

DESIGN REVIEW COMMISSION  
MUNICIPAL CENTER COUNCIL CHAMBERS  
Tuesday, January 24, 2017  
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 January 24, 2017.

1. Chairman Bruns called the meeting to order at 6:01 p.m.
2. Chairman Bruns requested the roll call. Ms. Regina Gibson called the roll of the Commission and established a quorum:

COMMISSIONERS PRESENT:

Mr. Paul Bruns, Chairman; Mr. Ralph Smith; Mr. Steve Landwehr; Ms. Burrow; Alderman Barzizza; Mr. Christopher Schmidt; Mr. Greg Hurley; and Mr. Neeraj Kumar

DEVELOPMENT STAFF PRESENT:

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

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3. Election of Vice Chairman and Secretary

- a. Chairman Bruns called for a motion to elect a Vice Chairman. Mr. Landwehr made a motion to nominate Mr. Schmidt and seconded by Mr. Smith, with no further comments or discussion.

ROLL CALL: Mr. Smith – Yes; Ms. Burrow – Yes; Mr. Hurley – Yes; Alderman Barzizza – Yes; Mr. Kumar – Yes; Mr. Landwehr - Yes; Chairman Bruns – Yes

- b. Chairman Bruns called for a motion to elect a Secretary. Mr. Schmidt made a motion to nominate Mr. Landwehr and seconded by Mr. Smith with no further comments or discussion.

ROLL CALL: Ms. Burrow – Yes; Mr. Smith – Yes; Mr. Hurley – Yes; Mr. Kumar – Yes; Alderman Barzizza – Yes; Mr. Schmidt – Yes; Chairman Bruns - Yes

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4. Approval of Minutes for December 20, 2016

Mr. Smith moved to approve the Design Review Commission minutes of December 20, 2016, and asked the staff to check the recording again from this meeting to verify who seconded the motion for the last item on the agenda, seconded by Mr. Landwehr, with no further comments or discussions. (As requested, staff has verified that the minutes were correct as presented at the meeting.)

ROLL CALL: Mr. Kumar – Abstain; Mr. Landwehr – Yes; Mr. Smith – Yes; Ms. Burrow – Abstain; Alderman Barzizza – Abstain; Mr. Hurley – Abstain; Mr. Schmidt – Yes; Chairman Bruns – Yes.

MOTION PASSED

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5. CONSENT AGENDA

- a. CAP Germantown – 2130 Exeter Road (Germantown Collection Shopping Center) – Request Approval of Modifications to an Existing Commercial Building – Updated Parking and Landscaping Plan (Case No. 15-536).  
Blair Parker, PLA w/Blair Parker Design - Agent/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 Ms. Burrow.

ROLL CALL: Mr. Landwehr – Yes; Mr. Kumar – Yes; Mr. Smith – Yes; Ms. Burrow – Yes; Alderman Barzizza – Yes; Mr. Hurley – Yes; Mr. Schmidt – Yes; Chairman Bruns - Yes

MOTION PASSED

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

- a. CAP Germantown – 2130 Exeter Road (Germantown Collection Shopping Center) – Request Approval of Modifications to an Existing Commercial Building – Updated Parking and Landscaping Plan (Case No. 15-536).

**INTRODUCTION:**

Case Number: 15-536

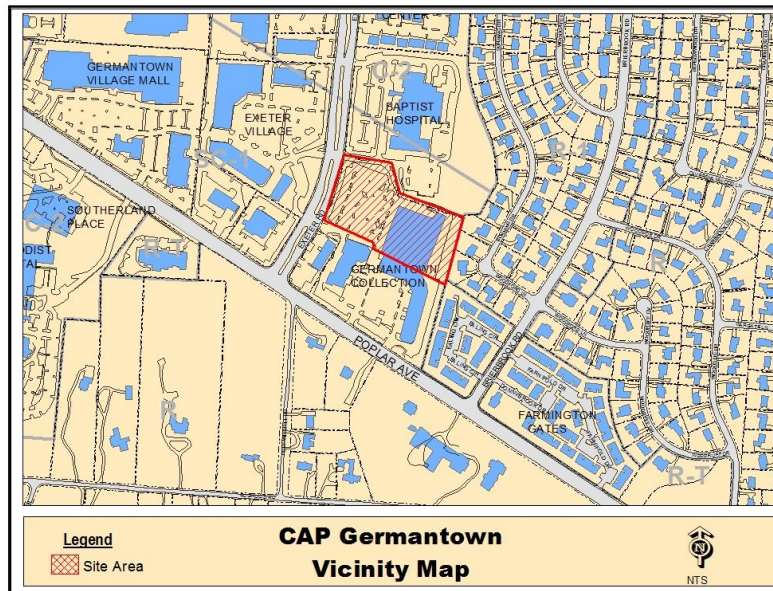
Location: Germantown Collection Shopping Center, 2130 Exeter Road

