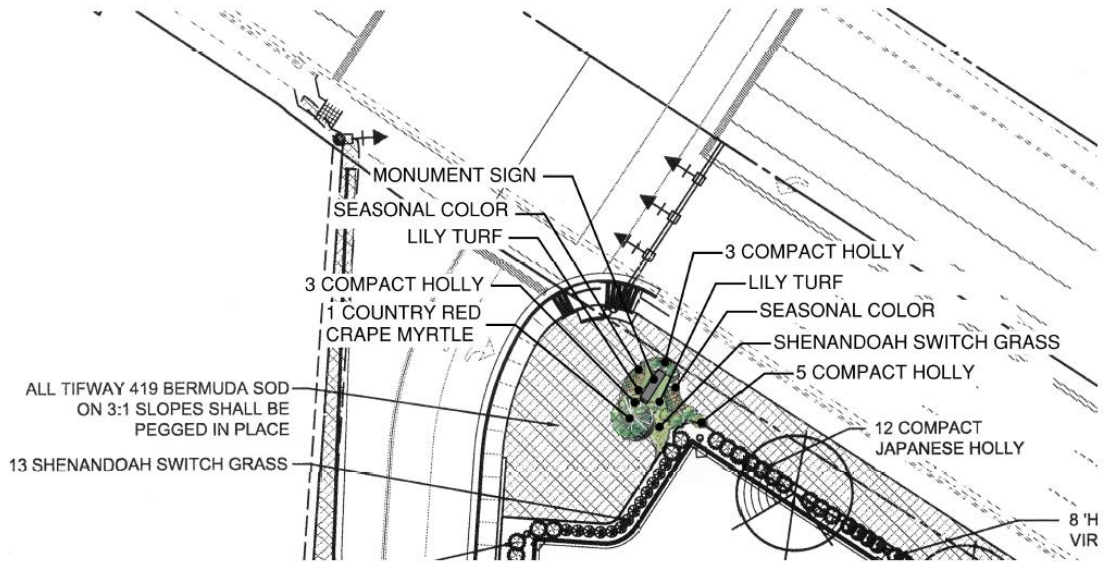
Filename

Package 1.rvt

- Concept
- Preliminary
- Production



Sign A - Freestanding Monument / Double Face

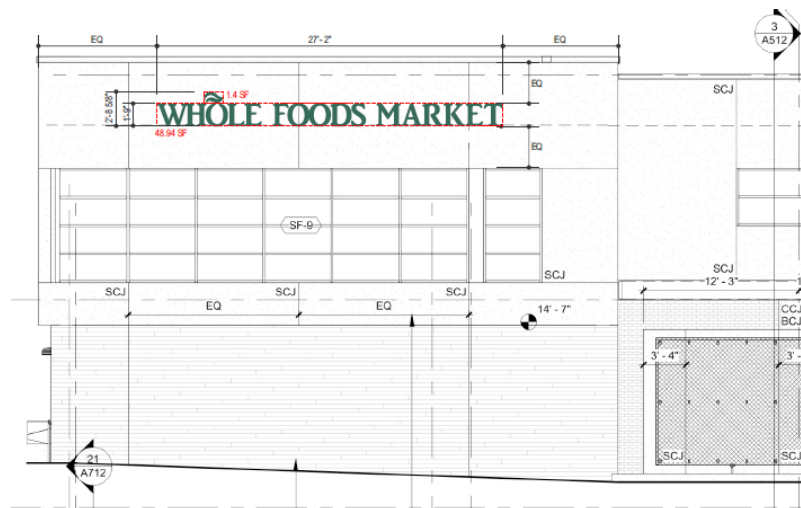


Landscape Plan at Monument Sign
Scale 1" = 20'-0"

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Verify Remote Access for
Electrical Components

