

**PLANNING COMMISSION MEETING  
MUNICIPAL CENTER COUNCIL CHAMBERS  
Tuesday, January 3, 2017**

The regular meeting of the Planning Commission was scheduled and held in the Council Chambers of City Hall on January 3, 2017. Regular meetings of the Planning Commission are broadcast and recorded electronically. Minutes reflect a summary of the proceedings and actions taken.

1. Mayor Palazzolo welcomed everyone and asked the Commission members as well as the audience to please speak into the microphone so they could be heard. Mayor Palazzolo called the meeting to order at 6:00 p.m. requesting the roll call.
2. Ms. Pam Rush called the roll of the Commission and established a quorum.

**Commissioners Present:** Mike Harless, Hale Barclay, George Hernandez, Alderman Forrest Owens, Rick Bennett, David Clark, Keith Saunders, and Mayor Mike Palazzolo

**Commissioners Absent:** Dike Bacon

**Staff Present:** David Harris, Cameron Ross, Sheila Pounder, Sarah Goralewski, Tony Ladd, and Pam Rush

**3. ELECTION OF OFFICERS**

**Mayor Palazzolo declared the floor open for nominations for Chairman.**

Mr. Bennett nominated Mr. Harless for Chairman. Mr. Hernandez seconded the motion.

Mayor Palazzolo asked if there were any other nominations. There were none. He said he would entertain a motion that the nominations cease and that Mr. Harless be elected.

Since there were no objections, Mayor Palazzolo asked for a roll call.

**Roll Call:** Barclay –yes; Saunders – yes; Hernandez – yes; Bacon – absent; Harless – abstain; Owens – yes; Clark – yes; Bennett – yes; Palazzolo- yes. **Mr. Harless was elected Chairman of the Planning Commission.**

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**Mayor Palazzolo stated he would entertain nominations for Vice Chairman.**

Mr. Barclay nominated Mr. Bacon as Vice Chairman. Mr. Clark seconded the motion.

Mayor Palazzolo asked if there were other nominations. There were none. He asked the nominations cease and that Mr. Bacon be elected by acclamation.

Since there were no objections, Mayor Palazzolo asked for a roll call.

**Roll Call:** Barclay –yes; Saunders – yes; Hernandez – yes; Bacon – absent; Harless – yes; Owens – yes; Clark – yes; Bennett – yes; Palazzolo- yes. **The Commission members voted unanimously to elect Mr. Bacon as Vice Chairman.**

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**Mayor Palazzolo then asked for nominations for Secretary.**

Mr. Barclay nominated Mr. Hernandez for Secretary. Mr. Clark seconded the motion.

Mayor Palazzolo asked if there were other nominations. There were none.

Mayor Palazzolo moved that the nominations cease and that Mr. Hernandez be elected by acclamation.

Since there were no objections, Mayor Palazzolo asked for a roll call.

**Roll Call:** Barclay –yes; Saunders – yes; Hernandez – abstain; Bacon – absent; Harless –yes; Owens – yes; Clark – yes; Bennett – yes; Palazzolo- yes. **The Commission members voted unanimously to elect Mr. Hernandez as Secretary.**

Chairman Harless stated for those people who just arrived, tonight’s agenda is on the front table.

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**4. Approval of Minutes for December 6, 2016:**

Chairman Harless stated that the next order of business is the approval of the minutes for the December 6, 2016 meeting. If there are no additions, corrections or deletions to the minutes of the December 6, 2016, meeting of the Planning Commission, he would entertain a motion for approval.

Mayor Mike Palazzolo moved to approve the Planning Commission minutes of December 6, 2016, seconded by Mr. Barclay.

Chairman Harless asked for a roll call.

**Roll Call:** Barclay –yes; Saunders – abstain; Hernandez – yes; Bacon – absent; Harless – yes; Owens – yes; Clark – abstain; Bennett – abstain; Palazzolo- yes. **The motion was passed**