Applicant: CAP Germantown, LLC

Representative Name: Blair Parker w/Blair Parker Design, LLC

Current Zoning District: “T5” Urban Center District (utilizing the pre-existing SC-1 district regulations)

Description of Request: Approval of Building Modifications, Updated Parking and Landscaping Plans  
\*Refer to the Disclosure Form attached for more information



**BACKGROUND:** This site is part of a larger development that was originally approved by the Planning Commission as Parcel 1 of the Phase 2, First Addition, Farmington Shopping Center Final Plan in 1986. The name of the overall shopping center has been changed to Germantown Collection. The Board of Mayor and Aldermen approved Contract Number 93 on August 25, 1986 for the Germantown Collection. On August 18, 2015, the Planning Commission granted preliminary and final site plan approval to CAP Germantown for the redevelopment of this site utilizing the T-5 district regulations. The approval included the creation of a new outparcel for construction of a new building at the Exeter Road frontage and revitalization of the existing vacant building (Kroger). On July 20, 2016, the PC granted approval of a revised preliminary and final site plan for this project, that included renovations to the existing Kroger Store to reduce the size of the building footprint from 61,332 square feet to 46,530 square feet of usable space and a modification of the loading dock to move it from the north side of the building to the east side.

On January 3, 2017, the Planning Commission approved the current site plan that proposes the following in accordance with the SC-1 District regulations (the zoning under which the overall site was originally developed in 1986): to reduce the size of the building footprint from 61,332 square feet to 60,313 square feet of usable space; renovate the existing building to include façade improvements to remove the existing sidewalk and vestibule of the vacated Kroger storefront, as well as a rebuild to match the architectural elevation of the future out building and recent remodel to the existing shopping center; and to split the building into seven separate bays to function as separate retail shops. The previous request to move the location of the loading dock from the north side of the building to the east side has been modified, and the request is now to leave the dock where it is currently located for use by the new tenant, with no changes proposed for the existing 60 foot landscape buffer to the east that includes a masonry wall. The PC also granted an exception to allow a reduction in the number of existing parking spaces from 250 to 247 to assist in resolving storm drainage concerns on the site.

**DISCUSSION:** The proposed site plan approval request is the same as presented to the Planning Commission on January 3, 2017.

TOTAL SITE AREA	5.3 ac.
BUILDING SQUARE FOOTAGE	60,313 sq. ft. footprint
BUILDING HEIGHT	35'
Maximum building height	35'
NUMBER OF PARKING SPACES	
Parking Provided (Exception approved by PC)	247
Parking Existing	250
Parking Required (SC-1=1 space/200 bldg sq. ft.)	302
LOT COVERAGE (Phase 1 only)	26.1% (23.6% for combined Phase 1 & Phase 2 of the Germantown Collection Shopping Center, previously known as Farmington Shopping Center)
Minimum Lot Coverage	25%

