

DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS

Tuesday, August 23, 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 August 23, 2016.

1. Chairman Saunders called the meeting to order at 6:00 p.m.
2. Chairman Saunders requested 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. Henry Porter; Mr. Christopher Schmidt; Mr. Steve Landwehr; and Mr. Timothy Serfess

DEVELOPMENT STAFF PRESENT:

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

3. Approval of Minutes for July 26, 2016

Mr. Landwehr moved to approve the Design Review Commission minutes of July 26, 2016, seconded by Mr. Sherman, with no further comments or discussions.

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

MOTION PASSED

4. CONSENT AGENDA

- a. Germantown Collection Shopping Center – 7850 Poplar Avenue – Request Approval of a Landscape Plan (15-542) Previously Known as Agenda Item No. 5
Blair Parker w/Blair Parker Design, LLC - Applicant/Representative
- b. Lot 1A, Forest Hill-Irene Commercial Subdivision – Resubdivision of Lot 1, 9075 forest Centre Drive – Request Preliminary and Final Site Plan Approval (16-637) Previously Known as Agenda Item No. 6
Milton C. Grant w/Grant Properties – Applicant/Representative
- c. Grant Properties, Lot 1A Forest Hill-Irene Commercial Subdivision – Resubdivision of Lot 1, 9075 Forest Centre Drive – Request Wall-Mounted Building Identification Signage Approval (16-637) Previously Known as Agenda Item No. 7
Milton C. Grant w/Grant Properties – 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.

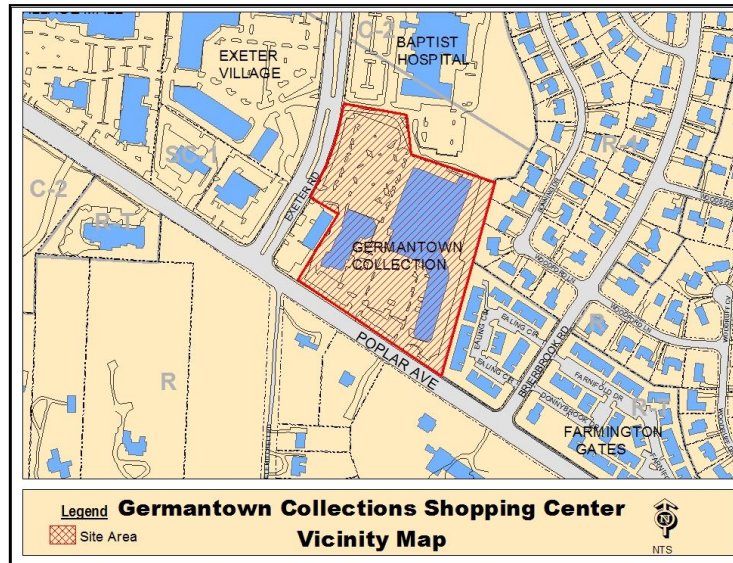
Mr. Landwehr made a motion to approve the Consent Agenda as discussed and seconded by Mr. Bruns.

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

MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

- a. Germantown Collection Shopping Center – 7850 Poplar Avenue – Request Approval of a Landscape Plan (15-542) Previously Known as Agenda Item No. 5



BACKGROUND: The Board of Mayor and Aldermen approved Contract Number 93 on August 25, 1986 for the Germantown Collection. The Board of Zoning Appeals approved a variance for the Germantown Collection shopping center to allow a reduction of the required parking spaces on May 10, 2005. A dumpster enclosure plan for the area behind building “A” was approved by the Design Review Commission (DRC) in December, 2005. In early 2011, an additional dumpster enclosure was constructed approximately 300 feet to the north of the second enclosure (without DRC approval). A revised lighting plan was approved by the DRC in November, 2011. The DRC approved two project directory signs with associated landscaping for the shopping center in 2015, one at main Poplar Avenue entrance and one at the southern Exeter Road entrance. A plan for new paint colors and exterior modifications for the two buildings perpendicular to Poplar Avenue were approved on August 25, 2015 by the DRC. The third building (former Kroger) that faces Exeter Road will be renovated as part of a site plan for CAP Germantown, which include new retail uses in the existing building and construction of a new building at the northwest corner of this shopping center. The site plan was approved by the Planning Commission in July, 2016.

DISCUSSION: The current request for DRC approval of a landscape Plan for a portion of the shopping center, exclusive the area within the boundaries of the CAP Germantown site plan. The plan also does not include the existing screening buffer on the east side of the property, between the shopping center and the existing residential uses. The plan is attached.

COMMENTS:

1. A copy of the landscape plan approved by the PC for CAP Germantown is attached to this report. Since the applicant is the Landscape Architect for both projects, staff has requested that the applicant submit a consolidated landscape plan of both areas to provide a clear picture of the landscaping for the entire shopping center as a cohesive project.

2. The landscape plan was submitted to Paul Bruns, DRC, for review and recommendation. His comments are as follows:

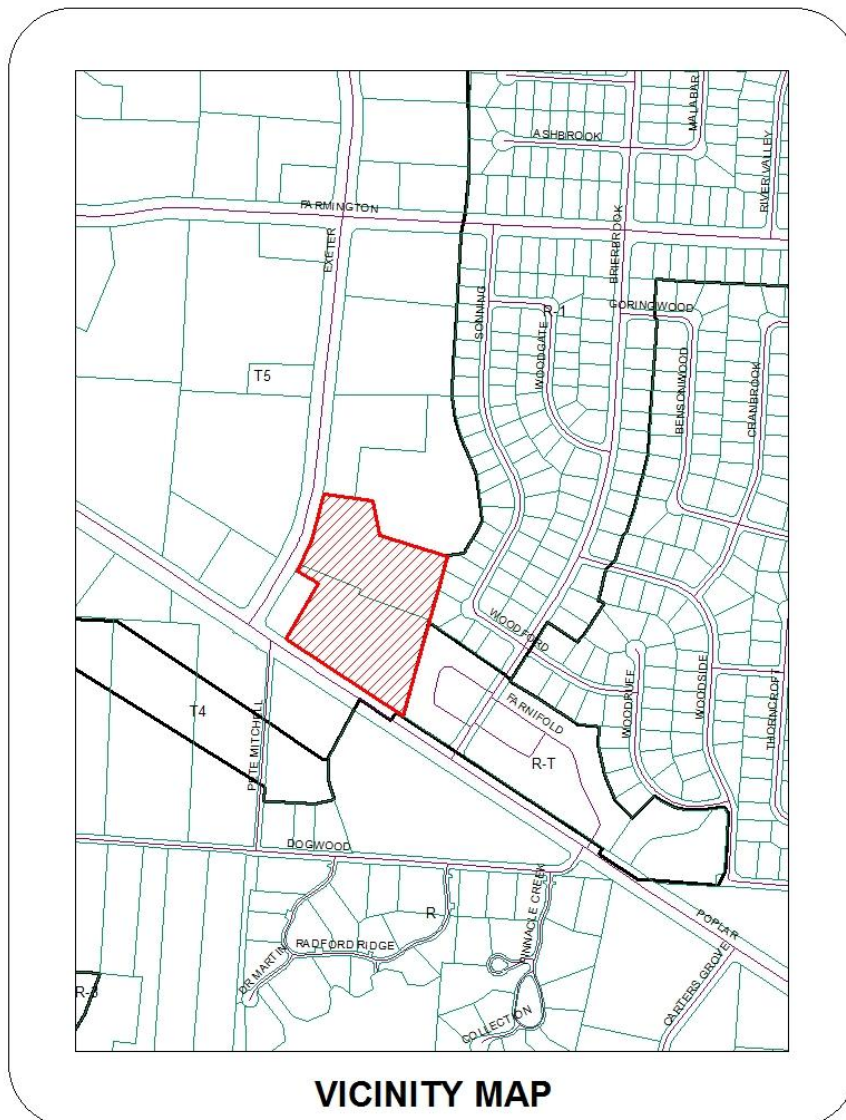
Overall, great varieties and much needed improvement.