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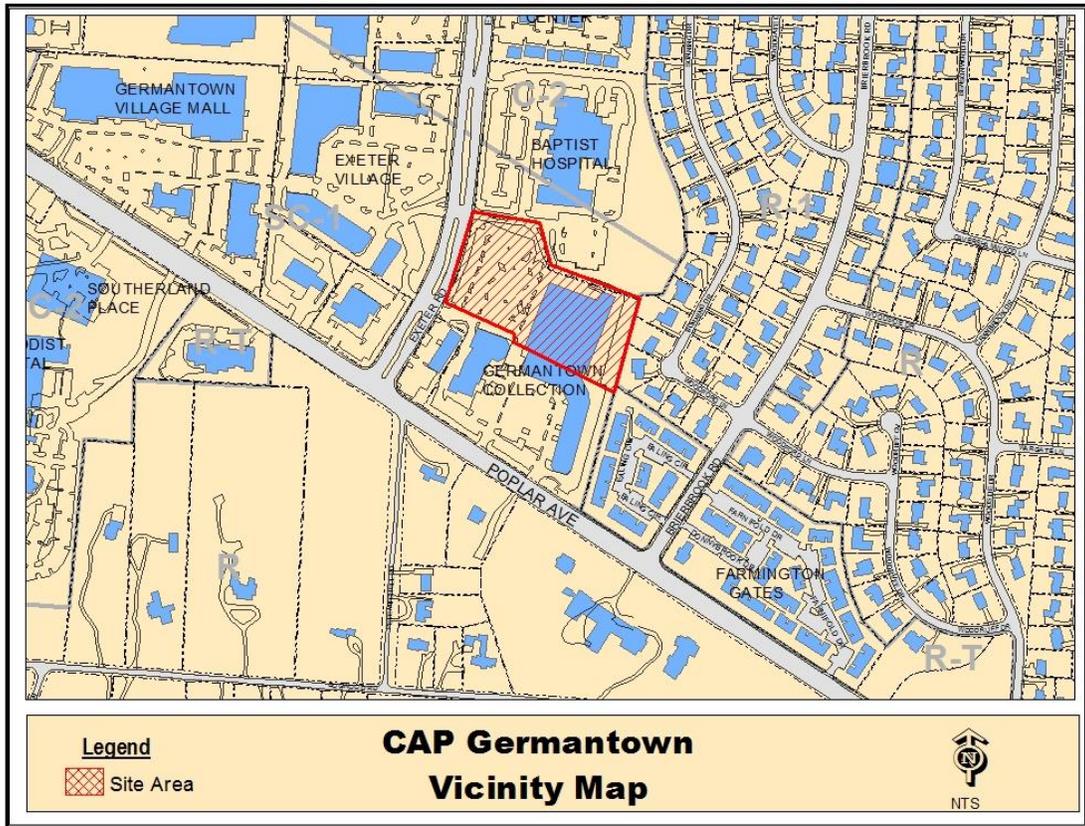
**4. a. CAP Germantown, Germantown Collection Shopping Center, 2130 Exeter Road – Request Revised Preliminary and Final Site Plan Approval (Case #: 15-536)**

Mr. Ross made a presentation of the application to the Planning Commission.

**INTRODUCTION:**

|                           |   |
|---------------------------|---|
| Owner Name:               | Robert and Louise Schwab Family Trust   |
| Developer/Applicant Name: | CAP Germantown, LLC   |
| Representative Name:      | Blair Parker w/Blair Parker Design, LLC - Agent/Representative                    |
| Location:                 | 2130 Exeter Road  |
| Zoning District:          | “T5” Urban Center Zoning District (Utilizing the underlying SC-1 Zoning District) |

\*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 (Parcel 1). On July 20, 2016, the PC granted approval of a revised preliminary and final site plan for this project, that included renovations of 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.

**DISCUSSION:** 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 district. The current revisions propose to switch the order of the originally approved plans for this redevelopment project as follows: 1) The vacant Kroger store building will be renovated and occupied first along with updating of the parking lot and landscaping, and improvements to the storm drainage facility in accordance with the SC-1 District regulations (the zoning under which the overall site was originally developed in 1986). This change to the previously approved site plan will allow immediate construction to begin on the existing building façade and interior; and 2) The redevelopment of the existing parking lot to permit the construction of the proposed new retail out building at the northwest corner of the site that will be built at a future date in accordance to the T5 District regulations. The outparcel redevelopment of this project is not currently under review, but will be resubmitted at a later date for the necessary changes to accommodate the new construction.

The new site plan proposes to reduce the size of the building footprint from 61,332 square feet to 60,313 square feet of usable space. The renovations to the existing building will 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 of the existing shopping center and splitting 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.

|   |  |
|---|--|
| 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 (1/300)  |  |
| Parking Provided  | 247  |
| Parking Required  | 302  |
| (SC-1=1 space/200 bldg sq. ft.)   |  |
| LOT COVERAGE (Phase 2 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%  |
| See attached Site Plan Data Table and Project Description from the applicant. |  |

The Technical Advisory Committee (T.A.C.) met on December 15<sup>th</sup> and made the following comments:

**STAFF COMMENTS:**

**A. PRIOR CONSTRUCTION PLAN APPROVAL**

1. Vestibule has a dry sprinkler system in it, which if it is removed will have to be demoed.
2. Show parking spaces and handicap spaces required and provided in site data chart.
3. Site plan should show parking lot drive widths and depth of parking spaces.
4. Maintain access to and around the site during construction.
5. Maintain a 3 foot circumference clearance around fire hydrants, fire department connections and PIV's. This includes all types of landscaping.
6. Provide a pavement plan to include asphalt/pavement and base construction information and specs. (existing island removal and overlay)
7. Add standard engineer drainage statement from contract to Grading and Drainage plan and label contours.
8. Adjust/revise notes on Grading & Drainage Plan based on existing parking lot and islands remaining.
9. Existing trench drain labeled "silted in" must be cleaned.
10. Existing underground detention must be inspected and cleaned as necessary.
11. Erosion Control plans should show 3 phases: beginning, intermediate and final. Phase 1; recommend additional BMP measures at northwest corner of site.
12. If plan is to "maintain existing fire service", why is a new PIV and FDC detailed?
13. Utility note #9: Calls for SDR 35 PVC pipe and should be SDR 26.
14. Utility note #7: Replace state fire marshal with local fire marshal.
15. Irrigation meter must be in a non-paved area.
16. Use City of Germantown standard detail for curb and gutter and use standard notes for general construction, water, erosion control and grading and drainage.
17. Provide TDEC approval and show associated tracking number on Erosion Control plan.
18. Change water service detail to the city standard without the fire protection "T" and note to "see plan for service line size".
19. Instead of showing outdated city standard sewer service detail, show how all sewer lines will be connected to the existing sewer system.

20. Provide details for converting existing storm water grate inlets to 3x3 inlets.

**B. GENERAL COMMENTS**

1. All recorded easements shall be shown on the plat. A five (5) foot utility easement is required along all property lines, adjacent to and not within any other easement.
2. All survey data shall be tied to Tennessee State Plane Coordinates and the City of Germantown monumented survey control. The final plat, construction drawings and "as built" plans shall be submitted on electronic media in DXF format.
3. The developer shall enter into a Project Development Contract with the City of Germantown for this project after it has received Final approval from the Design Review Commission.
4. The applicant shall provide proof of TDEC approval for the water system and sanitary sewer system. Contact Bill Hinch with TDEC for information.
5. If approved, all materials shall be specified on the construction plans for the proposed project. 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.
6. The applicant is required to include the following formal written statement by a certified and licensed professional engineer to be placed on the grading and drainage plans, signed, dated and sealed:
7. I, \_\_\_\_\_, a duly licensed professional engineer in the State of Tennessee, hereby certify that I have designed the drainage in accordance with the Design Standards of the City of Germantown and have considered upstream and downstream conditions that affect drainage to include topography, present and future land use, existing zoning, and location of natural water courses.
8. No owner, developer, or tenant of property within the subdivision shall commit an act, or allow a condition to exist on property within the subdivision, which act or condition endangers life or health, violates the laws of decency, or obstructs or interferes with the reasonable and comfortable use of other property in the vicinity.
9. The Developer agrees to comply with the following requirements, unless otherwise authorized in writing by the City Engineer:
  - (a) All streets shall be kept clear and free of dirt and debris;
  - (b) All construction activity shall begin no earlier than 7:00 a.m. and end no later than 6:00 p.m., Monday thru Saturday, and no construction activity shall be permitted on Sundays; and
  - (c) The Developer and Lot Purchasers shall provide the Department of Community Development with the name, address and phone number of person(s) to be contacted and responsible for correcting any of the above should the occasion arise to do so.
10. Total acres disturbed shall be provided. A NOC is required for TDEC for the NPDES, Phase II. The NOC shall be posted on the site at all times and the stormwater reports/documentation/inspections shall be available at all times. The SWPP shall be posted at the site and available. Inspections must be performed by personnel who have completed the Level I – Fundamentals of Erosion Prevention and Sediment Control course.

11. The Shelby County Code, Section 3-25 [Reference 1200-3-11-02 (Asbestos)] require building owners and/or operators to submit a notification of intent to do demolition or renovation at least ten (10) working days prior to the start of the activity even if no asbestos is present so compliance can be verified. Notification also includes the submittal of an asbestos survey report. Please contact the Health Department at (901) 544-7349 for more information.

**STAFF RECOMMENDATION:** Approval, subject to the conditions listed above.

**Board Discussion:**

Chairman Harless asked if there were any questions of staff.

Applicant Blair Parker was asked if he would like to make a presentation on behalf of the project.

Blair Parker with Blair Parker Design, LLC at 5159 Wheelis Drive, Suite 107, Memphis, TN 38117, stated their entire design team is present tonight to answer any questions about the project. We want to renovate the vacated Kroger building located on Exeter Road. We are dividing that building up in smaller pieces, so we can bring in not only one tenant, but at least six or seven others. That's what our hopes are at this time. To do this is actually a very simple process; we are going to remove a very small portion of the building, 10 feet or so, from the front of the building. We are going to put a new face on this building and around the side. It will look different and blend more with the other portion of this shopping center. We are going to repair a drainage problem which I believe everybody in the City of Germantown is aware of. The existing parking lot will be restriped and we will re-landscape the areas that are absent of landscaping at this time and further embellish landscaping along with Exeter Road. We are going to add bike racks. The loading dock and the dumpster area will remain the same on the north side of the building. The parking lights will remain the same in the current location. The 60 foot wide green buffer at the back of the property on the east side will remain untouched. At the rear end of the building, we plan no changes whatsoever.