**DESIGN REVIEW COMMISSION CHECKLIST:**

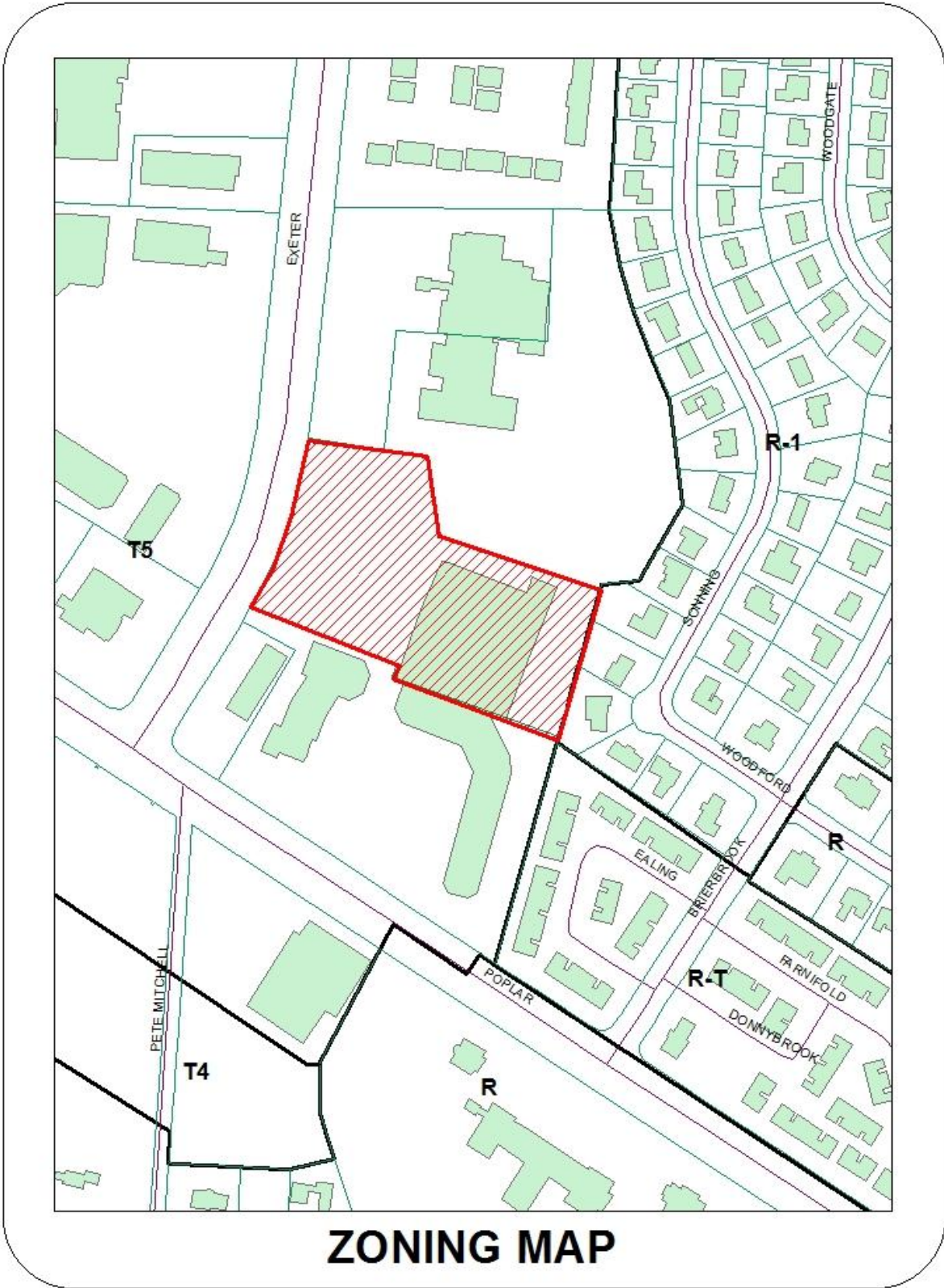
1. *Site Layout:* An existing, single story, vacant building with the parking lot facing the Exeter Road frontage.
2. *Building Elevations:* The newly proposed façade changes will also be consistent with the August 25, 2016 DRC approved changes for the overall Germantown Collection Shopping Center. See page 5 of this report for a breakdown on materials. Additionally, see attached plans for colors and material descriptions. (The applicant has also provide a material and color board for this project).

3. *Street Improvements and Curb Cuts*: No change proposed.
4. *Parking Lots*: 247 spaces, including 5 handicap space. Due to the need for improvements to the storm drainage facility, on January 3, 2017, the Planning Commission granted an exception to allow a reduction in the number of existing parking spaces from 250 to 247.
5. *Impervious/Pervious Area Percentage*: 81%/19%.
6. *Exterior Lighting*: Existing, no changes proposed. Existing light poles to be repainted to refresh their appearance.
7. *Garbage Collection Area*: Dumpster enclosure is located to the north side of the building and loading dock (existing location used by the previous Kroger). No change proposed.
8. *Vents*: To remain in existing location on the east side building.
9. *Gas, Electric and Water*: Electrical meters to be located on the west side of building with the existing gas and water meters to remain on the east side of building as shown on the utility plans.
10. *Mechanical Units*: On roof top behind new parapet facade screen as shown on plans.
11. *Emergency Generators*: Located at southeast corner of building as shown on site plan.
12. *Landscaping*: The existing landscaping on site will be updated to provide new planting along Exeter Road to supplement the existing trees and in the existing parking islands. (See attached Landscape Plan)
13. *Mailboxes*: Not shown on plan.
14. *Signs*: Signs to be submitted by a separate application for approved by the DRC.

