

DESIGN REVIEW COMMISSION  
CITY HALL COUNCIL CHAMBERS  
Tuesday, July 25, 2017  
6:00 p.m.

The regular meeting of the Design Review Commission was scheduled and held in the Council Chambers of City Hall on July 25, 2017.

1. Chairman Bruns called the meeting to order at 6:04 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. Steve Landwehr, Secretary; Alderman John Barzizza; Mr. Ralph Smith; Ms. Susan Burrow; and Mr. Greg Hurley

DEVELOPMENT STAFF PRESENT:

Ms. Sheila Pounder, Planning Division Manager; Ms. Sarah Goralewski, Planner; Ms. Regina Gibson, Administrative Secretary and Robert McLean, City Attorney

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3. Approval of Minutes for June 27, 2017

Alderman Barzizza moved to approve the Design Review Commission minutes of June 27, 2017, seconded by Ms. Burrow, with no further comments or discussions.

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

MOTION PASSED

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4. CONSENT AGENDA

- a. Arby's – 2016 S. Germantown Rd. – Request Approval of a Wall Sign (Case No. 17-719).  
Matt Long w/ Nationwide Permitting Services – Applicant/Agent
- b. Hobby Lobby – 1991 Exeter Rd. (Germantown Plaza Shopping Center) – Request Approval of a Wall Mounted Sign (Case No. 17-732).  
Mark Balton w/Balton Signs – Applicant/Agent
- c. Riverdale Elementary School – 1745 Miller Farms Rd – Request Approval of a Ground-Mounted Sign (Case No. 15-551).  
John Ferguson w/Mid-South Signs – Applicant/Agent
- d. Forest Hill Grill – 9102 Poplar Pike – Request Approval of a Ground-Mounted Sign (Case No. 17-733).  
Forest Hill Partners – Applicant/Agent
- e. Joseph A. Banks – 7509 Poplar Ave (Saddle Creek South) Request Approval of a Storefront Modification (Case No. 17-728).  
Jason Kirby w/Team K5 Construction & Development – Applicant/Agent
- f. Vera Bradley – 7615 Farmington Blvd., Ste 31(Saddle Creek Northeast) – Request Approval of a Ground-Mounted Sign in Old Germantown (Case No. 17-736).  
Forest Hill Partners – Applicant/Agent

- g. Dugard Family Dentistry – 7612 Poplar Pike – Request Approval of a Ground-Mounted Sign in Old Germantown (Case No. 17-735). Previously Known as Agenda Item No. 5  
Chuck Wright w/Wright’s Rapid Sign Installation – Applicant/Agent
- h. Lululemon – 2031 West St. Ste 111 (Saddle Creek south) – Request Approval of a Sign Package (Case No. 17-706). Previously Known as Agenda Item No. 6  
Sean Orians w/Balton Signs – Applicant/Agent
- i. Joseph A. Banks – 7509 Poplar Ave. (Saddle Creek South) – Request Approval of a Sign Package (Case No. 17-728). Previously Known as Agenda Item No. 7  
Jason Kirby w/Team K5 Construction & Development Coordination LLC – Applicant/Agent
- j. Germantown Village Square Center – 7720 Poplar Ave. – request Approval of a Building Façade Modification (Case No. 15-502). Previously Known as Agenda Item No. 8  
Mark Kozevski w/MJM Architects – Applicant/Agent

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 determine 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.

Alderman Barzizza recused himself from the Consent Agenda Item No. 4d.

Ms. Burrow made a motion to approve the Consent Agenda as presented and seconded by Mr. Landwehr.

**ROLL CALL:** Mr. Landwehr – Yes – Mr. Smith – Yes; Ms. Burrow – Yes – Alderman Barzizza – Yes, but recused himself from item 4d; Mr. Hurley – Yes; Chairman Bruns - Yes

MOTION PASSED

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


- a. Arby’s – 2016 S. Germantown Rd. – Request Approval of a Wall Sign (Case No. 17-719).



**BACKGROUND:** On March 28, 2006, the DRC approved a wall sign for this restaurant. On May 23, 2017, the DRC approved an exterior remodeling of the building, as well as restriping and resealing of the parking lot.