Mr. Clark asked how the space of 60,000 square feet will be divided? You have one large parcel and it looks like six smaller ones. How many square feet is the large one?

Mr. Glenn with Centennial American Properties, 935 South Main Street, Greenville, SC 29601, stated one tenant will have 13,000 to 14,000 square feet. Part of the reason the project seems like it has been going on forever is our retail is changing with online sales; people just don't need a 60,000 square foot space anymore like Kroger did back then. So, we have been working hard trying to figure out how to redevelop this space, because we have two issues: (1) a zoning issue, and (2) the neighbors about redeveloping the back of the store.

Mayor Palazzolo stated I know under this particular zoning for a shopping center, the application will be the sent to the Design Review Commission and they will evaluate the landscape. What are you thoughts to make it a little more robust?

Mr. Parker pointed out that the 60 foot green buffer with a six to eight foot fence on the east side of the property has been there for 25 to 30 years, and it is not being changed whatsoever. This is the area that backs up against the residents and will remain as it is. The masonry screen wall on the east side allows a buffer for the neighbors, and it also fit into the community. The loading area remains at the back of the building. There is also a 12 foot tall screen wall around the loading dock. It would be very difficult to see any vehicles through the wall. The existing trees along Exeter Road will remain, and we will add additional shrubs.

Chairman Harless asked do you have any firm commitments on leases for some of the spaces?

Mr. Glenn stated we do not make announcements for new tenants, they do those themselves. We are negotiating a fair amount of retail shops.

Alderman Owens asked about the new revised schedule for the construction.

Mr. Glenn noted we will start construction within the next 90-120 days. We plan to have the shopping center open late summer for the retailer to be able to operate. Your city and staff has been great to work with, they have been first class, from getting things worked out with Kroger and the neighbors.

Mr. Saunders noted that the parking lot has taken a heck of a beating in regards to the landscaping, as time went on, the high trees were cut down in the parking islands, due to dying. It's good to see the trees going back in the parking islands. Is the island going back in by (neighboring) Baptist (Medical Center)? I'm thinking it got removed from the entrance where the shared driveway was for trucks coming into Kroger?

Mr. Parker answered the shared driveway island is not there anymore. It's not our property.

Mr. Bennett asked are you satisfied that 247 parking spaces will be sufficient for the customers that you will be bringing into this development?

Mr. Glenn answered yes, there is plenty of parking.

Alderman Owens asked about shared parking with (neighboring) Baptist (Medical Center) for employees.

Mr. Glenn answered Baptist does not want to give us an easement. We feel there is enough parking for everyone. There will be ample parking for the shops that we are working with now.

**SUBDIVISION AND SITE PLAN SUBCOMMITTEE: (DIKE BACON, CHAIRMAN)**

The Subcommittee met on December 21, 2016, and requested that the applicant consider leaving the parking field as is and making only the required and necessary drainage improvements needed for this site. Both of these items have been addressed on the revised site plan as part of this application.

**PROPOSED MOTION:** To approve the revised preliminary and final site plan for CAP Germantown, subject to the Board's discussion, staff comments in the staff report, and the plans filed with the application.

**Support:**

None

**Opposition:**

None

Mr. Bennett moved to approve the revised preliminary and final site plan for CAP Germantown, subject to the Board's discussion, staff comments in the staff report, and the plans filed with the application, seconded by Mayor Palazzolo.

Chairman Harless asked for a roll call.

**Roll Call:** Barclay –yes; Saunders – yes; Hernandez – yes; Bacon – absent; Harless – yes; Owens – yes; Clark – yes; Bennett – yes; Palazzolo- yes. **The motion was passed**

Mr. Clark voted yes; I think anything we could do to approve the (now vacant) Kroger building is an asset to the City of Germantown.

Mayor Palazzolo voted yes; I will just echo my colleague's sentiment, and say it's an excellent renovation of a 30-year old property, formerly a grocery store. It has a good blend of retail and creates a good amount of harmony and alignment with the current shopping center, Germantown Collection. Mr. Parker, you're here, and Mr. Glenn, you made a long trip, you have many cameras here tonight. Your tenant mix is not set yet. But a lot of people are eager to hear if the grocery store we are thinking about is still coming?

Mr. Glenn stated, we are real estate developers, and we do not make announcements for tenants.