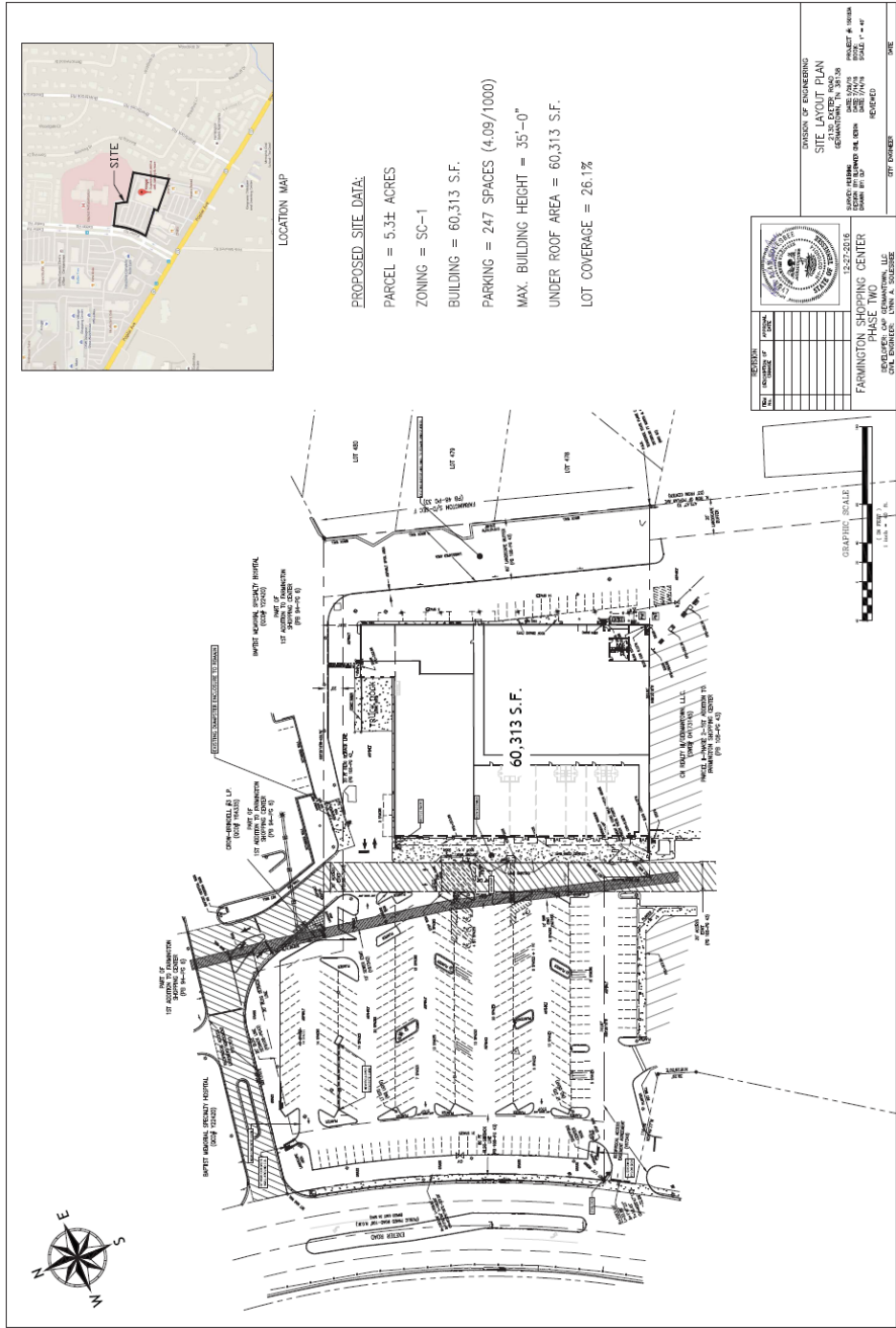
**STAFF COMMENTS:**

1. The property's "SC-1" Shopping Center District was overlaid by the T-5 Urban Center District as part of the Germantown Smart Growth Plan in 2007, which allows the property owner a choice to redevelop using the requirements of either of the two districts.
2. Give the age and condition of the existing dumpster enclosure on this site, consideration should be given to updating it also. Prior to construction plan approval, provide a detail of the existing dumpster enclosure on the site plan, including dimensions and materials.
3. Prior to construction plan approval, a photometric plan should be provided to ensure that the existing lighting on this site conform to the DRC manual requirements.
4. The locations of all roof-top vents and mechanical equipment shall be hidden from view from ground level by equipment screens or landscaping as appropriate.
5. If approved, the applicant shall obtain a building permit from Shelby County Construction Code Enforcement Office prior to commencing work.