I would classify these plantings as “more detailed” and “semi-high maintenance” for a commercial setting. While I think the presentation of the plants will be phenomenal, I would like it to remain that way through the life of the center. I want to make sure the needs of this plan are respected and the long-term maintenance is handled appropriately.

I am concerned about the street trees. Oaks and power lines. I would like to suggest a comprehensive street tree planting along Poplar. This includes the trees slotted to remain, 2 pines and 2 crabapples. With such nice frontage, can a consistent variety be planted all the way down Poplar that will not interfere with the property lines? Even 2 different medium sized varieties.

3. The proposed landscape plan is to be implemented in phases beginning with the Poplar Avenue streetscape. It is recommended that a phasing plan be submitted to staff that reflects this proposal prior to DRC approval.

PROPOSED MOTION: To approve a landscape plan for Germantown Collection Shopping Center, located at 7850 Poplar Avenue, 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 _____

Project Name: Germantown Collection

Project Address: 7850 Poplar Avenue Germantown, TN

Previous Tenant: N/A

Applicant's Name: Blair Parker

Mailing Address: 5159 Wheelis Drive Memphis, TN 38117

Email Address: blairp@blairparkerdesign.com Telephone: 901-767-6555

Owner's Name: Germantown Collection Property, LLC.

Mailing Address: C/O Bayer Properties 2222 Arlington Avenue, Birmingham, AL 35205

Email Address: jwood@bayerproperties.com Telephone: 205-939-3111

Developer's Name: N/A

Mailing Address: _____

Email Address: _____ Telephone: _____

Lessee's Name: None

Mailing Address: _____

Email Address: _____ Telephone: _____

DRC Project Review Application

Page 2

Zoning District where project is to be located: T5 - Urban Center

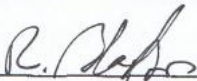
Describe project item(s) to be reviewed: (please attach additional sheets or letter of description if needed)

Blair Parker
Print Name of Applicant

Germantown Collection Properties, LLC.
Print Name of Owner

Print Name of Developer

Print Name of Lessee


Signature of Applicant
Joy R. Wood as Manager for Owner
Signature of Owner

Signature of Developer

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: Germantown Collection Property, LLC.
Address: C/O Bayer Properties 2222 Arlington Avenue, Birmingham, AL 35205

Lessee: _____
Address: _____

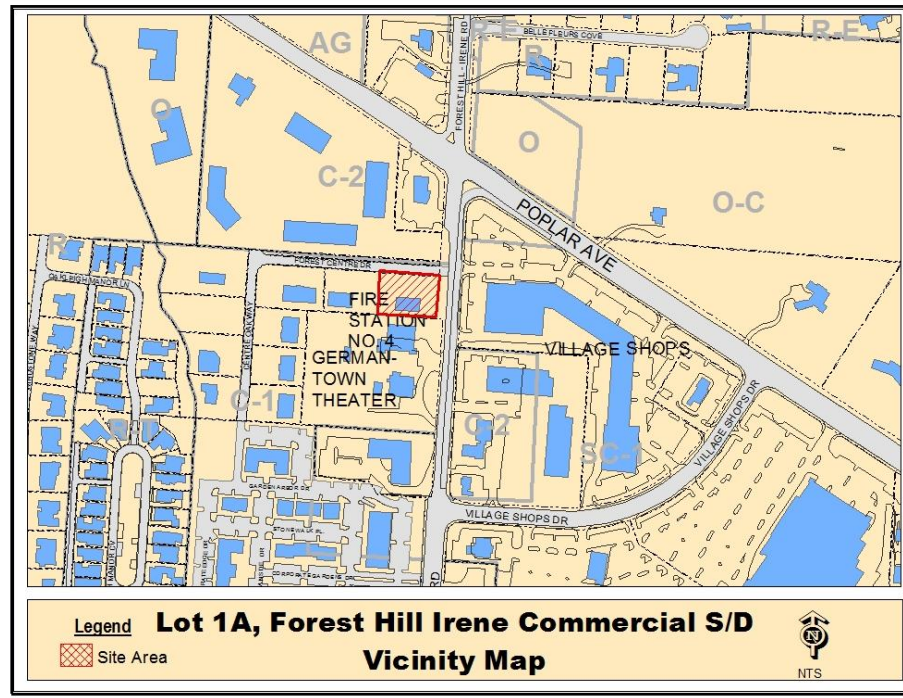
Developer: _____
Address: _____

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

Name	Business or Home Address
<u>Rafael Romero</u> Codina Partners _____	<u>135 San Lorenzo, Suite 750, Coral Gables, FL 33146</u> _____
<u>Mark Ibanez</u> Wicker Park Capital Management, LLC _____	<u>1960 N. Lincoln Park West, Suite 3104, Chicago, IL 60614</u> _____
<u>General Counsel</u> Bayer Properties _____	<u>2222 Arlington Avenue, Birmingham, AL 35205</u> _____

*See language in parenthesis above.

