

DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS

Tuesday, April 26, 2016
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 26, 2016. Chairman Saunders called the meeting to order at 6:07 p.m. requesting the roll call. Ms. Regina Gibson called the roll of the Commission and established a quorum:

COMMISSIONERS PRESENT:

Mr. Keith Saunders, Chairman; Mr. Paul Bruns, Vice Chairman; Mr. Neil Sherman, Secretary; Alderman Dave Klevan; Mr. Ralph Smith; Mr. Henry Porter; Mr. Steve Landwehr; Mr. Christopher Schmidt; and Mr. Timothy Serfess

DEVELOPMENT STAFF PRESENT:

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

1. Approval of Minutes for March 22, 2016

Mr. Sherman moved to approve the Design Review Commission minutes of March 22, 2016, seconded by Alderman Klevan, with no further comments or discussions.

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

MOTION PASSED

2. CONSENT AGENDA

- a. The Fresh Market – 9375 Poplar Avenue – Request Revised Preliminary and Final Site Plan Approval (Case No. 16-611) Previously Known as Agenda Item No. 5
Christopher Germana W/Germana Engineering and Associates, LLC – Applicant/Representative
- b. Homewood Suites – 7855 Wolf River Blvd – Request Approval of a Ground-Mounted and a Wall-Mounted Tenant Identification Sign (Case No. 16-615) Previously Known as Agenda Item No. 9
Chris Haskins w/Frank Balton & Co. – Applicant/Representative

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.

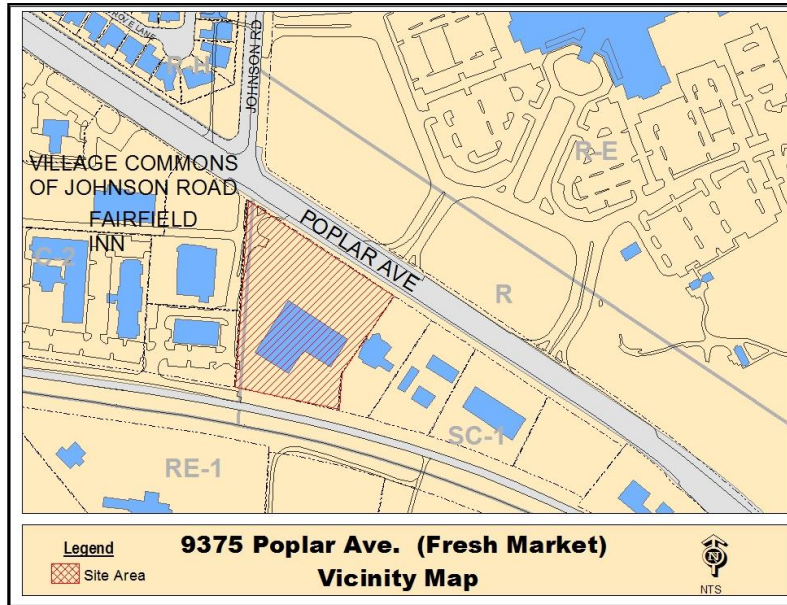
Mr. Bruns made a motion to approve the Consent Agenda as discussed and seconded by Mr. Landwehr.

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

MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

- a. **The Fresh Market – 9375 Poplar Avenue – Request Revised Preliminary and Final Site Plan Approval (Case No. 16-611). Previously Known as Agenda Item No. 5**



BACKGROUND: The Fresh Market store is located on Lot 1 of the Poplar Avenue/Johnson Road Commercial Subdivision, which was approved in 2000. On August 1, 2000, the Planning Commission granted Preliminary Site Plan Approval for the Fresh Market. On September 29, 2000, the Design Review Commission granted Preliminary Plan approval for the project. On November 6, 2000, the Planning Commission granted Final Site Plan approval. On November 28, 2000, the Design Review Commission granted Final Plan approval. The Board of Mayor and Aldermen approved Project Development Contract No. 1063 on January 8, 2001 for the construction of the Fresh Market store at 9375 Poplar Avenue. The Board of Zoning Appeal granted a variance to reduce the number of parking spaces by 8 to allow a total of 126 on April 12, 2016 based on the store’s plans to build a 1,500 square foot addition to the existing building.

DISCUSSION: The Fresh Market store is requesting approval of a revised preliminary and final site plan that reflects two building additions with a revised parking layout, and a revised landscape plan. The existing site plan for Fresh Market and its adjacent tenants was approved with a 25,200 square foot building and 126 parking spaces in 2001. The store now proposes to increase the overall gross floor area of the existing structure by 1,500 square feet that will include a new vestibule in front of the Fresh Market structure and a new cooler in the rear. The entrance of the store is to be redesigned to enclose the existing walkway in front of the store and create a vestibule where shopping carts will be stationed. The materials to be used for the building exterior renovation will match the existing building materials on the store. The parking plan was revised to shift 6 parking spaces from directly in front of the building entrance to the side of the building and further away within the second and third layer of the parking lot. The landscape plan will be revised to add additional planting along rear of the building to shield the back of the new cooler addition. Samples of the colors and materials have been provided.