Proposed Motion: To approve building modifications, updated parking and landscaping plans for CAP Germantown, located in Germantown Collection Shopping Center, 2130 Exeter Road, Subject to the Commission's discussion, staff comments and the documents submitted with the application.













----- Forwarded message -----

From: **Brandon Doss** <brandond@blairparkerdesign.com>

Date: Tue, Jan 3, 2017 at 12:29 PM

Subject: CAP Germantown - DRC - Building Materials Percentages

To: Sheila Pounder <spounder@germantown-tn.gov>, Cameron Ross <cross@germantown-tn.gov>

Cc: Blair Parker <blairp@blairparkerdesign.com>

Hello Sheila –

I hope you've had a happy New Year! Below are the proposed building material percentages you requested for the CAP Germantown DRC application. These are for the vacated Kroger building and reflect the percentages as shown in the elevations we've submitted for review. Please let us know if you need any additional information.

Front (West Elevation):	Brick	61%
	Glass	25%
	EIFS	12%
	Shingles	3%
Side (North Elevation):	Brick	95%
	Glass	4%
	EIFS	1%
Back (East Elevation):	Brick	100%

We are also wondering if this project will be reviewed/discussed at the DRC Subcommittee meeting next Thursday, 1/12. Please let us know ASAP so we can coordinate with the client on attending the meeting.

Thanks!

**brandon doss**

*blair parker design*

5159 wheelis drive, suite 107

memphis tennessee 38117

p 901.767.3655 | m 901.355.9442

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



# 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: 12/30/2016  
RECEIVED BY: Gofalewski

# 15-536

## 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 \_\_\_\_\_

Project Name: CAP Germantown

Project Address: 2130 Exeter Road

Previous Tenant: Kroger

Applicant's Name: Blair Parker, PLA

Mailing Address: 5159 Wheelis Drive, Ste. 107, Memphis, TN 38117

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

Owner's Name: Robert H Schwab

Mailing Address: 10940 Wilshire Blvd., Ste 2250, Los Angeles, CA 90024

Email Address: schwab.rhs@gmail.com Telephone: (310) 208 - 1800

Developer's Name: CAP Germantown, LLC

Mailing Address: PO Box 10588, Greenville, SC 29601

Email Address: jasont@capllc.com Telephone: (864) 271 - 3894

Lessee's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

DRC Project Review Application

Page 2

Zoning District where project is to be located: T-5 with underlying SC-1

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

See write-up.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Blair Parker, PLA  
Print Name of Applicant

  
Signature of Applicant

Robert Schwab  
Print Name of Owner

  
Signature of Owner

C Brody Glenn  
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.*

**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: Robert & Louise Schwab Family Trust  
Address: 1014 Vine Street, Cincinnati, OH 45202

Lessee: \_\_\_\_\_  
Address: \_\_\_\_\_

Developer: CAP Germantown, LLC  
Address: PO Box 10588, Greenville, SC 29603

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

Name	Business or Home Address
<u>Carrie Buchanan</u>	<u>PO Box 10588, Greenville, SC 29603</u>
_____	_____
_____	_____
_____	_____
_____	_____

\*See language in parenthesis above.

6. Germantown Plaza Shopping Center – 1991 Exeter Road – Request Approval of Façade Improvements to Existing Commercial Buildings (Case No. 14-476).