- b. Lot 1A, Forest Hill-Irene Commercial Subdivision – Resubdivision of Lot 1, 9075 Forest Centre Drive – Request Preliminary and Final Site Plan Approval (16-637) Previously Known as Agenda Item No. 6



BACKGROUND: On September 7, 2004, the PC granted Final Plat approval for Forest Hill-Irene Commercial Subdivision. On September 28, 2004, the Design Review Commission (DRC) granted Landscape and Lighting Plan approval to the full Forest Hill-Irene Commercial Subdivision. On October 11, 2004, the Board of Mayor and Aldermen approved Subdivision Development Contract No. 458 for the subdivision. On July 1, 2008, the Planning Commission granted Preliminary and Final Plat Approval to Resubdivide Lot 1 of the Forest Hill-Irene Commercial Subdivision. On August 2, 2016, the Planning Commission granted approval of a preliminary and final site plan for Lot 1A, Forest Hill-Irene Commercial Subdivision, Resubdivision of Lot 1.

DISCUSSION: The current request is to approve a preliminary and final site plan for a new office building with associated parking on Lot 1A. The interior street is a private street (31' R.O.W.) with shared access to the north (Stonecreek Center), and Corporate Gardens to the south. The main access to the site is from Forest Hill-Irene Road with secondary access through Corporate Gardens and Stone Creek. The landscape area along Forest Hill-Irene Road is thirty-five feet wide and twenty feet wide along the internal street. There is a landscape easement that was built with the initial subdivision located along the Forest Hill Irene frontage of this site.

TOTAL SITE AREA	0.68 ac.
BUILDING SQUARE FOOTAGE	4,959 sq. ft.
BUILDING HEIGHT	26' ft.
NUMBER OF PARKING SPACES	
Parking Provided	25
Parking Minimum Required	25

*See Data Table on Site Plan

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

DESIGN REVIEW COMMISSION CHECKLIST:

1. *Site Layout:* 4,959 sq. ft. Single storey building to be located on a corner lot with the primary entrance to the building facing Forest Centre Drive; new associate parking to the north and west of the new building as shown on the site plan.
2. *Building Elevations:* Building materials consist of brick veneer (two colors), stone (Centerion ledgestone) for building trim and front porch columns, eifs on dormer and tower, and 30-year architectural roof shingles; storefront to be clear anodized; and wood trim, fascia, and corbels. Material samples along with color renderings of the building have been provided by the applicant.
3. *Street Improvements and Curb Cuts:* Street improvements include a 5' concrete sidewalk and a 26 foot wide driveway entrance apron from Forest Center Drive.
4. *Parking Lots:* 25 surface parking spaces to be provided as required by the Zoning Ordinance (1 off-street parking space per 200 sq. ft. of gross floor area).
5. *Exterior Lighting:* No specific parking lot lighting fixtures, however, one decorated street lamp light consisting of a LED fixture mounted on 14 foot-tall pole (style and color to match existing street lights on Forest Centre Drive). Other exterior building light fixtures: 7 LED wall-packs with cut-off shields with bronze finish) and 4 recessed Led downlight for canopy at building entrances.

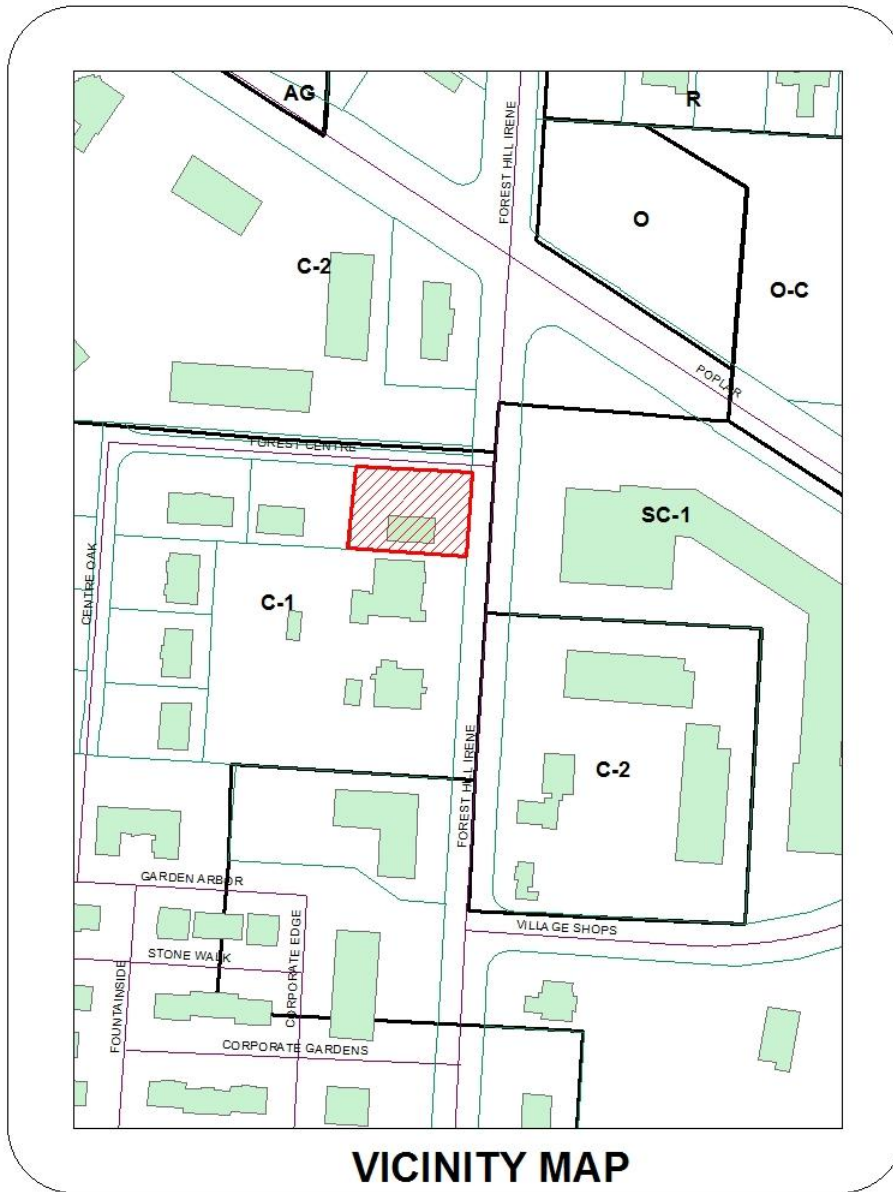
Photometric analysis: Perimeter lighting requirements per the DRC Design Manual states that “lighting levels for commercial properties shall not exceed one footcandle of illumination at the property line and shall not exceed 0.50 footcandle of illumination 10 feet beyond the property line”. The photometric plan submitted complies with this requirement, except where the new decorated street lamp will be installed on Forest Centre Drive.