TOTAL SITE AREA	3.40 ac.
BUILDING SIZES (Existing)	25,200 S.F.
Addition: Vestibule	600 S.F.
Cooler	900 S.F.
*Total	26,700 S.F.
NUMBER OF PARKING SPACES	126 provided 126 required (BZA variance granted)

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

DESIGN REVIEW COMMISSION CHECKLIST:

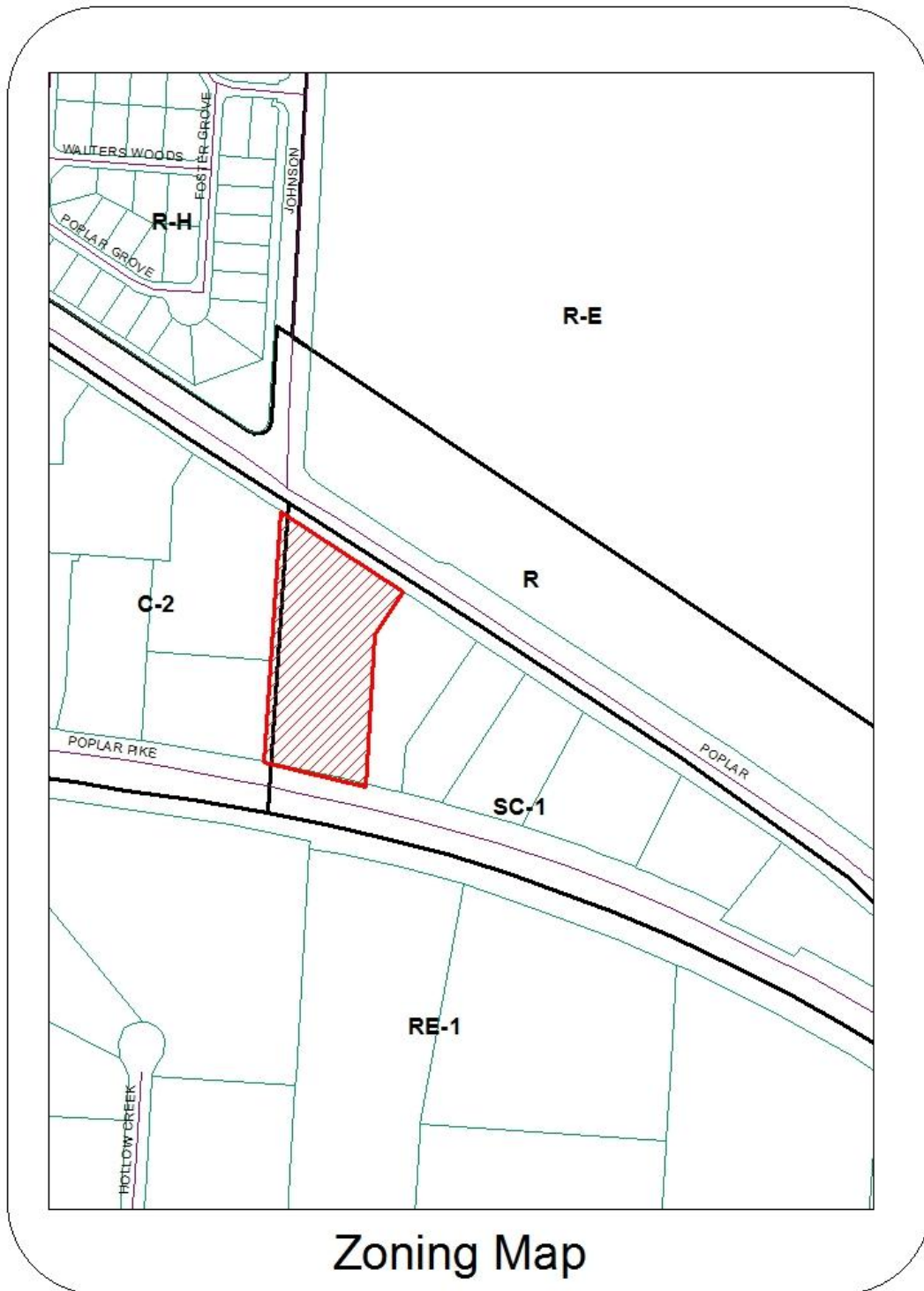
1. *Site Layout:* Single story building set more than 100 feet from Poplar Avenue.
2. *Building Elevations:* Proposed exterior renovation for Fresh Market addition to match building material for existing store. Building Exterior – Belden Brick (“Madison Blend” Pink Range) with matching mortar (Gray Cement) and EIFS (Finish- Sand Pebble Light Texture) and Color (“Sand White” Light Beige); Windows and Doors – Aluminum Storefront System - 451UT Thermal Performance (Finish- #29 Black Anodized) with grey insulated tempered glass. Pictures and some material samples have been provided by the applicant.
3. *Street Improvements and Curb Cuts:* No change.
4. *Parking Lots:* 134 parking spaces required with the 1,500 square foot addition. 126 parking spaces provided based on a Board of Zoning Appeal Variance that was granted to reduce the number of required spaces by 8.
5. *Exterior Lighting:* No change.
6. *Garbage Collection Area:* No change.
7. *Vents:* No information provided.
8. *Gas, Electric and Water:* No information provided.
9. *Mechanical Units:* Using existing units and one additional refrigeration rack on roof.
10. *Emergency Generators:* No information provided.
11. *Landscaping:* A copy of the currently approved landscape plan along with drawings showing the modified areas for the site has been provided.
12. *Mailboxes:* No change
13. *Signs:* N/A.