INTRODUCTION:

Case Number: 14-476

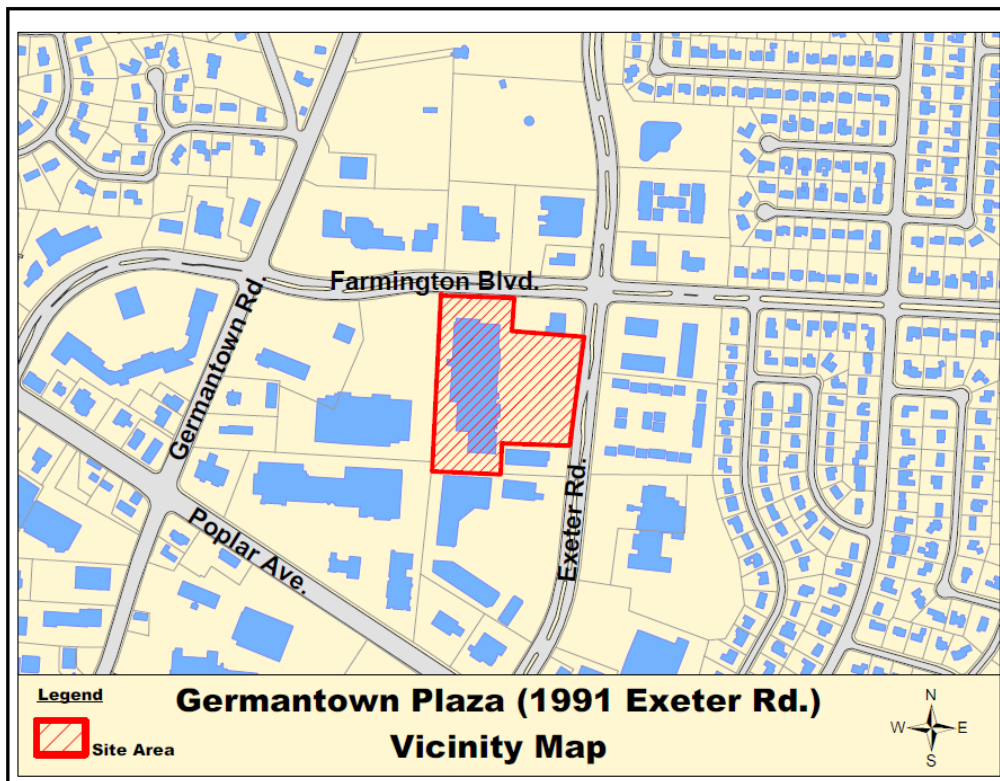
Location: Germantown Plaza Shopping Center, 1991 Exeter Road

Applicant: David Weinstein with Farmex Rail, LLC

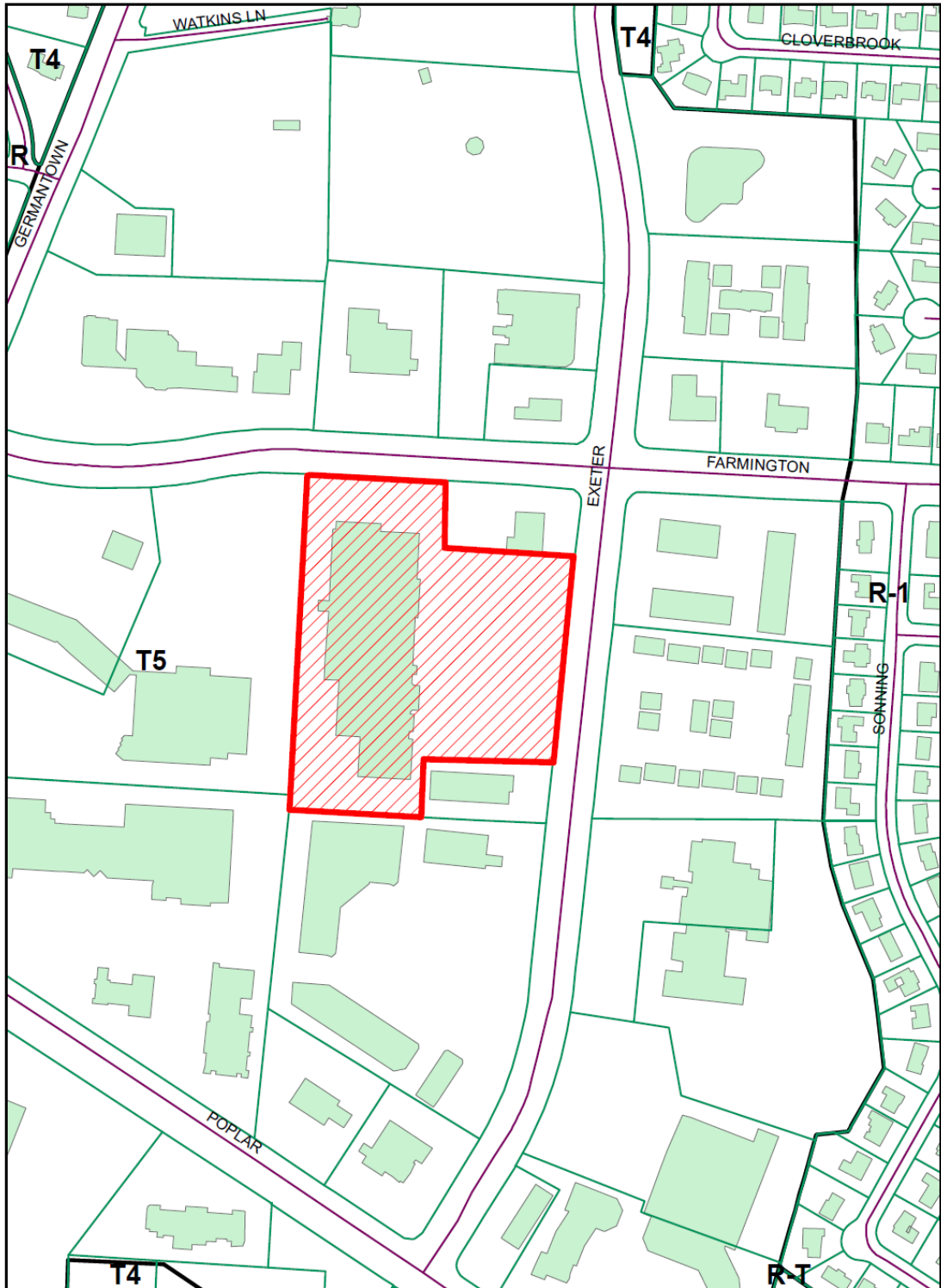
Representative Name: Wayne Spears with Michael Hughes Architects