6. *Garbage Collection Area:* The site plan provides for a maximum 6 foot high brick fence garbage cart enclosure to be located on the west side of the building near the southern section of the parking area. (See plans for details)
7. *Vents:* To be located on the roof on the south side of building and to be painted to match the roof shingles.
8. *Gas, Electric and Water:* Water meter is in the grass area near drive entrance as requested by the City Public Works. Gas and electric meters to be located within trash enclosure area.
9. *Mechanical Units:* Located within brick fence enclosure area along the west and east sides of building. (See plans for details)
10. *Emergency Generators:* None proposed.
11. *Landscaping:* A landscaping plan for the site is attached. There is a 35 foot wide landscape screen along the Forest Hill Irene frontage of this site that was approved as a condition of the original subdivision of this lot in 2008.
12. *Mailboxes:* Mailbox is located on the north wall near the front door.
13. *Signs:* Signs submitted by a separate application for approved by the DRC. It is item #7 on the August 23, 2016 agenda

STAFF COMMENTS:

1. The Planning Commission's approval of the preliminary and final site plan include the following requirement: The existing 35' landscape area along FHI should be left as is. The east side of the lot cannot be graded and save the existing landscaping. The applicant has agreed to replant the same type and size of plant materials that is removed or harmed in the 35 foot wide landscape area along the east line of the project. A note to this effect must be placed on the final site plan and construction plans.
2. The applicant has agreed to replace a "SB" lighting fixture on the east side of the building to a "SD" lighting fixture as recommended by the DRC.
3. If approved, the project shall proceed to the Board of Mayor and Aldermen for development contract approval with the City of Germantown.
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.

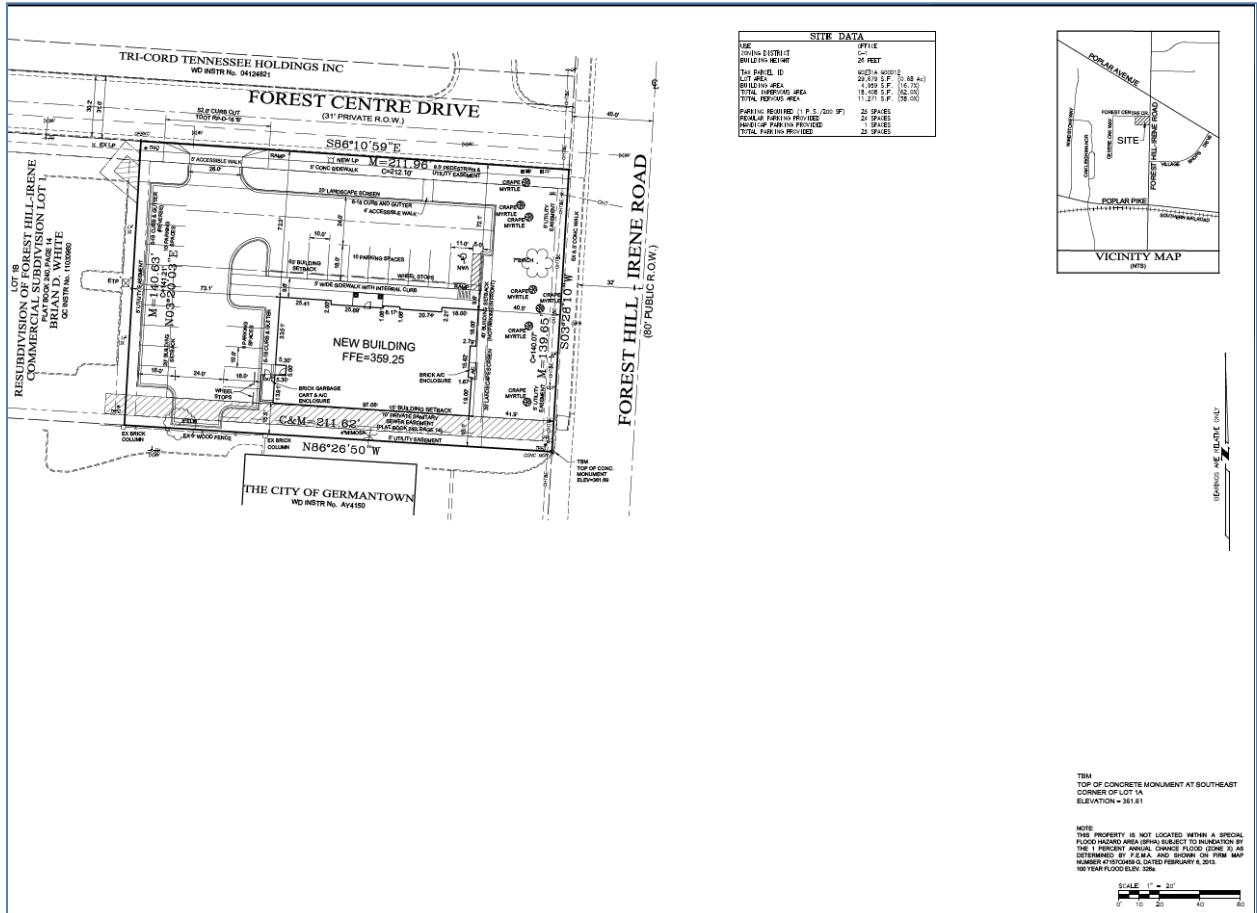
PROPOSED MOTION: To approve a preliminary and final site plan for a new office building to be located at 9075 Forest Centre Drive, subject to the Board's discussion, staff comments and the documents submitted with the application.



AERIAL



SITE PLAN





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 _____

Project Name: Forest Hill Commercial Subdivision

Project Address: Lot 1A 9075 Forest Centre Dr, Germantown, TN 38139

Previous Tenant: N/A

Applicant's Name: Grant Properties LLC

Mailing Address: 1655 International Dr. Suite 101, Memphis, TN 38120

Email Address: mgrant@granthomes.com Telephone: (901) 683-4422

Owner's Name: Tri-Cord - Holdings Tennessee LLC

Mailing Address: PO Box 895, Collierville, TN 38027

Email Address: gearwood21@comcast.net Telephone: (901) 832-6147

Developer's Name: Grant Properties LLC

Mailing Address: 1655 International Dr. Suite 101, Memphis, TN 38120

Email Address: mgrant@granthomes.com Telephone: (901) 683-4422

Lessee's Name: N/A

Mailing Address: _____

Email Address: _____ Telephone: _____

DRC Project Review Application

Page 2

Zoning District where project is to be located: Commercial

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

Exterior Design of Single Story Commercial Building to be constructed and Attached Signage and Landscaping.