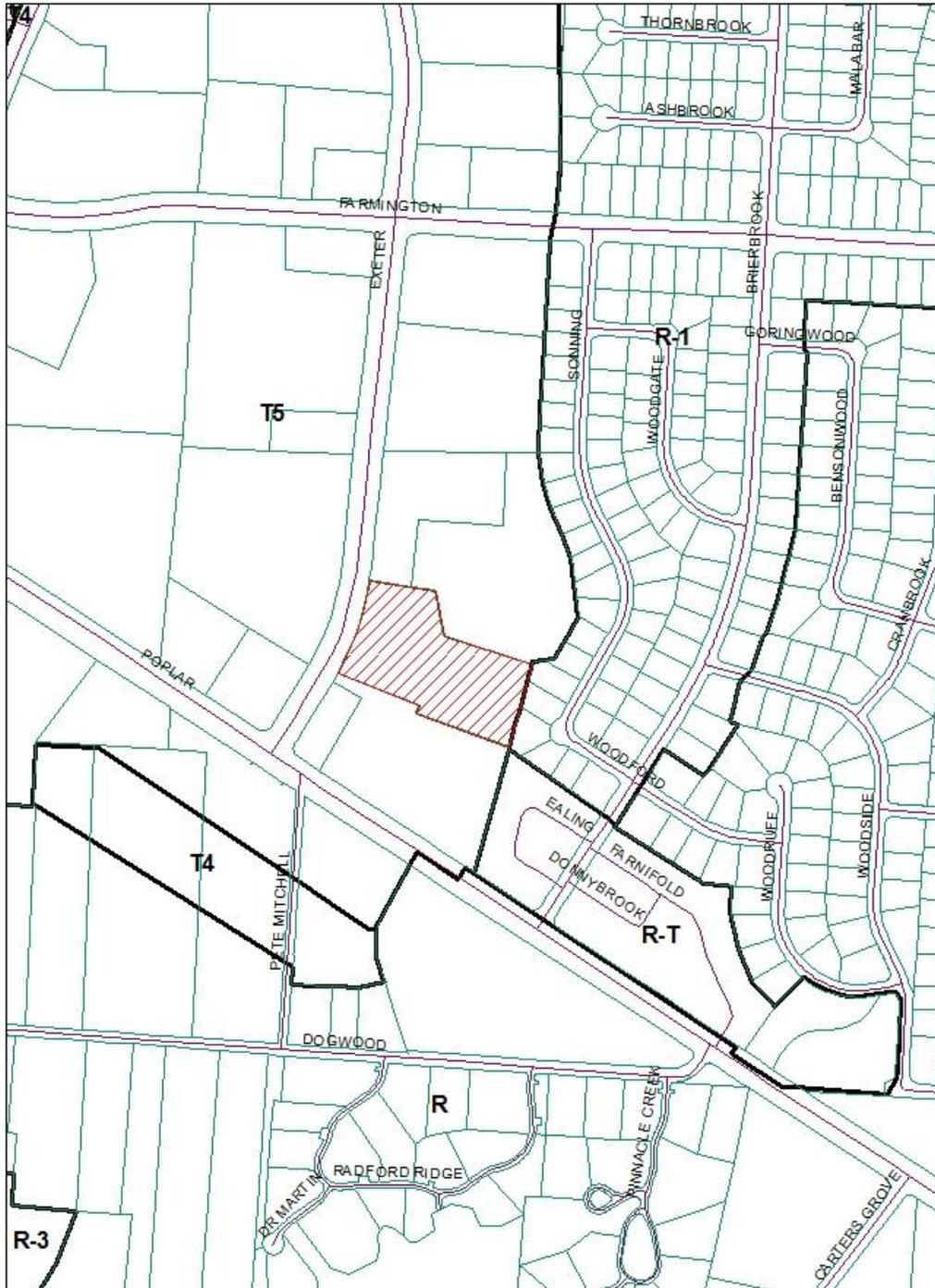
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Chairman Harless asked if there was any old business to come before the Commission. There was none.