STAFF COMMENTS:

1. A variance to Section 23-440 of the City of Germantown Code of Ordinances was granted by the Board of Zoning Appeal to reduce the number of required parking spaces by 8; thereby, permitting this site to a total of 126 parking spaces.
2. On April 12, 2016, The Board of Zoning Appeal recommended that DRC impose a condition of approval that require the entire existing parking lot to be resurfaced as part of any building renovation and parking lot restructuring approvals for The Fresh Market at 9375 Poplar Avenue.
3. Prior to Final Construction Plan approval, provide information on building elevation plans concerning the addition and location of new utility meters, mechanical units, and emergency generator.

4. The applicant must receive Final Construction Plan approval from the Department of Community Development before the Memphis/Shelby County Office of Construction Code Enforcement may issue a building permit for the project.

PROPOSED MOTION: To approve the revised preliminary and final site plan for the new building addition to the Fresh Market at 9375 Poplar Avenue, subject to the Board's discussion, staff comments and the documents submitted with the application.

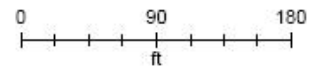


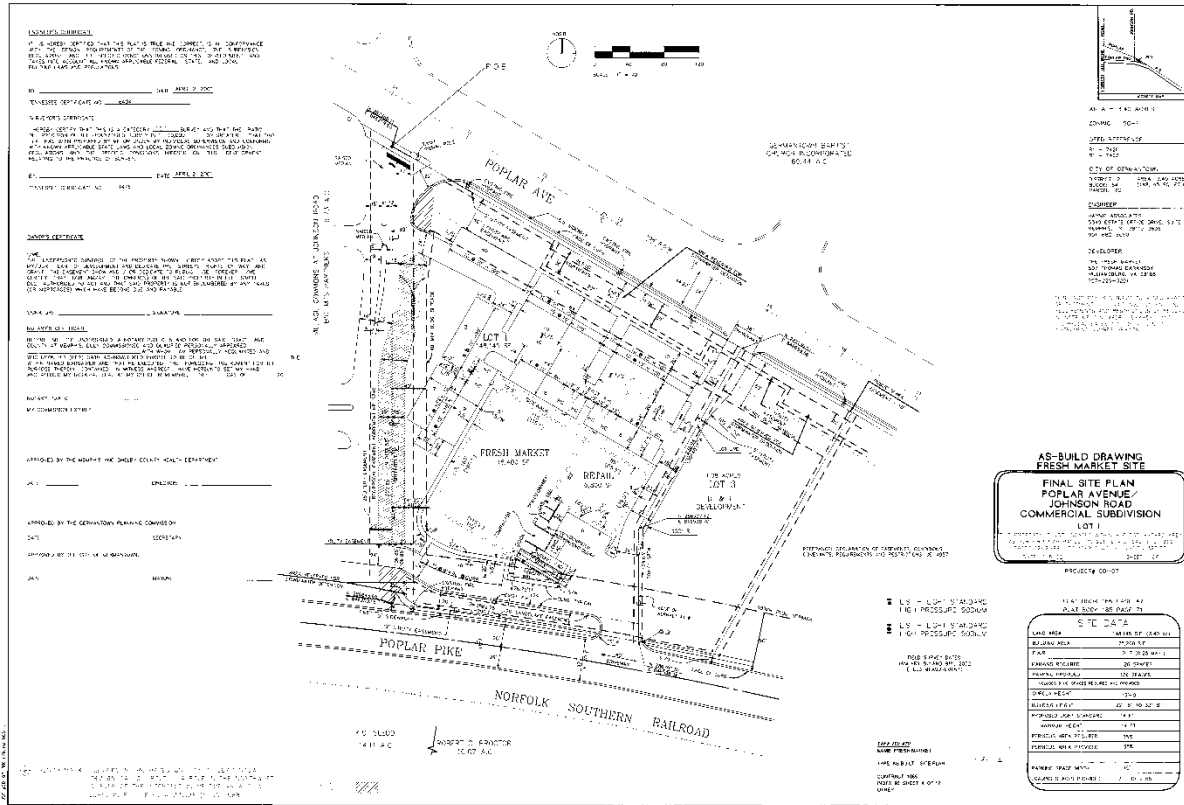


**CHEYENNE JOHNSON, ASSESSOR
SHELBY COUNTY, TENNESSEE**

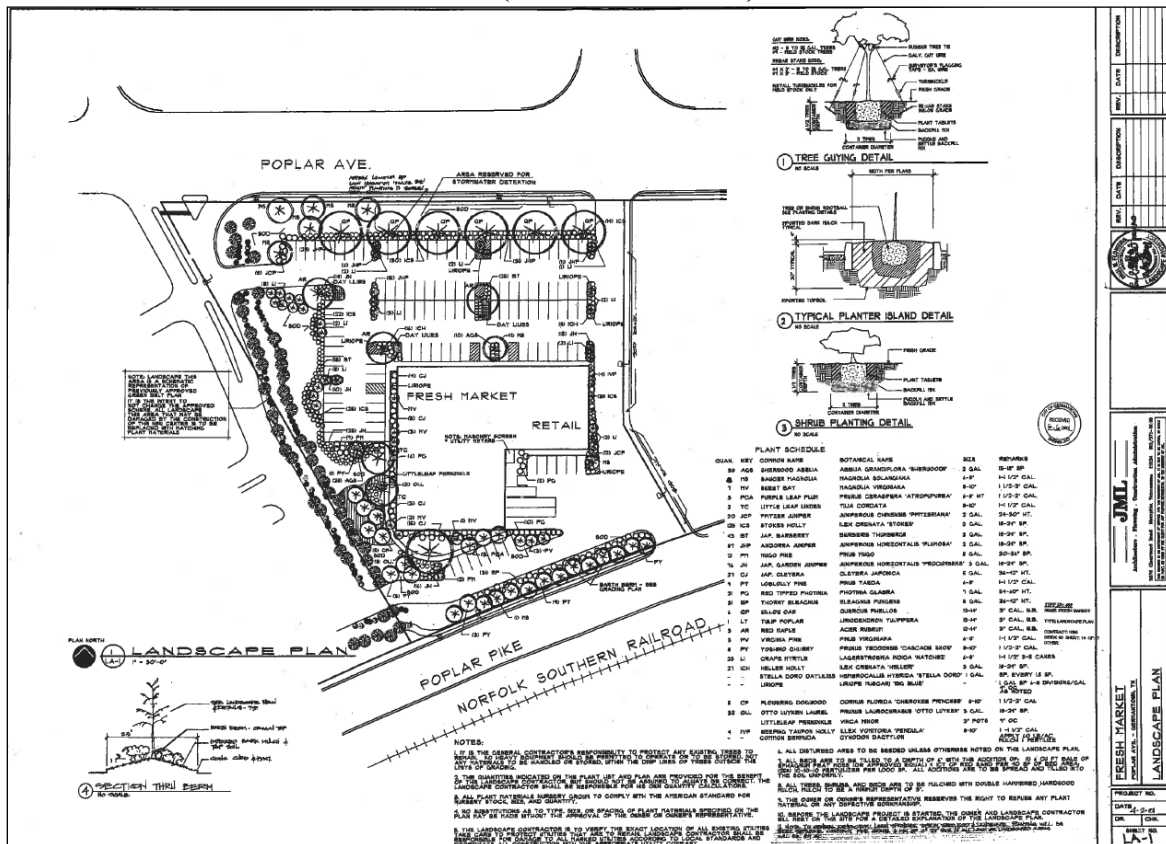
DISCLAIMER: THIS MAP IS FOR PROPERTY ASSESSMENT PURPOSES ONLY. IT IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP AND THEREFORE, SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF ANY PROPERTY FOR ANY PURPOSE.

MAP DATE: April 7, 2016





**AS-BUILT SITE PLAN
 (FRESH MARKET)**



**CURRENT LANDSCAPE PLAN
 (FRESH MARKET)**



CITY OF GERMANTOWN TENNESSEE

1830 South Germantown Road • Germantown, Tennessee 38138-2815
Phone (901) 757-7200 Fax (901) 757-7292 www.germantown-tn.gov

DATE RECEIVED: _____