Grant Properties LLC - by: Milton C. Grant

Print Name of Applicant


Signature of Applicant

John Earwood

Print Name of Owner


Signature of Owner

Milton C. Grant

Print Name of Developer


Signature of Developer

N/A

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.

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:

- I. **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: Tri-Cord Holdings -Tennessee LLC
 Address: 36468 Emerald Coast Parkway, Suite 2201

Lessee: N/A
 Address: _____

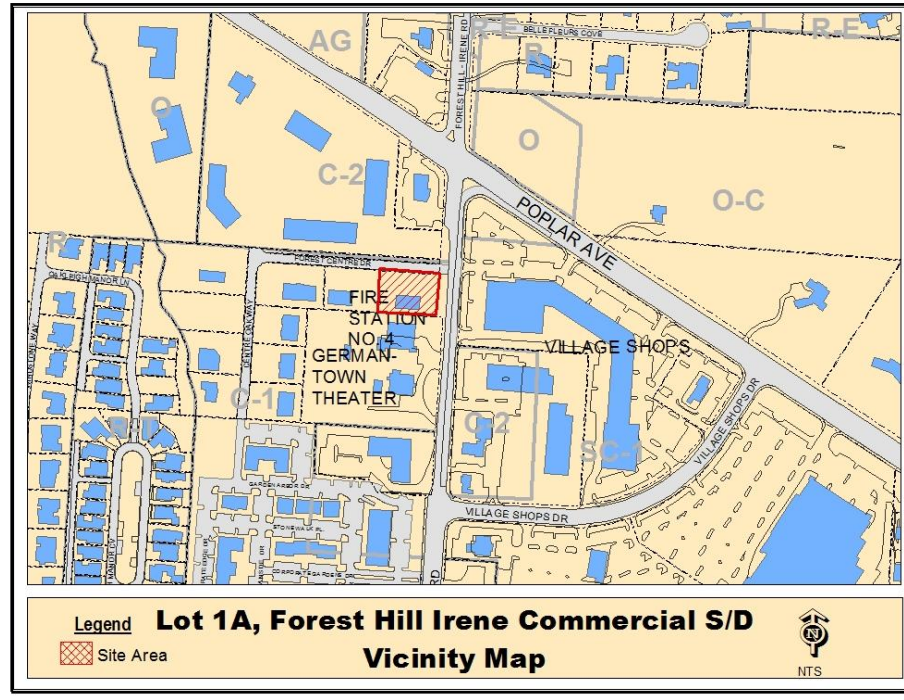
Developer: Grant Properties LLC
 Address: 1655 International Dr., Suite 101, Memphis, TN 39120

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

Name	Business or Home Address
<u>Davago "Buddy" Runnels</u>	<u>36468 Emerald Coast Parkway, Suite 2201</u>
<u>Bonnie Runnels</u>	<u>" " " " "</u>
<u>Scott Runnels</u>	<u>" " " " "</u>
<u>Trey Runnels</u>	<u>" " " " "</u>
<u>Shannon Thomas</u>	<u>" " " " "</u>
<u>John R. Earwood, TN Partner,</u>	<u>10442 Kensington Cir. Collierville, TN 38017</u>

*See language in parenthesis above.


- c. Grant Properties – Lot 1A Forest Hill-Irene Commercial Subdivision – Resubdivision of Lot 1, 9075 Forest Centre Drive – Request Wall-Mounted Building Identification Signage Approval (16-637) Previously Known as Agenda Item No. 7




BACKGROUND: On September 7, 2004, the PC granted Final Plat approval for Forest Hill-Irene Commercial Subdivision. On September 28, 2004, the Design Review Commission (DRC) granted Landscape and Lighting Plan approval to the full Forest Hill-Irene Commercial Subdivision. On October 11, 2004, the Board of Mayor and Aldermen approved Subdivision Development Contract No. 458 for the subdivision. On July 1, 2008, the Planning Commission granted Preliminary and Final Plat Approval to Resubdivide Lot 1 of the Forest Hill-Irene Commercial Subdivision. On August 2, 2016, the Planning Commission granted approval of a preliminary and final site plan for Lot 1A, Forest Hill-Irene Commercial Subdivision, Resubdivision of Lot 1.

DISCUSSION: The applicant is requesting approval of two wall-mounted building identification signs for a new office building at the southwest corner of Forest Hill-Irene Road and Forest Centre Drive. The specifics of the request are as follows:

SIGN 1: Wall-Mounted Building Identification

Location & Height:	One sign to be mounted on the wall of the eastern building elevation, facing Forest Hill Irene.
Total Sign Area:	21.96 sq. ft.
Content/Logo:	
Colors & Materials:	Color: Letters = Pintone 2945C Background = Smooth Stone Veneer Materials: Letters = Aluminum (Reverse Channel)
Font:	Optima & Helvetica
Letter Size:	Varies 7" to 18" in height
Mounting Structure:	Blind stud mounting to fascia
Lighting:	White 10 watts LED, Halo

SIGN 2: Wall-Mounted Building Identification

Location & Height:	One sign to be mounted on the wall of the northern building elevation, where the public entrance faces the parking lot along Forest Centre Drive.	
Total Sign Area:	19.45 sq. ft.	
Content/Logo:		
Colors & Materials:	Color: Letters = Pintone 2945C Logo = Pintone 2945C & White Background = Sandstone Materials: Letters = Aluminum (Reverse Channel) Background = Smooth Stone Veneer Logo = Aluminum	
Logo	4.1 sq. ft. (27" x 22")	
Font:	Optima & Helvetica	
Letter Size:	Varies 7" to 18" in height	
Mounting Structure:	Stud mounting to fascia	
Lighting:	White 10 watts LED, Halo	

STAFF COMMENTS:

1. Signage for this business is regulated by the C-1 sign regulations of the Zoning Ordinance.
2. The new office building will have 211.96 feet of frontage on Forest Centre Drive (based on the lineal footage of the building wall with a public entrance), resulting in a maximum allowable sign area of 75 square feet. The request is for two proposed wall-mounted signs with logo; one on each building façade, that faces an adjacent street. The wall sign facing Forest Centre Drive will be 19.45 sq. ft. and the other facing Forest Hill Irene will be 21.96 sq. ft. with a logo.
3. The requested sign area of the two combined wall signs is 41.40 sq. ft., which is less than the total allowable sign area for this project.
4. The requested logo area (4.1 sq. ft.) is 10 percent of total sign area, which conforms to the Sign Ordinance.
5. If approved, the applicant must obtain a permit from the Memphis/Shelby County Office of Code Enforcement prior to installing the signs.