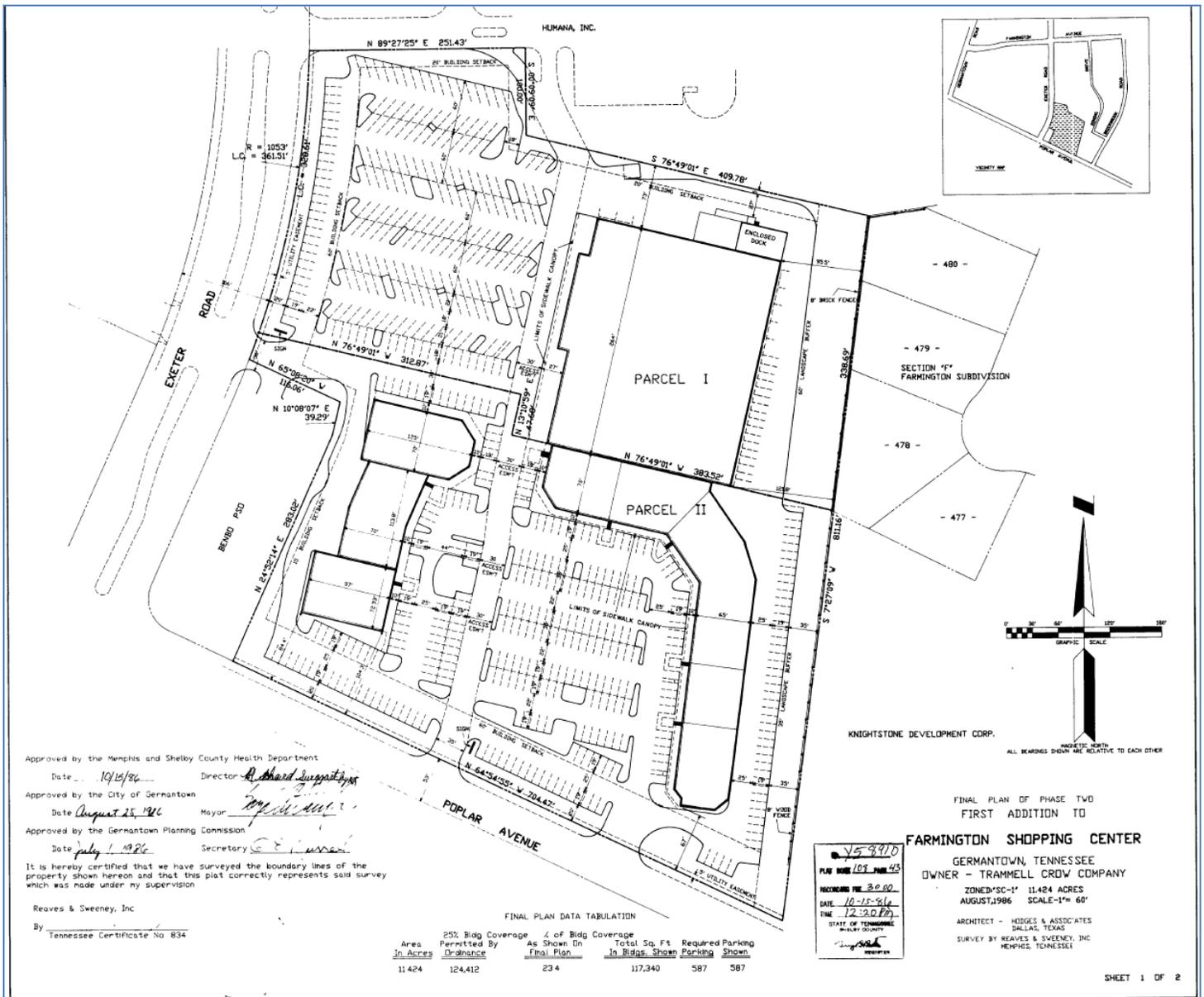
Chairman Harless asked if there was any new business to come before the Commission. I would like to welcome Keith Saunders to the Planning Commission. He has many years of service to the City of Germantown.

Chairman Harless asked if there were any liaison reports. There were none.

**ADJOURNMENT:** The meeting adjourned at 6:26 p.m.



**VICINITY MAP**



Approved by the Memphis and Shelby County Health Department  
 Date 10/15/96 Director Richard Sweeney  
 Approved by the City of Germantown  
 Date August 25, 1996 Mayor Tommy McMillan  
 Approved by the Germantown Planning Commission  
 Date July 1, 1996 Secretary ...

It is hereby certified that we have surveyed the boundary lines of the property shown hereon and that this plat correctly represents said survey which was made under my supervision