**DISCUSSION:** The applicant is requesting approval of a new wall-mounted building identification sign for the Arby's Restaurant located at the east side of S. Germantown Road, between the McDonalds and Huey (Germantown Crossing Shopping Center) Restaurants. The specifics of the request are as follows:

**SIGN: Wall-Mounted Tenant Identification**

Location & Height:	One sign to be mounted on the wall of the building façade, facing S. Germantown Road on the right side of the public entrance.
Total Sign Area:	29.67 sq. ft.
Content/Logo:	
Colors & Materials:	Color: Letters = Muted Red Berridge Deep #500 & SW 6126 Navajo White Background = Existing building facade Materials: Letters = Aluminum
Font:	Corporate Font
Letter Size:	Varies up to 28"
Mounting Structure:	Stud and screw mounted to building facade
Lighting:	White LED strips mounted to back of Channel Letters for Halo Lighting

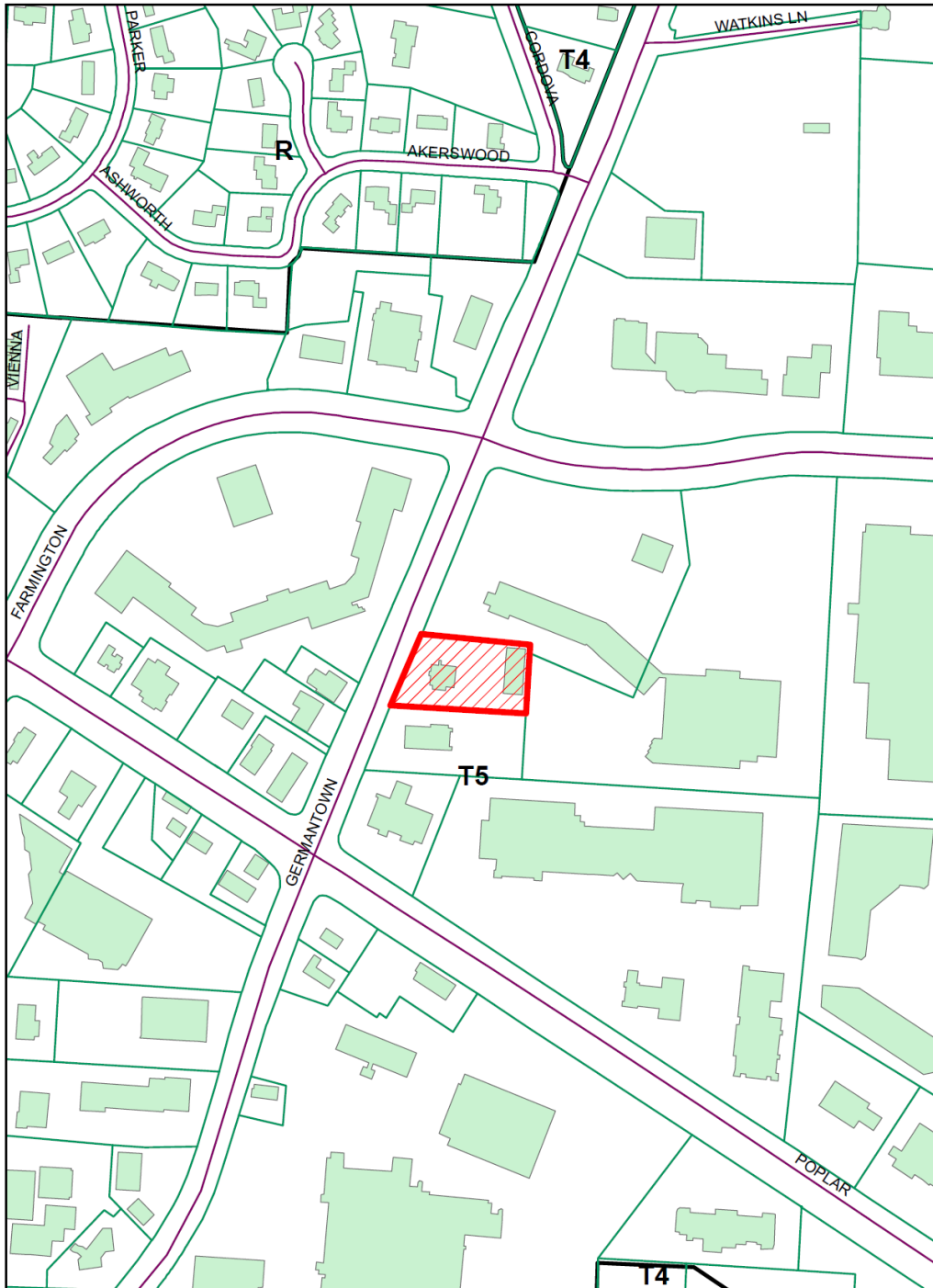
**STAFF COMMENTS:**

1. Although the existing commercial use is located within the "T-5" Urban Center District, it was developed using the pre-existing "SC-1" Shopping Center zoning district. Signage for this business is regulated by the SC-1 sign regulations of the Zoning Ordinance. DRC approval is required for all permanent signs for businesses not located in a shopping center with an approved sign policy that allows administrative approval by staff.
2. The building currently has 28 sq. ft. of signage on the building wall (to be removed) based on the sign permit that was issued by Shelby County Code Enforcement, which is within the maximum allowable per the Sign Ordinance in 2006.
3. The existing restaurant building has 50 feet of frontage on S. Germantown Road (based on the lineal footage of the building wall where the public entrance is located), resulting in a maximum allowable sign area of 50 square feet (1 sq. ft. of sign area per foot of linear wall façade) per the current Sign Ordinance. The total of the current requested sign area has been revised to 29.67 sq. ft., which is still within the total allowable sign area for this project.
4. The height of the proposed letters for this sign exceeds the maximum allowed for this size building per the Sign Ordinance. Section 14-34(c)(1)a, states "The maximum letter height for tenant space that is between 2,501 and 5,000 square feet is 30 inches". The application indicates that the space is 2,641 square feet. The height of the individual letters have been reduced to 28" since the July 13<sup>th</sup> DRC Sub-Committee meeting and are now in compliance.