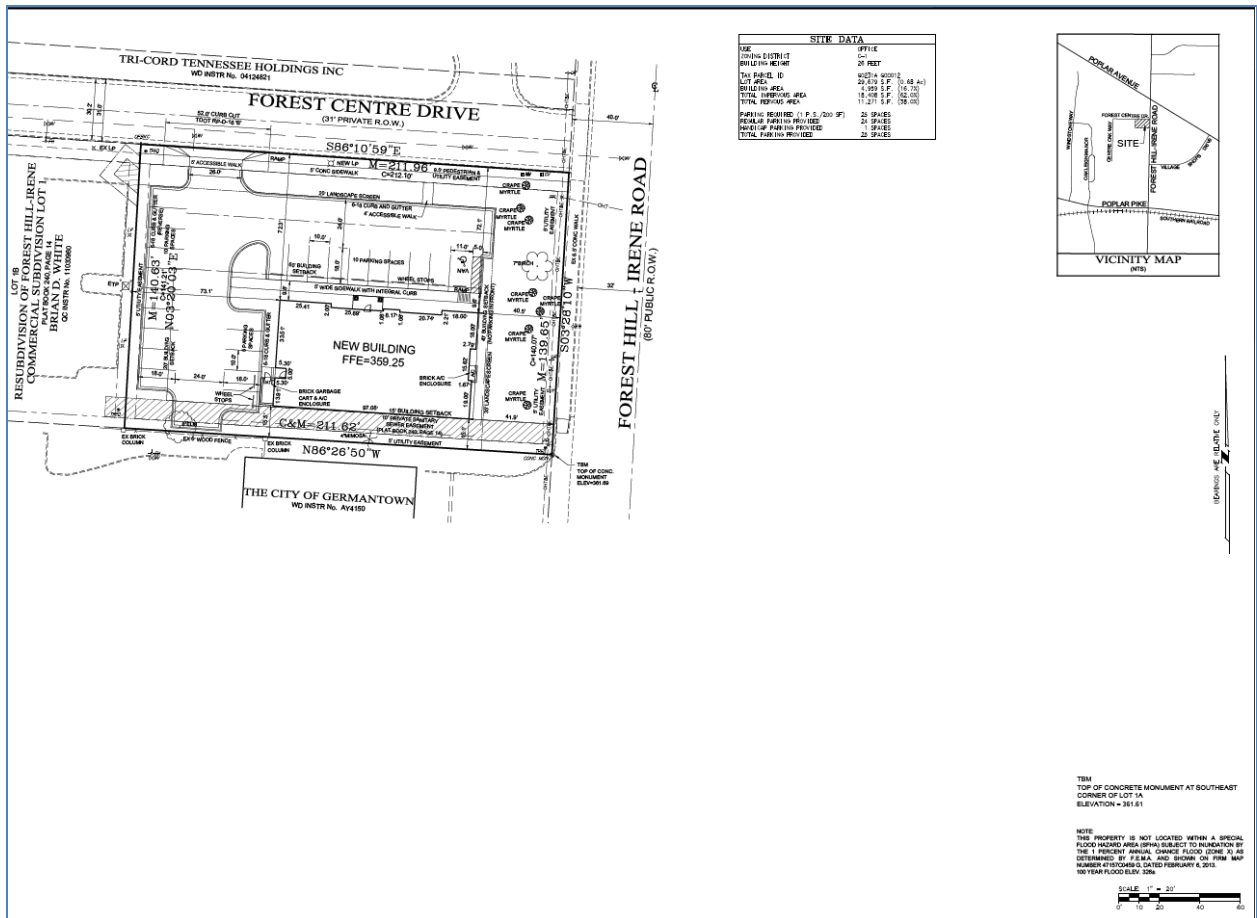
PROPOSED MOTION: To approve two wall-mounted building identification sign for Grant Properties, located at 9075 Forest Centre Drive, subject to the Board's discussion, staff comments and the documents submitted with the application.