RECEIVED BY: _____

DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

Specific Approval requested:

Preliminary Plan Final Plan Change in Use
(Site plan, building elevations, landscaping, lighting, etc.) (Complete "OG" Checklist)

Wireless Transmission Facility Landscaping (only) Lighting (only)

Revision/amendment to an approved plan
Description of requested change: _____

Other; Explain _____

Project Name: The Fresh Market Germantown #39

Project Address: 9375 Poplar Ave. Germantown, TN 38138

Previous Tenant: The Fresh Market

Applicant's Name: The Fresh Market

Mailing Address: 628 Green Valley, Suite 500; Greensboro, North Carolina 27408

Email Address: __davidclearwood@thefreshmarket__ Telephone: _____

Owner's Name: The Fresh Market

Mailing Address: 628 Green Valley, Suite 500; Greensboro, North Carolina 27408

Email Address: __davidclearwood@thefreshmarket__ Telephone: _____

Developer's Name: Not Applicable

Mailing Address: Not Applicable

Email Address: Not Applicable Telephone: Not Applicable

Lessee's Name: Not Applicable

Mailing Address: Not Applicable

Email Address: Not Applicable Telephone: Not Applicable

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Page 2

Zoning District where project is to be located: SC-1

Describe project item(s) to be reviewed: *(please attach additional sheets or letter of description if needed)*

Application includes a (3) page drawing set:

A101: (1) site plan with proposed additions with (1) existing and (1) proposed perspectives

A102: (1) floor plan with proposed additions

A103: north and south elevations showing proposed additions

Juan F. Romero AIA

Print Name of Applicant



Signature of Applicant

Print Name of Owner

Signature of Owner

Print Name of Developer

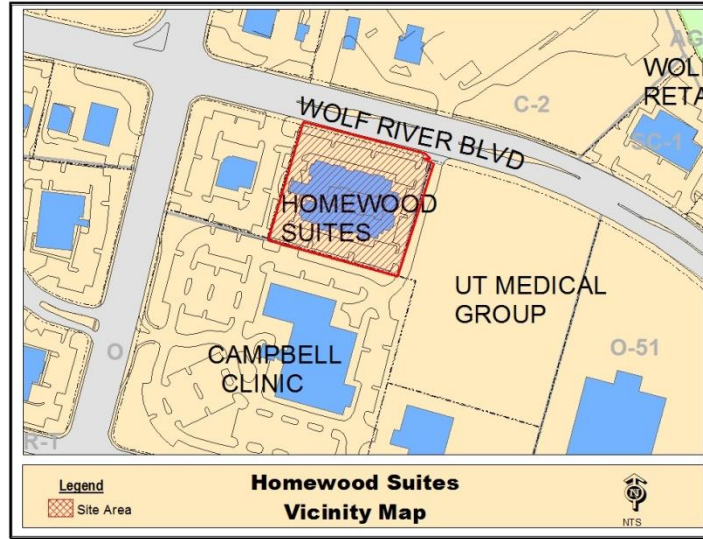
Signature of Developer

Print Name of Lessee

Signature of Lessee

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.