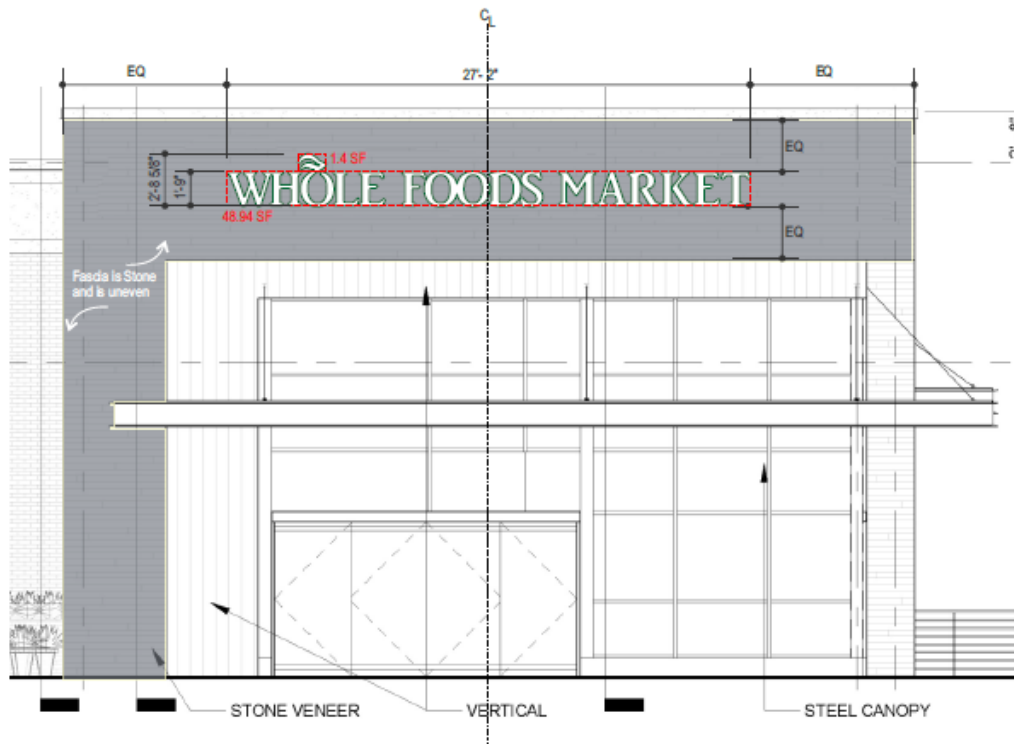
8 Line Polygon



Sign B - Partial North Elevation at Sign
Scale: 1/8" = 1'-0"



8 Line Polygon



Sign C - Partial West Elevation at Sign

Scale: 1/8" = 1'-0"



Sign Type A

CITY OF GERMANTOWN

DESIGN REVIEW COMMISSION APPLICATION FOR PERMANENT SIGN

(COMPLETE INSTRUCTIONS ON REVERSE SIDE)