AERIAL



SITE PLAN

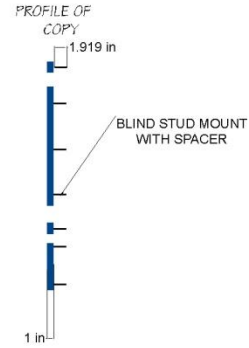


TOTAL OF 41.4 SQUARE FEET

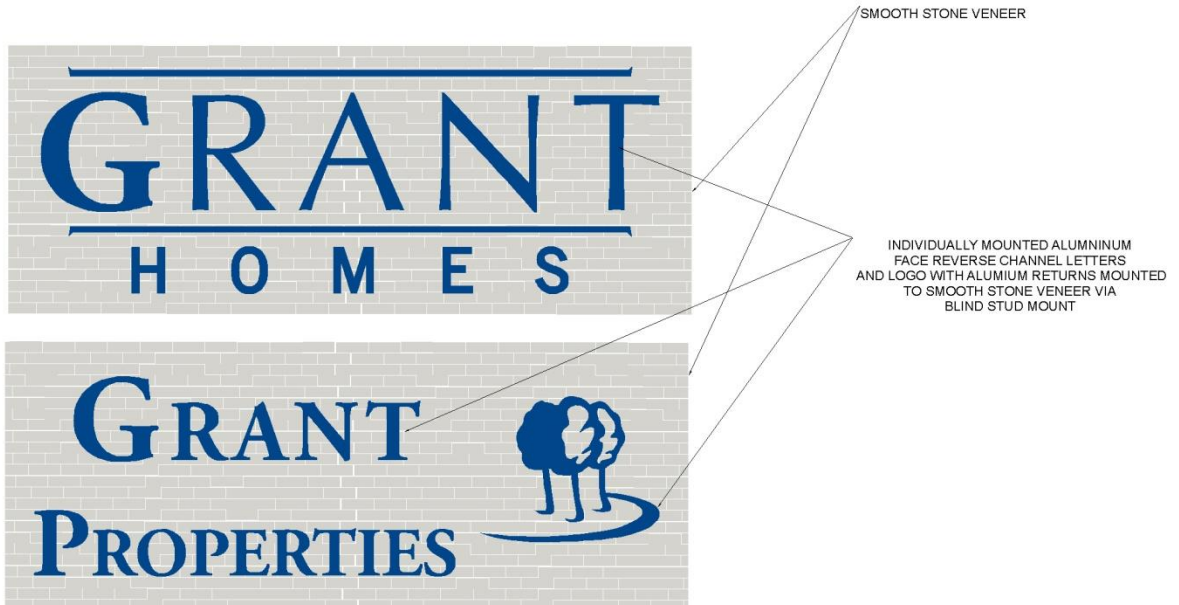
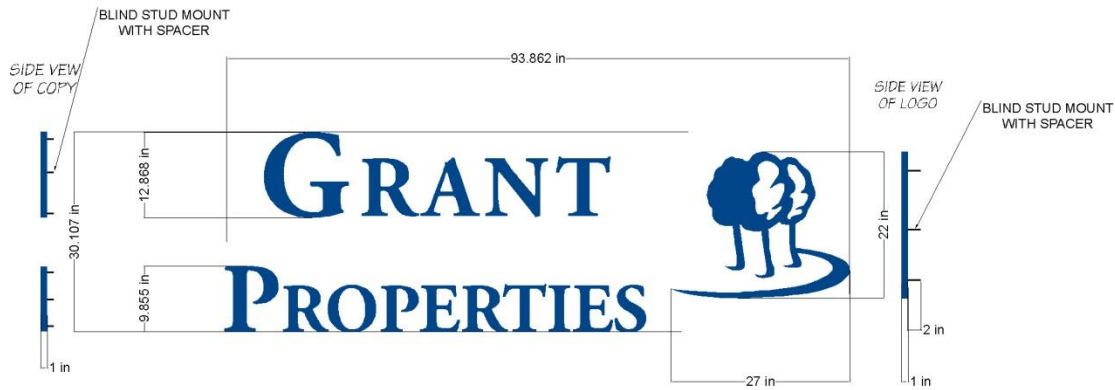
COPY/LOGO TO BE ALUMINUM FACES WITH ALUMINUM RETURNS INDIVIDUALLY MOUNTED VIA BLIND STUD MOUNT TO SMOOTH STONE VENEER.

LED ILLUMINATION TO PULL 10 WATTS

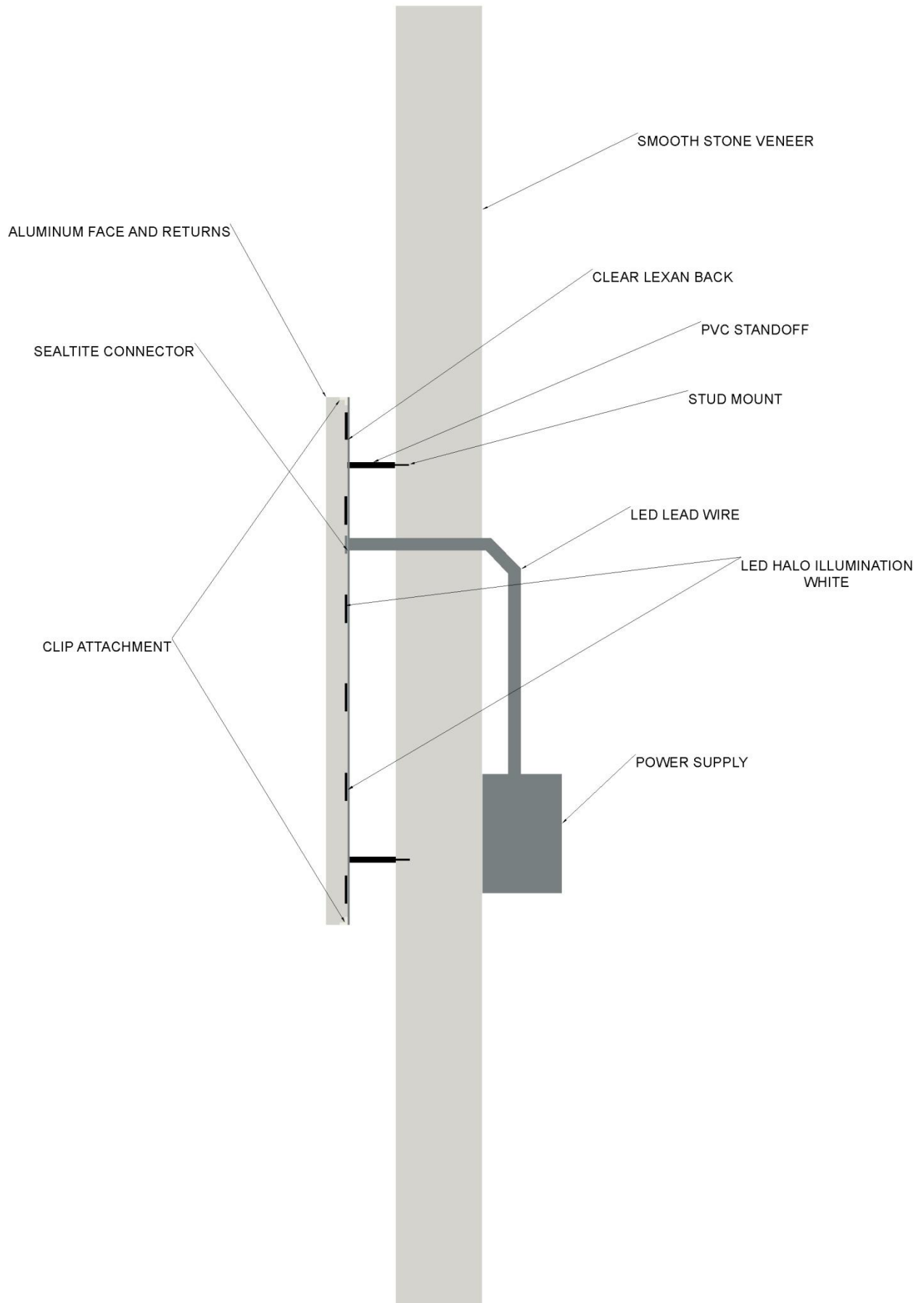
21.96 SQUARE FEET



19.45 SQUARE FEET



SIDE VIEW





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 APPLICATION FOR PERMANENT SIGN

ORIG

Action Requested (Please circle one): Administrative Sign Approval / Design Review Commission Approval
If request is for administrative sign approval does this sign meet every criteria included in the sign policy for this location? Yes: ___ No: ___ If no, explain: _____