Reaves & Sweeney, Inc  
 By \_\_\_\_\_  
 Tennessee Certificate No 834

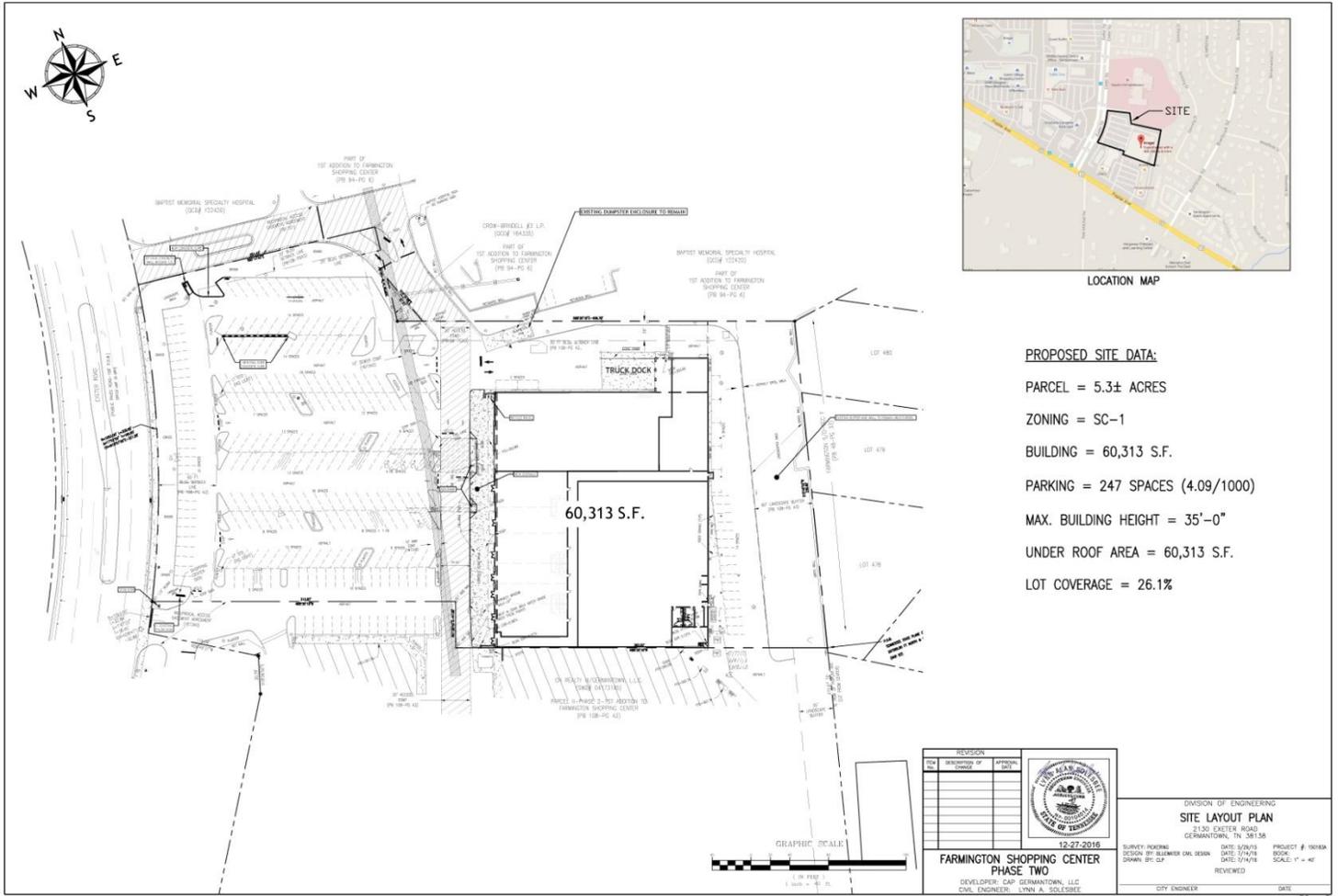
FINAL PLAN DATA TABULATION

| Area<br>In Acres | 25% Bldg Coverage         |                           | 4% of Bldg Coverage       |                           | Total Sq. Ft | Required Parking |               |
|------------------|---------------------------|---------------------------|---------------------------|---------------------------|--------------|------------------|---------------|
|                  | Permitted By<br>Ordinance | As Shown In<br>Final Plan | Permitted By<br>Ordinance | As Shown In<br>Final Plan |              | In Bldgs. Shown  | Parking Shown |
| 11.424           | 124,412                   | 234                       | 117,340                   | 587                       | 587          |                  |               |

15-3910  
 PLAN BOOK 108 PAGE 43  
 RECORDING FEE 30.00  
 DATE 10-15-96  
 TIME 12:30 PM  
 STATE OF TENNESSEE  
 HAMILTON COUNTY

FINAL PLAN OF PHASE TWO  
 FIRST ADDITION TO  
**FARMINGTON SHOPPING CENTER**  
 GERMANTOWN, TENNESSEE  
 OWNER - TRAMMELL CROW COMPANY  
 ZONED 'SC-1' 11.424 ACRES  
 AUGUST, 1986 SCALE - 1" = 60'  
 ARCHITECT - HODGES & ASSOCIATES  
 DALLAS, TEXAS  
 SURVEY BY REAVES & SWEENEY, INC  
 MEMPHIS, TENNESSEE

Currently Recorded Final Plan  
 (SCRO - Plat Bk. 108, Pg. 43)