Date: _____

1. Sign Owner: Whole Foods Market Phone No: 678-638-5838 Fax No: 512-404-5715
2. Sign Owner's Address: 7828 IIS-72 Germantown, TN 38138 Email Address: mark.odom@wholefoods.com
3. Sign Location Address and Name of Shopping Center: 7828 IIS-72 Germantown, TN 38138
4. Zoning District: Commercial X; Residential _____; Old Germantown _____; Office _____
5. Sign will be mounted on: Wall _____; Ground X.
6. Type Sign: X Tenant Identification _____ Project Identification _____
 _____ Building Identification _____ Traffic Directional _____
 _____ Exterior Directory _____ Subdivision Identification _____
 _____ Service Station Sign _____ Other (If other, explain on separate page)
7. Number of Sign Faces: One _____; Two X.
8. Linear feet of building frontage occupied by business where sign will be located: 392 feet. (total)
9. Size of Sign: Width: 8 feet 4 inches; Height: 6 feet 0 inches
 TOTAL AREA OF SIGN IN SQUARE FEET: 50 sq ft
10. Height of sign at its highest point above the surrounding grade: 6 feet 0 inches.
11. Size of Letters: 1) Height 2 1/2" Width 1 4 1/8" Font: "O" in Whole Foods Logo Font
 2) Height 1 6 1/4" Width 14.236" Font: "WHOLE FOODS" in Whole Foods' Font; average width
 3) Height 4.18" Width 3.875" Font: "MARKET" in Whole Foods' Font; average width
12. Colors: Letters: White and green (PMS 342) SUBMIT COLOR SAMPLES
 Background: Kentucky Blue Stone SUBMIT COLOR SAMPLES
13. Orientation of Sign to the Street: Parallel _____; Perpendicular X; Angled _____
14. Distance sign is set back from the street curb or edge of pavement (for corner lots, provide distance from both streets).
 approx 15 Feet _____ Inches Name of Street: Poplar Ave
 approx 33 Feet _____ Inches Name of Street: Pete Mitchell
15. Distance building is set back from the street curb or edge of pavement (for corner lots, provide distance from both streets).
126 Feet 4 2/3 Inches Name of Street: Front yard setback building-Pete Mitchell
15 Feet 0 Inches Name of Street: Front yard setback building-Poplar Ave
16. Sign Content (words, letters, logos): Whole Foods Market which is the name of the tenant and their logo. Name of the tenant displayed in custom all caps, serif font
17. Size of logo: Horizontal 6 feet 4 inches; Vertical 4 feet 5 inches.
18. Sign Materials: Letters Aluminum & Paint; Sign Fac Aluminum & Paint
 Mounting Structure (type and materials) Pin-mount to monument face with stand-off using mechanical fasteners.
19. Sign Illumination, if applicable (type, location and wattage): Halo illumination (not fact lighting) w/ LED's.
.72 watts per module.
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: _____
22. The following materials shall be submitted:
 - A. TWENTY (20) SETS OF ALL REQUIRED MATERIALS SHOULD BE SUBMITTED PRIOR TO THE DEADLINE, INCLUDING THE APPLICATION FORM AND THE FOLLOWING:
 - Sketch of the sign (DRAWN TO SCALE).
 - Site plan, showing the sign location (DRAWN TO SCALE).
 - Details of lighting (if applicable). Provide a plan showing the location of the lights and landscaping.
 - If applying for a wall sign, supply a drawing of the building façade with the sign in place.
 - B. One Floppy Disk or CD of all plans in .jpg format (or other format, as approved by the City)
 - C. One set of color samples (provide manufacturer and name and number of colors)
 - D. Completed disclosure form, which makes up the last two pages of this application.

Name of Applicant / Agent (please print) Ashley Schmitt/DeNyse Sign Company
 Address: 4521 Industrial Access Rd Douglasville GA Email Address: aschmitt@denyseco.com
 Phone No: 770-235-7288 Fax No.: 770-489-0934

Sign Type B

CITY OF GERMANTOWN

DESIGN REVIEW COMMISSION APPLICATION FOR PERMANENT SIGN
(COMPLETE INSTRUCTIONS ON REVERSE SIDE)