- *****
1. Sign Owner: Milton C. Grant Phone No: 901-683-4422
 2. Sign Owner's Address: 1655 International Dr, 38120 Email Address: mgrant@granthomes.com
 3. Sign Location Address and Name of Shopping Center: 9075 Forest Centre Drive
Forest Hill Commercial Subdivision Lot 1A
 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: 139.5 feet.
 9. Size of Sign: Width: 7 feet 4 inches; Height: 2 feet 10 inches
TOTAL AREA OF SIGN IN SQUARE FEET: _____
 10. Height of sign at its highest point above the surrounding grade: _____ feet _____ inches.
 11. Size of Letters: 1) Height 18" Width 16" Font: Optima
2) Height 7" Width 5" Font: Helvetica
3) Height _____ Width _____ Font: _____
 12. Colors: Letters: Pintone 2945C **SUBMIT COLOR SAMPLES**
Background: _____ **SUBMIT COLOR SAMPLES**
 13. Orientation of Sign to the Street: Parallel ; Perpendicular _____; Angled _____
 14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
86 Feet 11 Inches Name of Street: Forest Hill-Irene
40 Feet 5 Inches Name of Street: Forest Centre Drive
 15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
86 Feet 11 Inches Name of Street: Forest Hill-Irene
40 Feet 5 Inches Name of Street: Forest Centre Drive
 16. Sign Content (words, letters, logos): Grant Homes
 17. Size of logo: Horizontal _____ feet _____ inches; Vertical _____ feet _____ inches.
 18. Sign Materials: Letters Metal; Sign Face _____
Mounting Structure (type and materials): Stud mounted to fascia
 19. Sign Illumination, if applicable (type, location and wattage):
LED illumination interior of channel letters
 20. Sign Landscaping, if applicable landscape plan shall be submitted
 21. Additional Comments: _____



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 APPLICATION FOR PERMANENT SIGN

DR-3

Action Requested (Please circle one): Administrative Sign Approval / Design Review Commission Approval
If request is for administrative sign approval does this sign meet every criteria included in the sign policy for this location? Yes: ___ No: ___ If no, explain: _____

- Sign Owner: Milton C. Grant Phone No: 901-683-4422
- Sign Owner's Address: 1655 International Dr, 38120 Email Address: mgrant@granthomes.com
- Sign Location Address and Name of Shopping Center: 9075 Forest Centre Drive
Forest Hill Commercial Subdivision Lot 1A
- Zoning District: Commercial ; Residential _____; Old Germantown _____; Office _____
- Sign will be mounted on: Wall ; Ground _____
- Type Sign: Tenant Identification _____ Project Identification _____
 Building Identification _____ Traffic Directional _____
 Exterior Directory _____ Subdivision Identification _____
 Service Station Sign _____ Other (If other, explain on separate page) _____
- Number of Sign Faces: One ; Two _____
- Linear feet of building frontage occupied by business where sign will be located: 211.96 feet.
- Size of Sign: Width: 7 feet 4 inches; Height: 2 feet 10 inches
TOTAL AREA OF SIGN IN SQUARE FEET: _____
- Height of sign at its highest point above the surrounding grade: _____ feet _____ inches.
- Size of Letters: 1) Height 18" Width 16" Font: Optima
2) Height 7" Width 5" Font: Helvetica
3) Height _____ Width _____ Font: _____
- Colors: Letters: Pintone 2945C **SUBMIT COLOR SAMPLES**
Background: _____ **SUBMIT COLOR SAMPLES**
- Orientation of Sign to the Street: Parallel ; Perpendicular _____; Angled _____
- Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
81 Feet 7 Inches Name of Street: Forest Centre Drive
45 Feet 6 Inches Name of Street: Forest Hill-Irene
- Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
81 Feet 7 Inches Name of Street: Forest Centre Drive
45 Feet 6 Inches Name of Street: Forest Hill-Irene
- Sign Content (words, letters, logos): Grant Properties & logo
- Size of logo: Horizontal _____ feet 40.5 inches; Vertical _____ feet 30 inches.
- Sign Materials: Letters Metal ; Sign Face _____
Mounting Structure (type and materials): Stud mounted to fascia
- Sign Illumination, if applicable (type, location and wattage): _____
LED illumination interior of channel letters
- Sign Landscaping, if applicable landscape plan shall be submitted
- Additional Comments: _____

Name of Applicant (please print) Milton C. Grant
Address: 1655 International Drive, Suite 101, Memphis, TN 38120
Phone No: 901-683-4422 Email Address: mgrant@granthomes.com
Applicant Signature: Milton C. Grant

Name of Owner (please print) Tri-Cord Tennessee Holdings
Address: P.O. Box 895, Collierville, TN 38027
Phone No: 901-832-6147 Email Address: jearwood21@comcast.net
Owner Signature: _____

Name of Developer (please print) Grant Properties LLC
Address: 1655 International Drive, Suite 101, Memphis, TN 38120
Phone No: 901-683-4422 Email Address: mgrant@granthomes.com
Developer Signature: Milton C. Grant

Name of Sign Erecting Company Chickasaw
Address: 6716 Whitten Place, Memphis, TN 38133
Phone No: 901-386-1919 Email Address: gtaylor@chickasawsigns.com

***ALL APPLICATIONS MUST BE SUBMITTED IN PERSON AND THE SUBMITTER MUST RECEIVE
A RECEIPT FROM STAFF**

.....
Please Note: Following approval of your sign application from the City of
Germantown, a sign permit must be obtained from Shelby County Construction
Code Enforcement for the installation of the approved sign(s) on the subject
property. SCCCE may be contacted at 901-222-8374.

.....

FOR APPROVING AUTHORITY ONLY

- APPROVED COMMENTS:

- DISAPPROVED

Date Signature Title

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: Tri-Cord Holdings -Tennessee LLC
 Address: 36468 Emerald Coast Parkway, Suite 2201

Lessee: N/A
 Address: _____

Developer: Grant Properties LLC
 Address: 1655 International Dr., Suite 101, Memphis, TN 39120

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

Name	Business or Home Address
<u>Davage "Buddy" Runnels</u>	<u>36468 Emerald Coast Parkway, Suite 2201</u>
<u>Bonnie Runnels</u>	<u>" " " " "</u>
<u>Scott Runnels</u>	<u>" " " " "</u>
<u>Trey Runnels</u>	<u>" " " " "</u>
<u>Shannon Thomas</u>	<u>" " " " "</u>
<u>John R. Earwood, TN Partner,</u>	<u>10442 Kensington Cir, Collierville, TN 38017</u>

*See language in parenthesis above.

Last Revision Date: 6/2015

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:06 p.m.