5. The submitted documents reflect the inclusion of new canopies on this building, which were approved by the DRC in May 2017, as part of the previous building modification application.
6. As part of this new sign approval, the property owner shall remove the Arby's logo sign in the peak window, which was not approved.

7. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.

DRC SUBCOMMITTEE REPORT: The DRC subcommittee met on July 13, 2017, and recommended placing this application on the consent agenda.

PROPOSED MOTION: To approve a revised wall-mounted building identification sign for Arby's, located at 2016 S. Germantown Rd., subject to the Commission's discussion, staff comments in the staff report, and the documents and plans submitted with the application.



**ZONING MAP**



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: 6/23/2017  
 RECEIVED BY: Goralewski  
 #17-719

**DESIGN REVIEW COMMISSION  
 APPLICATION FOR PERMANENT SIGN**

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: Arby's Phone No: \_\_\_\_\_
  - Sign Owner's Address: 2016 Germantown Pkwy Email Address: \_\_\_\_\_
  - Sign Location Address and Name of Shopping Center: 2016 Germantown Pkwy
  - Zoning District: Commercial ; Residential \_\_\_\_\_; Old Germantown \_\_\_\_\_; Office \_\_\_\_\_. (SC-1)
  - 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: 50 feet.
  - Size of Sign: Width: 11 feet 2.5 inches; Height: 4 feet 2.9 inches  
 TOTAL AREA OF SIGN IN SQUARE FEET: 47.5
  - Height of sign at its highest point above the surrounding grade: \_\_\_\_\_ feet \_\_\_\_\_ inches.
  - Size of Letters: 1) Height 38" Width \_\_\_\_\_ Font: Corporate  
 2) Height \_\_\_\_\_ Width \_\_\_\_\_ Font: \_\_\_\_\_  
 3) Height \_\_\_\_\_ Width \_\_\_\_\_ Font: \_\_\_\_\_
  - Colors: Letters: Red, white lining 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).  
73 Feet \_\_\_\_\_ Inches Name of Street: Germantown Rd.  
 \_\_\_\_\_ Feet \_\_\_\_\_ Inches Name of Street: \_\_\_\_\_
  - Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
73 Feet \_\_\_\_\_ Inches Name of Street: Germantown Rd.  
 \_\_\_\_\_ Feet \_\_\_\_\_ Inches Name of Street: \_\_\_\_\_
  - Sign Content (words, letters, logos): Arby's
  - Size of logo: Horizontal \_\_\_\_\_ feet \_\_\_\_\_ inches; Vertical \_\_\_\_\_ feet \_\_\_\_\_ inches. N/A
  - Sign Materials: Letters poly; Sign Face poly  
 Mounting Structure (type and materials): Stud/screw mounted
  - Sign Illumination, if applicable (type, location and wattage): Halo lit
  - Sign Landscaping, if applicable landscape plan shall be submitted N/A
  - Additional Comments: Size of knant space = 2641 ft