Date: _____

1. Sign Owner: Whole Foods Market Phone No: 678-638-5838 Fax No: 512-404-5715
2. Sign Owner's Address: 7828 US-72 Germantown, TN 38138 Email Address: mark.odom@wholefoods.com
3. Sign Location Address and Name of Shopping Center: 7828 US-72 Germantown, TN 38138
T4 & T5
4. Zoning District: Commercial ; Residential _____; Old Germantown _____; Office _____.
5. Sign will be mounted on: Wall ; Ground _____.
6. Type Sign: Tenant Identification _____ Project Identification
_____ Building Identification _____ Traffic Directional
_____ Exterior Directory _____ Subdivision Identification
_____ Service Station Sign _____ Other (If other, explain on separate page)
7. Number of Sign Faces: One ; Two _____.
8. Linear feet of building frontage occupied by business where sign will be located: 168 feet.
9. Size of Sign: Width: 27 feet 2 inches; Height: 2 feet 8 5/8 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 48.94 sq ft
10. Height of sign at its highest point above the surrounding grade: _____ feet _____ inches.
11. Size of Letters: 1) Height 2 8 5/8" Width 20.65" Font: "O" in Whole Foods Logo Font
2) Height 1'9" Width 17.9" Font: "WHLE FOODS" in Whole Foods' Font; average width
3) Height 1'9" Width 19.60" Font: "MARKET" in Whole Foods' Font; avg width
12. Colors: Letters: Green (PMS 342) SUBMIT COLOR SAMPLES
Background: N/A Direct mount to wall SUBMIT COLOR SAMPLES
13. Orientation of Sign to the Street: Parallel ; Perpendicular _____; Angled _____.
14. Distance sign is set back from the street curb or edge of pavement
(for corner lots, provide distance from both streets).
15 Feet _____ Inches Name of Street: Poplar Ave
_____ Feet _____ Inches Name of Street: N/A
15. Distance building is set back from the street curb or edge of pavement (for corner lots, provide distance from both streets).
15 Feet 0 Inches Name of Street: Front yard setback building-Poplar Ave
_____ Feet _____ Inches
16. Sign Content (words, letters, logos): Whole Foods Market which is the name of the tenant and their logo. Name of the tenant displayed in custom all caps, serif font
17. Size of logo: Horizontal 9 feet 1 inches; Vertical 2 feet 8 5/5 inches.
18. Sign Materials: Letters Aluminum & Paint; Sign Face Aluminum & Paint
Mounting Structure (type and materials): Pin-mount to building face with stand-off using mechanical fasteners.
19. Sign Illumination, if applicable (type, location and wattage): Halo illumination (not fact lighting) w/ LED's.
72 watts per module.
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: _____
22. The following materials shall be submitted:
 - A. TWENTY (20) SETS OF ALL REQUIRED MATERIALS SHOULD BE SUBMITTED PRIOR TO THE DEADLINE, INCLUDING THE APPLICATION FORM AND THE FOLLOWING:
 - Sketch of the sign (DRAWN TO SCALE).
 - Site plan, showing the sign location (DRAWN TO SCALE).
 - Details of lighting (if applicable). Provide a plan showing the location of the lights and landscaping.
 - If applying for a wall sign, supply a drawing of the building façade with the sign in place.
 - B. One Floppy Disk or CD of all plans in .jpg format (or other format, as approved by the City)
 - C. One set of color samples (provide manufacturer and name and number of colors)
 - D. Completed disclosure form, which makes up the last two pages of this application.

Name of Applicant / Agent (please print) Ashley Schmitt/DeNyse Sign Company
Address: 4521 Industrial Access Rd Douglasville GA Email Address: aschmitt@denyseco.com
Phone No: 770-235-7288 Fax No.: 770-489-0934