Current Zoning District: “T5” Urban Center District (utilizing the pre-existing SC-1 district regulations)

Description of Request: Approval of Façade Improvements to Existing Commercial Buildings  
\*Refer to the Disclosure Form attached for more information







**ZONING MAP**

**BACKGROUND:**

On March 26, 1976, the Board of Mayor and Aldermen approved Farmington Shopping Center Phase 1, originally known as K-Mart Plaza. On December 11, 2006, the Board of Mayor and Aldermen approved Contract Number 1149 for an expansion of and modification to the shopping center, including a 146-space parking reduction, extensive landscape upgrades, a new free-standing building on the corner of Exeter Road and Farmington Boulevard, and a building addition on the northern end of the existing center. The original sign policy was approved in 1978, revised in 1999 and then again in 2014. In 2015, an updated ground-mounted sign for the shopping center was approved by the Design Review Commission.

**DISCUSSION:**

The plan proposes an overall change to the exterior appearance of the shopping center façade including the tenants of Hobby Lobby, as well as those in the strip south of Bed, Bath and Beyond. (The façade of Bed, Bath and Beyond is not part of this project.) The applicant is asking for a waiver from the design review policy of the maximum amount of 25% EIFS for the façade, so that the proposed improvements will be consistent with the exterior of Bed, Bath and Beyond. The project will consist of the following: updating the ribbed CMU façade with EIFS, new paint colors, a brick veneer wainscot, decorative wall sconces and metal canopies (on the façade for the tenants south of Bed, Bath and Beyond).

Per the comments from the Design Review Commission Sub-Committee meeting on January 12, 2016, the applicant revised the proposed façade enhancements to the Hobby Lobby elevation. The brick wainscot has increased 4"-8" in height to be in line with the height of the existing brick wainscot on the Bed, Bath and Beyond elevation. The proposed EIFS area has been reduced from 78% to 67%. Variation has been added to the long expanses of EIFS with reveals on the walls and a cornice along the roof line.

All proposed façade changes have been approved by the landlord as required by the DRC. A complete set of proposed building elevation drawings are provided, as well as samples of the colors and materials.

**STAFF COMMENTS:**

1. The property's "SC-1" Shopping Center District was overlaid by the T-5 Urban Center District as part of the Germantown Smart Growth Plan in 2007, which allows the property owner a choice to use the requirements of either one or the other district in proposing improvements to the site.
2. Although signage is shown on the proposed elevations, it has not been approved at this time. The applicant shall file a separate application for any proposed signage.
3. If approved, the applicant shall obtain a building permit from Shelby County Construction Code Enforcement Office prior to commencing work.