See Enlarged Plans Attached to Report



# 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: \_\_\_\_\_

## PLANNING COMMISSION OFFICIAL APPLICATION FORM

| TYPE OF APPLICATION   |  |
|---|--|
| <b>(Check <input checked="" type="checkbox"/> all that apply):</b>  |  |
| <input type="checkbox"/> Sketch Plan;   | <input checked="" type="checkbox"/> Preliminary Site Plan; <input checked="" type="checkbox"/> Final Site Plan |
| <input type="checkbox"/> Minor Subdivision;   | <input type="checkbox"/> Preliminary Plat; <input type="checkbox"/> Final Plat                                 |
| <input type="checkbox"/> Grading/Tree Removal;  | <input type="checkbox"/> WTF (Wireless Transmission Facility)  |
| <input type="checkbox"/> Rezoning From: _____   | To: _____  |
| <input type="checkbox"/> Other: _____   |  |
| *****   |  |
| IS THIS SITE WITHIN A SMART CODE AREA: (Circle One) <input checked="" type="radio"/> YES <input type="radio"/> NO   |  |
| (Please note - if yes, than follow Smart Code Application Instructions to complete this form for submittal)   |  |
| *****   |  |
| PLANNED USE DEVELOPMENT'S (PUD) ONLY:   |  |
| <input type="checkbox"/> PUD Outline Plan (Master Plan);  | <input type="checkbox"/> PUD Amendment to Outline Plan;  |
| <input type="checkbox"/> PUD Preliminary Plan (individual phases);  | <input type="checkbox"/> Final Plan (individual phases);   |
| Phase: _____ of _____   | Date of PUD Outline Plan (Master Plan) Approval: _____   |
| Other: _____  |  |
| *****   |  |
| PROJECT INFORMATION   |  |
| (Provide Additional Pages as Needed)  |  |
| Project Name: <u>CAP Germantown</u>   |  |
| Address/Location: <u>2130 Exeter Road</u>   |  |
| Project Description: <u>Building modifications to the property officially platted as Parcel 1 of the Final Plan of Phase Tow, First Addition to Farmington Shopping Center.</u> |  |
| No. of Acres: <u>5.3 ac</u> Parcel Identification Number(s): <u>G0231 00468</u>   |  |
| PLEASE ATTACH A LETTER EXPLAINING THE PROJECT, IN DETAIL, AND LISTING ALL VARIANCES REQUESTED FROM THE SUBDIVISION AND ZONING REGULATIONS.                                      |  |
| OWNER/LESSEE/DEVELOPER INFORMATION  |  |
| Owner Name (Print): <u>Robert H Schwab</u>  | Address: <u>10940 Wilshire Blvd Ste 2250 Los Angeles, CA 90024</u>   |
| Phone No.: <u>(310) 208-1800</u>  | Email Address: <u>schwab.rhs@gmail.com</u>   |
| Signature of Owner: _____   |  |
| Lessee Name (Print): _____  | Address: _____   |
| Phone No.: _____  | Email Address: _____   |
| Signature of Lessee: _____  |  |
| Developer Name (Print): <u>CAP Germantown</u>   | Address: <u>PO Box 10588, Greenville, SC 29601</u>   |
| Phone No.: <u>(864) 271 - 3894</u>  | Email Address: <u>jasont@capllc.com</u>  |
| Signature of Developer: _____   |  |
| PLEASE ATTACH A COPY OF THE DEED REFLECTING OWNERSHIP OF THE SUBJECT REAL PROPERTY  |  |

Planning Commission – Official Application Form  
Page 2

| AGENT/REPRESENTATIVE INFORMATION   |  |
|--|--|
| Name: <u>Blair Parker</u>  | Title: <u>Landscape Architect</u>                        |
| Company Name: <u>Blair Parker Design, LLC</u>  | Address: <u>5159 Wheelis Drive, Memphis, TN 38117</u>    |
| Phone No.: <u>(901) 767-6555</u>   | Email Address: <u>blairp@blairparkerdesign.com</u>       |
| Who will represent this proposal at the Planning Commission meeting? <u>Blair Parker</u> |  |
| ENGINEER/SURVEYOR INFORMATION  |  |
| Engineer Name: <u>Lynn Alan Solesbee, PE</u>   | Address: <u>19 Washington Park, Greenville, SC 29601</u> |
| Phone No. <u>(864) 326-4207</u>  | Email Address: _____                                     |
| Surveyor Name: _____   | Address: _____   |
| Phone No.: _____   | Email Address: _____                                     |

**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 interest, the following information is required to be furnished:

- For Profit Entities.** If the Applicant (including all owners, lessees and developers) submitting this Application ("Applicant") is a for-profit entity, i.e. sole proprietor, general partnership, limited partnership, corporation, limited liability company, RE.LT., a trust, or any other form of for-profit business entity, the authorized representative of the Applicant 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 Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, 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 Applicant, 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.

Applicant: CAP Germantown  
Address: PO Box 10588, Greenville, SC 29603

Owner: Robert and Louise Schwab Family Trust  
Address: 1014 Vine Street, Cincinnati, OH 45202

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

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

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

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