Sign Type C

CITY OF GERMANTOWN

**DESIGN REVIEW COMMISSION APPLICATION FOR PERMANENT SIGN
(COMPLETE INSTRUCTIONS ON REVERSE SIDE)**

Date: _____

1. Sign Owner: Whole Foods Market Phone No: 678-638-5838 Fax No: 512-404-5715
2. Sign Owner's Address: 7828 US-72 Germantown, TN 38138 Email Address: mark.odom@wholefoods.com
3. Sign Location Address and Name of Shopping Center: 7828 US-72 Germantown, TN 38138
T4 & T5
4. Zoning District: Commercial ; Residential _____; Old Germantown _____; Office _____.
5. Sign will be mounted on: Wall ; Ground _____.
6. Type Sign: Tenant Identification _____ Project Identification
_____ Building Identification _____ Traffic Directional
_____ Exterior Directory _____ Subdivision Identification
_____ Service Station Sign _____ Other (If other, explain on separate page)
7. Number of Sign Faces: One ; Two _____.
8. Linear feet of building frontage occupied by business where sign will be located: 168 feet.
9. Size of Sign: Width: 27 feet 2 inches; Height: 2 feet 8 5/8 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 48.94 sq ft
10. Height of sign at its highest point above the surrounding grade: _____ feet _____ inches.
11. Size of Letters: 1) Height 2 8 5/8" Width 20.65" Font: "O" in Whole Foods Logo Font
2) Height 1'9" Width 17.9" Font: "WHLE FOODS" in Whole Foods' Font; average width
3) Height 1'9" Width 19.60" Font: "MARKET" in Whole Foods' Font; avg width
12. Colors: Letters: White & Green (PMS 342) SUBMIT COLOR SAMPLES
Background: _____ SUBMIT COLOR SAMPLES
13. Orientation of Sign to the Street: Parallel ; Perpendicular _____; Angled _____.
14. Distance sign is set back from the street curb or edge of pavement
(for corner lots, provide distance from both streets).
15 Feet _____ Inches Name of Street: Pete Mitchell
_____ Feet _____ Inches Name of Street: N/A
15. Distance building is set back from the street curb or edge of pavement (for corner lots, provide distance from both streets).
15 Feet _____ Inches Name of Street: Front yard setback building-Pete Mitchell
_____ Feet _____ Inches
16. Sign Content (words, letters, logos): Whole Foods Market which is the name of the tenant and their logo. Name of the tenant displayed in custom all caps, serif font
17. Size of logo: Horizontal 9 feet 1 inches; Vertical 2 feet 8 5/8 inches.
18. Sign Materials: Letters Aluminum & Paint; Sign Face Aluminum & Paint
Mounting Structure (type and materials): Pin-mount to building face with stand-off using mechanical fasteners.
19. Sign Illumination, if applicable (type, location and wattage): Halo illumination (not fact lighting) w/ LED's.
72 watts per module.
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: _____
22. The following materials shall be submitted:
 - A. TWENTY (20) SETS OF ALL REQUIRED MATERIALS SHOULD BE SUBMITTED PRIOR TO THE DEADLINE, INCLUDING THE APPLICATION FORM AND THE FOLLOWING:
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 - Site plan, showing the sign location (DRAWN TO SCALE).
 - Details of lighting (if applicable). Provide a plan showing the location of the lights and landscaping.
 - If applying for a wall sign, supply a drawing of the building façade with the sign in place.
 - B. One Floppy Disk or CD of all plans in .jpg format (or other format, as approved by the City)
 - C. One set of color samples (provide manufacturer and name and number of colors)
 - D. Completed disclosure form, which makes up the last two pages of this application.

Name of Applicant / Agent (please print) Ashley Schmitt/DeNyse Sign Company
Address: 4521 Industrial Access Rd Douglasville GA Email Address: aschmitt@denyseco.com
Phone No: 770-235-7288 Fax No.: 770-489-0934

DISCLOSURE OF OWNERSHIP INTERESTS

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:

• **1. 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:

Michael Farish

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

Name	Business or Home Address
<u>NLIME FARISH</u> <u>EC Stone Development</u> <u>WHOLE FOODS MARKET</u>	<u>1180 UPPER HEMBREE RD.</u> <u>ROSWELL, GA 30076</u>
<u>CYPRESS REALTY</u> <u>HOLDINGS COMPANY</u> <u>(LAND OWNER)</u>	<u>700 COLONIAL ROAD</u> <u>SUITE 100</u> <u>MEMPHIS, TN 38117</u>

PROPOSED MOTION: To approve signs totaling 150 sq. ft. in total area.

PROPOSED WARRANT 2 MOTION: To approve sign C located above the major entrance for public entry on the southwest side of the building, but not facing a public street.

PROPOSED WARRANT 3 MOTION: To approve sign Cm, which faces a residential area on the west side of the entrance drive (former Pete Mitchell Rd.).

PROPOSED MAIN MOTION: To approve a sign package for Whole Foods Market at 7828 Poplar Ave, consisting of 2 wall signs and a ground-mounted sign, subject to staff comments and the documents submitted with the application.

The commission explained to the applicant that they really wanted to work with them on these signs but were not comfortable with approving 150 sq ft of signage for this project. If they voted on these warrants as they are presented now and they failed, then they would have no appeal process other than through the

state courts. It was strongly suggested that they work with the Design Review Commission and reach a common ground.

After much discussion, Mr. Mark Odom, Construction Manager for Whole Foods requested to defer this item to the Design Review Commission Sub Committee meeting on May 14, 2015.

MOTION DEFERRED

NEW BUSINESS: Alderman Klevan informed the commission that a request has come in for this commission to look at the special event banner rules as they pertain to the city itself and the promotion of the farm park. Very valid points have been presented to a couple of aldermen and the city administrator and Pam Beasley will make a presentation at the next Design Review Commission meeting.

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 8:44 p.m.