Proposed Motion: To approve façade improvements for Germantown Plaza Shopping Center, 1991 Exeter Road, subject to the Commission'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: 12/30/16  
RECEIVED BY: Garalowski

## 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 PLAZA

Project Address: 1991 EXETER ROAD GERMANTOWN TN 38138

Previous Tenant: FACADE IMPROVEMENT

Applicant's Name: FARMEX RAIL LLC

Mailing Address: 126 MAIN STREET #250 COLD SPRING HARBOR NY 11724

Email Address: AMY@DNAPARTNERS.COM Telephone: 516-466-1800

Owner's Name: FARMEX RAIL LLC

Mailing Address: 126 MAIN STREET #250 COLD SPRING HARBOR NY 11724

Email Address: AMY@DNA PARTNERS.COM Telephone: 516 466 1800

Developer's Name: N/A

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Lessee's Name: N/A

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Zoning District where project is to be located: T5 (SC-1)

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

Germanium Plaza Facade Update For Hobby Lobby  
and Section from Spotted Sweet to Tuesday Morning

Farmex Rail LLC

Print Name of Applicant

Farmex Rail LLC

Print Name of Owner

Print Name of Developer

Print Name of Lessee



Signature of Applicant

Signature of Owner

Signature of Developer

Signature of Lessee

Amy Steven  
President

*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  
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**DISCLOSURE OF OWNERSHIP INTERESTS**

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- 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: FARME+ RAIL LLC  
Address: 126 MAIN STREET - #250 COLD SPRING HARBOR NY 11724

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
<u>INDY GERMANTOWN LLC</u>	<u>MAIN PLACE LIBERTY-200 LIBERTY BLDG - BUFFALO NY 14202-3699</u>
<u>DNA GERMANTOWN LLC</u>	<u>126 MAIN STREET - #250 COLD SPRING HARBOR NY 11724</u>
_____	_____
_____	_____
_____	_____
_____	_____

\*See language in parenthesis above.





robert michael hughes

12/20/2016

**Sheila Pounder, CNU-A**

Senior Planner  
City of Germantown  
Dept. Economic and Community Development  
(901) 751-5681

Ms. Pounder,

We respectfully request a waiver of policy in regard to the maximum amount of 25% EIFS allowed by the City of Germantown for the facelift of the **Germantown Plaza** shopping center.

The effort to improve the overall appearance of Germantown Plaza has resulted in a design that pulls finish materials and architectural elements from the existing Bed, Bath & Beyond (BBB) building and shopping center monument sign, which is predominately EIFS. The only other material used on these portions of the shopping center is a brick veneer wainscot. The proposed design of the renovation uses EIFS and Brick that is complimentary to the existing BBB tenant, with the addition of metal canopies on the West side of the center to break up the smaller tenants and not "over use" the Bed, Bath & Beyond look. The East side of the center blends Hobby Lobby features in with the BBB appearance.

Sincerely,

Mike Hughes, Principal

Mr. David Weinstein w/Farmex Rail, LLC and Mr. Wayne Spears w/Michael Hughes Architects. Mr. Weinstein explained that he was aware of the commission's landscape concerns and confirmed their plans were to leave the existing trees in front of both Hobby Lobby and the section south of Bed, Bath and Beyond, and just trim them. Right before the meeting he had considered replacing the existing trees that had the root ball above ground, for safety reasons. However, he will wait and see how they first fair with

regular maintenance. In regard to the shopping center, they want to give this area a face lift and make it more uniform with the other stores.

Chairman Bruns requested that the existing trees remain in place and asked that the landscaping company (namely, an arborist) maintain and protect the trees, instead of leaving this up to their general contractor.

After much discussion, Chairman Bruns called for a motion.

Mr. Landwehr moved to approve the façade improvements for Germantown Plaza Shopping Center, 1991 Exeter Road with the clarification that the existing trees remain in place, and be maintained and protected by an arborist/landscaping company, but if damaged that they will be replaced, as discussed, subject to staff comments and the documents submitted with the application, seconded by Mr. Schmidt.

ROLL CALL: Mr. Hurley – Yes; Alderman Barzizza – Yes; Ms. Burrow – Yes; Mr. Schmidt – Yes; Mr. Smith – Yes; Mr. Kumar – Yes; Mr. Landwehr – Yes; Chairman Bruns - Yes

MOTION PASSED

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#### ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:16 p.m.