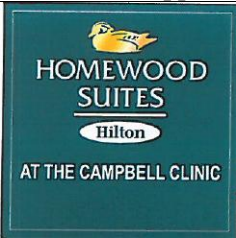
- b. Homewood Suites – 7855 Wolf River Blvd, Germantown – Request Approval of a Ground-Mounted and a Wall-Mounted Tenant Identification Sign (Case No. 16-615). Previously known as Agenda Item No. 9



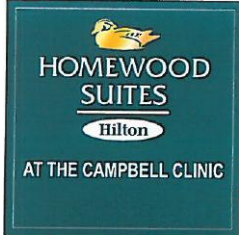
BACKGROUND: The subject property is in the Wolf River Medical Corridor. The existing wall-mounted and ground-mounted signs were approved by the Design Review commission in 2002.

DISCUSSION: The applicant is requesting approval to add a logo to an existing wall sign on the south elevation of the building and a ground sign on Wolf River Blvd.

Wall-Mounted Sign

Location & Height:	The proposed logo will be mounted on the building façade in the center of the approved wall-mounted identification sign.
Content:	 <p>(NOTE – THE TEXT CONFORMS TO THE SIGN ORDINANCE AND REPLACES THE EXISTING APPROVED SIGN)</p>
Sign Area	27.76 square feet
Color & Materials:	Letters to be aluminum, Color: White/Gold on Green Background
Font:	Custom
Logo Sign Area:	1.3 square feet
Mounting Structure:	Aluminum panel mounted to EFIS structure – all thread
Lighting:	None

Ground-Mounted Sign

Location & Height:	The proposed logo will be mounted in the center of the approved ground mounted identification sign.
Content:	 <p>(NOTE – THE TEXT CONFORMS TO THE SIGN ORDINANCE AND REPLACES THE EXISTING APPROVED SIGN)</p>
Sign Area	9 square feet
Color & Materials:	Letters to be aluminum, Color: White/Gold on Green Background
Font:	Custom
Logo Sign Area:	0.52 square inches
Mounting Structure:	New sign face will be mounted to existing aluminum sign cabinet frame (Rivot screws)
Lighting:	Existing External Lighting
Landscaping:	Existing

STAFF COMMENTS:

1. Logos that depicts animals requires approval by the Design Review Commission.
2. The replacement text for the existing sign conforms to the sign ordinance and was approved administratively.
3. If approved, the applicant must obtain a permit from the Memphis/Shelby County Office of Code Enforcement prior to installing the signs.

PROPOSED MOTION: To approve a logo sign to be added to the existing wall and grounded mounted building identification signs for Homewood Suites, located at 7855 Wolf River Blvd.

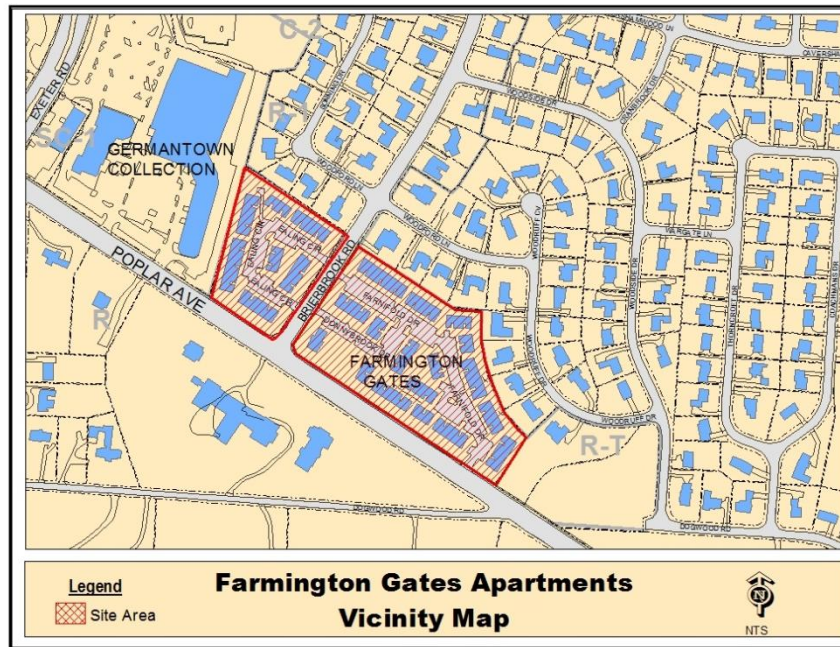
-
3. Soft Surroundings – Saddle Creek Northeast Shopping Center – 7615 West Farmington Blvd. Suite 30 – Request Approval of Storefront Awning (Case No. 16-612). Previously Known as Agenda Item No. 6.