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Name of Applicant (please print)     Matt Long      
Address: \_\_\_\_\_  
Phone No: 770-639-9032 Email Address: mattlong@nationwidepermit.com  
Applicant Signature: *ML*  
Name of Owner (please print)     Debra Loskovite      
Address: 6840 Briar Meadows Memphis, TN 38170  
Phone No: 901-254-2278 Email Address: mdebrdeb@aol.com  
Owner Signature: *Debra Loskovite*  
Name of Developer (please print)     NA      
Address: \_\_\_\_\_  
Phone No: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Developer Signature: \_\_\_\_\_  
Name of Sign Erecting Company     Ingle Construction      
Address: \_\_\_\_\_  
Phone No: 731-610-7407 Email Address: ingleconstruction17@gmail.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  
6/15/17                      *Debra Loskovite*                      owner  
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:

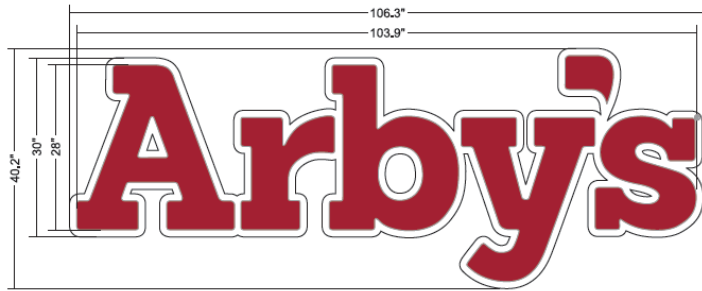
1. **For Profit Entities.** If the owner of the land which is the subject of this Application (including all owners, lessees and developers) is a for-profit entity, i.e. individual, sole proprietor, general partnership, limited partnership, corporation, limited liability company, R.E.I.T., a trust, or 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: *Alma S. Smith*  
Address: *6840 BELMONT AVE, Memphis, TN 38120*  
Lessee: \_\_\_\_\_  
Address: \_\_\_\_\_  
Developer: \_\_\_\_\_  
Address: \_\_\_\_\_

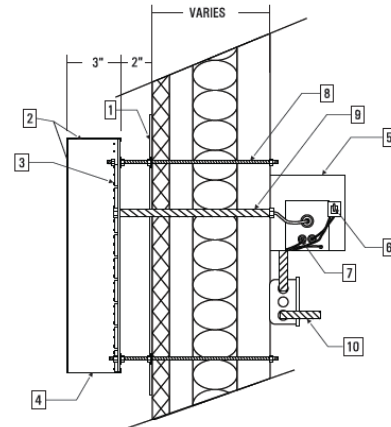
Persons or Entities\* Owning 10% or More of the Ownership Interests of the Owner:

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

\*See language in parenthesis above.