WITHDRAWN BY APPLICANT BEFORE THE MEETING

-
4. City of Germantown – 1920 S. Germantown Rd – Request Approval of Modification to Political Sign Regulations (Case No. 16-616). Previously Known as Agenda Item 10.

WITHDRAWN BY APPLICANT BEFORE THE MEETING

-
5. Farmington Gates Apartments – 2216Brierbrook Road – Request Approval of Exterior Building Renovations (Case No. 16-613). Previously Known as Agenda Item No. 7



BACKGROUND: Farmington Gates Apartments was originally developed as The Village at Farmington built with 100 units in 1975, according to the Shelby County Assessors' website. A copy of the site plan on file in EDC reflects that the project was approved in 1972 by the Design Review Commission.

DISCUSSION: Farmington Gates proposes an exterior renovation of the existing apartments consisting of new vinyl siding, insulated windows, 30 year shingles, gutters and downspouts, updated building and pole lighting, and new paint for all existing painted surfaces. Also included in the renovation will be repairs or replacement of damaged or discolored stairs, landing, and balcony's. The applicant has submitted a letter with more detail information concerning the proposed use of vinyl siding on the existing buildings.

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

DESIGN REVIEW COMMISSION CHECKLIST:

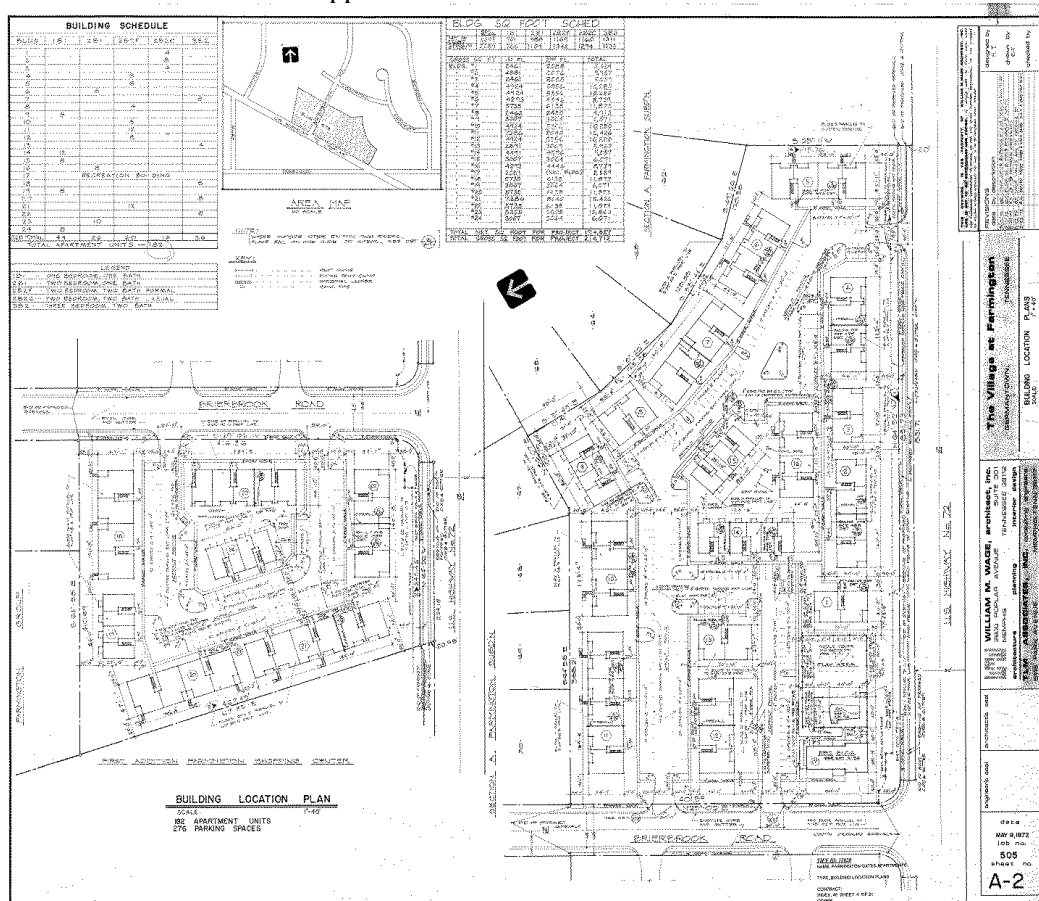
1. *Site Layout:* 100 unit apartment site with multiple buildings at the intersection of Poplar Avenue and Brierbrook Avenue.
2. *Building Elevations:* Proposed exterior renovation for Farmington Gates consist of the following materials. Premium vinyl siding (Royal Woodland), vinyl insulated windows, Tampco 30 year architectural shingles, aluminum gutters and downspouts, and new paint colors throughout (see attached color selection list and pictures). Material samples have been provided by the applicant.
3. *Street Improvements and Curb Cuts:* No change.
4. *Parking Lots:* No change.
5. *Exterior Lighting:* New updated building and pole LED lighting fixtures (black finishes). Applicant to provide a detail of the new fixture.
6. *Garbage Collection Area:* No change.
7. *Vents:* No change.

8. *Gas, Electric and Water:* No change.
9. *Mechanical Units:* No change.
10. *Emergency Generators:* No information provided.
11. *Landscaping:* No change.
12. *Mailboxes:* No change
13. *Signs:* N/A.

STAFF COMMENTS:

1. The Design Review Manual requires that building materials should be natural materials such as brick, stone, and wood.
2. Prior to approval, the applicant should provide a detail of the updated building and pole light fixture.
3. The applicant shall provide construction plans to be reviewed and approved by the Community Development Department. Upon approval from Community Development, the applicant shall obtain a building permit from Shelby County prior to commencing work.

PROPOSED MOTION: To approve the building renovation and modifications for the Farmington Gates Apartments at 2216 Brierbrook Road, subject to the Board’s discussion, staff comments, and the documents submitted with the application.





CITY OF GERMANTOWN TENNESSEE

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

DATE RECEIVED: _____
RECEIVED BY: _____

DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

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)
- Revision/amendment to an approved plan
Description of requested change: _____

Other; Explain Exterior Renovation

Project Name: Farmington Gates

Project Address: 2216 Brierbrook Rd Germantown TN 38138

Previous Tenant: _____

Applicant's Name: Don Marchbanks

Mailing Address: 5545 Murray Ave Memphis TN

Email Address: don.marchbanks@CLK.com Telephone: 901-435-9306

Owner's Name: 1711 Farmington Gates, LLC

Mailing Address: 135 Crossways Park Dr Woodbury NY 11797

Email Address: davy.johnson@CLK.com Telephone: 516-466-9440

Developer's Name: N/A

Mailing Address: _____

Email Address: _____ Telephone: _____

Lessee's Name: N/A

Mailing Address: _____

Email Address: _____ Telephone: _____

DRC Project Review Application

Page 2

Zoning District where project is to be located: _____

Describe project item(s) to be reviewed: (please attach additional sheets or letter of description if needed)

Exterior renovation - See attached description -
Scope of Work -

Don Marchbanks
Print Name of Applicant

Don M
Signature of Applicant

DAVE JOHNSON
Print Name of Owner - Representative

Dave J
Signature of Owner - Rep

Print Name of Developer

Signature of Developer

Print Name of Lessee

Signature of Lessee

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.

DRC Project Review Application
Page 3

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 (including all owners, lessees and developers) is a for-profit entity, i.e. individual or sole proprietor, 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: 1711 Farmington Gates, LLC
Address: 135 Crossways Park Dr. Woodbury NY 11797

Lessee: N/A
Address: _____

Developer: N/A
Address: _____

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

Name	Business or Home Address
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*See language in parenthesis above.

To: Germantown Design Review Commission

Farmington Gates Apartments
2216 Brierbrook Rd.
Germantown TN. 38138

CLK Multifamily Management as owner/management of the above mentioned property is proposing to complete a complete exterior renovation of the property in 2016.

Our plan includes installing 880 new vinyl insulated windows, install new Tampco Heritage 30 year architectural shingles, install .046 Mil long length premium vinyl siding (Royal Woodland), install new 6" gutters and downspouts, new exterior lighting both building and poles, repair/replace and paint all stairs, landings, and balcony's, paint all remaining painted surfaces, entry doors, etc.

I think it is important to note that we used a professional color consultant (James Martin out of Denver) to choose the colors and finishes on this project as we do across our entire portfolio. In the case of Farmington Gates he has recommended that we use three different color schemes (see attached site map) showing location of each of color scheme A, B, and C. further adding interest to the property.

The premium quality long length vinyl product we have chosen, and used on other properties allows us to install this product in a way that eliminates end seams giving us a clean seamless finish. Due to this asset being a long term hold for CLK we strive complete all renovations to give us a quality look and feel for many years.

Once we complete this phase of the exterior renovation we will follow up next year with asphalt/paving and additional landscape upgrades to further enhance the look of this property.

Samples of the products being used and colors have been submitted with this approval request

Thank You

Don Marchbanks
Vice President of Construction
CLK Multifamily Management
Office 901-435-9306
Mobile 901-262-0635

Mr. Don Marchbanks explained that they had owned this property since 2004 and request that their exterior renovation plans be approved so they could proceed immediately.

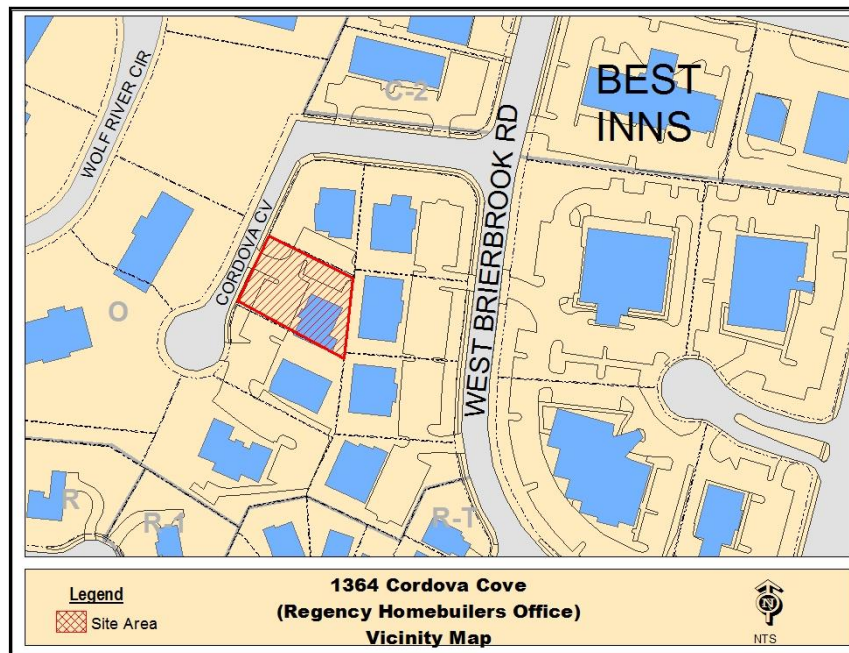
After much discussion, the commission members explained that the City of Germantown does not approve of vinyl siding therefore an alternative product would need to be presented.

Alderman Klevan praised the applicant for their renovation design because this property sits in a tremendous location and borders on the city's central business district which is growing rapidly. This makes it all the more reason why this commission should be firm in their desire to make the quality of the replacement product be the best as possible.

Mr. Marchbanks requested to withdraw this item tonight and come back next month with a different exterior option.

WITHDRAWN BY APPLICANT

-
6. Regency Homebuilders Office – 1364 Cordova Cove – Exterior Building Update (Case No. 16-164).
Previously Known as Agenda Item No. 8



BACKGROUND: Regency Homebuilders Office replaced the previous business (OR Nurses) in this building in 2010 located within the Hunters Run Subdivision, Phase H. On July 27, 2010, the DRC approved a wall-mounted tenant identification sign and on March 28, 1994, the DRC approved a ground-mounted sign with a logo.

DISCUSSION: Regency Homebuilders Office proposes an exterior reimage modification consisting of new paint colors for brick facade and stains for the shutters, and replacement of wood columns, front door, windows and light fixtures. The applicant has provided an example of a newly built home in the Somerset Subdivision that depicts the colors and materials to be used in the office update.

EXTERIOR PAINT COLOR: The existing brick façade and all building trim are to be painted Neutral Ground and Urban Putty, respectively. The columns on the front of the building will be stained Weather Wood.

EXTERIOR COLUMNS, SHUTTERS, DOOR, AND WINDOWS: The existing wooden columns and door are to be replaced with cedar and stained to match. The existing shutters will also be stained to match the door. All windows are to be replaced with molded trim, colonial grids 2x2 and painted the same color as the trim, Urban Putty.

EXTERIOR LIGHTS: 2 (cooper) electric lantern-style wall fixtures are proposed on the brick wall of the building front entrance.

STAFF COMMENTS:

1. The applicant has materials samples for this project.
2. The applicant has provided a photo of an existing building with the proposed color choice to assist in picturing the finished building update (see attachment).

PROPOSED MOTION: To approve the paint, columns, door, windows, and light fixture modifications for the Regency Homebuilders Office at 1364 Cordova Cove, subject to the Board's discussion, staff comments, and the documents submitted with the application.



**CITY OF
GERMANTOWN
TENNESSEE**

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

DATE RECEIVED: _____
RECEIVED BY: _____

**DESIGN REVIEW COMMISSION
PROJECT REVIEW APPLICATION**

Specific Approval requested:

Preliminary Plan Final Plan Change in Use
(Site plan, building elevations, landscaping, lighting, etc.) *(Complete "OG" Checklist)*

Wireless Transmission Facility Landscaping (only) Lighting (only)

Revision/amendment to an approved plan
Description of requested change: _____

Other; Explain Paint Office, Replace Front Door, Update Light Fixture, Replace Windows, Cedar Columns and Paint Shutters

Project Name: Regency Homebuilders Office Update

Project Address: 1364 Cordova Cove, Germantown, Tennessee 38138

Previous Tenant: -

Applicant's Name: Amy Mobley

Mailing Address: 1364 Cordova Cove, Germantown, Tennessee 38138

Email Address: Amy.Mobley@newregencyhomes.com Telephone: (901) 299-4112

Owner's Name: Sean Carlson

Mailing Address: 1364 Cordova Cove, Germantown, Tennessee 38138

Email Address: sean.carlson@newregencyhomes.com Telephone: (901) 275-8502

Developer's Name: -

Mailing Address: _____

Email Address: _____ Telephone: _____

Lessee's Name: -

Mailing Address: _____

Email Address: _____ Telephone: _____

DRC Project Review Application
Page 3

DISCLOSURE OF OWNERSHIP INTERESTS

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Owner: Sean Carlson
Address: 1364 Cordova Cove, Germantown, Tennessee 38138

Lessee: -
Address: _____

Developer: -
Address: _____

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

Name	Business <u>or</u> Home Address
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*See language in parenthesis above.

Ms. Amy Mobley, Marketing Director w/Regency Homebuilders explained that they would be using square columns and a paint stain would be applied to the shutters. She explained that she had an email from the Hunters Run Office Park approving these changes and would forward it to the staff for their files.

After much discussion, Chairman Saunders called for a motion.

Mr. Landwehr moved to approve the paint, columns, door, windows, and light fixture modifications for the Regency Homebuilders Office at 1364 Cordova Cove, as discussed, subject to staff comments and the documents submitted with the application, seconded by Mr. Sherman.

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

MOTION PASSED

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 7:00 p.m.