Sq Ft. = 29,67



Colors	
A	Muted Red Berridge Deep #500
B	SW 6126 Navajo White
C	Halo Lit w/White LEDs

Materials	
1	.090 Aluminum Backer Panel
2	.090 Aluminum Returns and Faces
3	White L.E.D. strips mounted to back of Channel Letters
4	1/2\" Wweep Holes
5	Transformer Mounting Box
6	Toggle Switch mounted at end of box
7	120 Volt Power Supply
8	Mounting Hardware (Depends on Building)
9	1/2\" Flex Conduit
10	Primary Electrical Leads (Power supplied by others)

PROPOSED SIGN

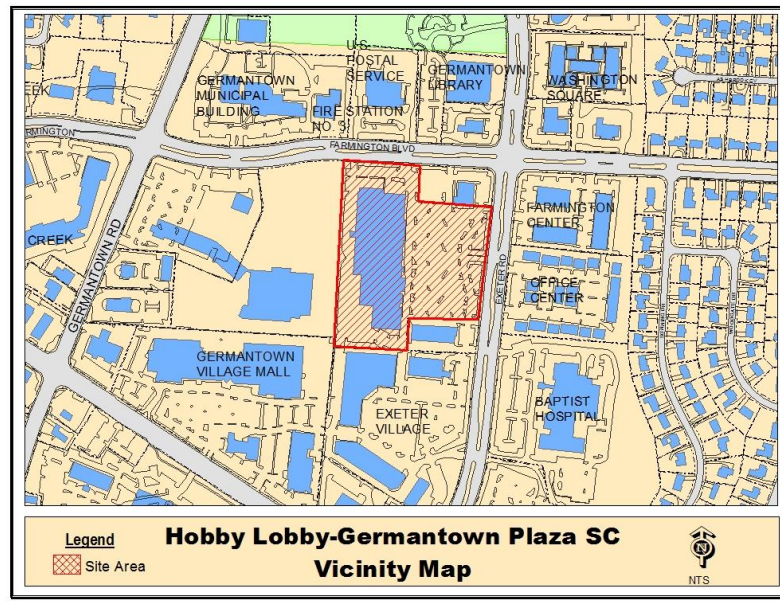




EXISTING SIGN



- b. Hobby Lobby – 1991 Exeter Rd. (Germantown Plaza Shopping Center) – Request Approval of a Wall Mounted Sign (Case No. 17-732).




**BACKGROUND:** On January 24, 2017, the DRC approved an exterior remodel of the building façade for the Germantown Plaza Shopping Center, which includes 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 was not part of this project. The project consists of the following upgrades: 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).

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. The current wall sign on the building was approved by the DRC in 2005.

**DISCUSSION:** The applicant is requesting approval of a new wall-mounted building identification sign for the Hobby Lobby located on the west side of Exeter Road; within the Germantown Plaza Shopping Center. The specifics of the request are as follows:

**SIGN: Wall-Mounted Tenant Identification**

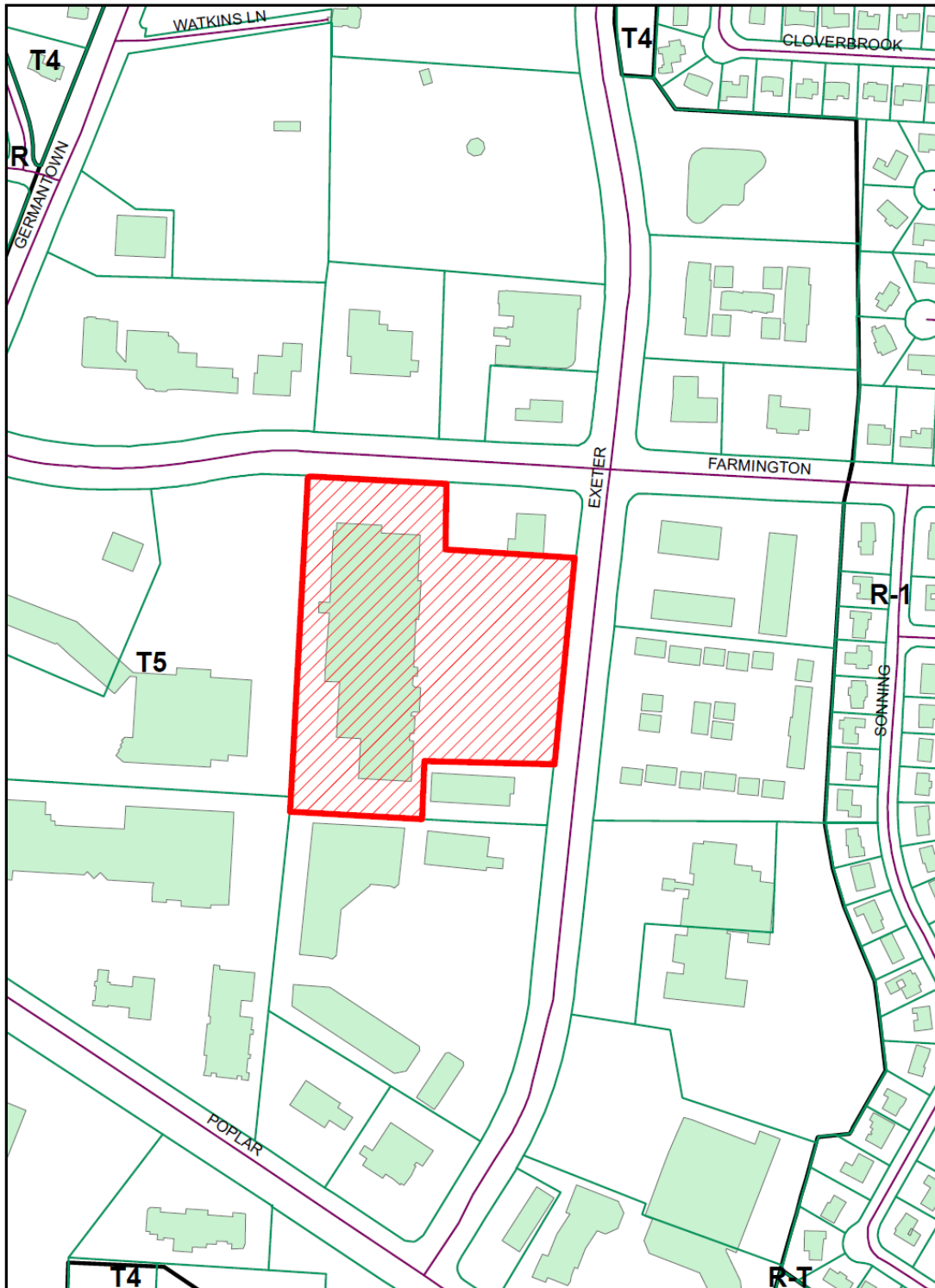
Location & Height:	One sign to be mounted on the wall of the building façade, facing Exeter Road above the public entrance.
Total Sign Area:	96.5 sq. ft. (3'x32.2')
Content/Logo:	
Colors & Materials:	Color: Letters = Orange pantone 173C Background = SW 7509 Materials: Letters = .80 Painted Aluminum Face = .125 Painted Aluminum
Font:	Corporate (Hobby Lobby Registered Logo)
Letter Size:	Varies from 36"
Mounting Structure:	EIFS backed with wood and metal studs. Sign secured from inside wall onto building façade
Lighting:	White GE 12v/60 watts LED. (Reverse Lit Channel Letters)

**STAFF COMMENTS:**

1. Although the existing commercial use is located within the “T-5” Urban Center District, it was developed using the pre-existing “SC-1” Shopping Center zoning district. Signage for this business is regulated by the SC-1 sign regulations of the Zoning Ordinance. DRC approval is required for all permanent signs for businesses not located in a shopping center with an approved sign policy that allows administrative approval by staff.
2. The current wall sign on the building is 49.29 sq. ft.
3. The existing tenant has 317 feet of building frontage within the shopping center that front on Exeter Road. Per Section 14-34(c)(1)a of the Sign Ordinance, “the maximum allowable sign area for tenant space over 10,000 square feet a sign area equal to 75 sq. ft. plus one square foot of sign area for each three feet of horizontal distance of the tenant lease space above 100 feet is allowed, up to a maximum sign area of 100 sq. ft. Additional sign area may be permitted upon design review commission approval up to a maximum area of 125 square feet of sign area”. The total requested sign area for this site is 96.5 sq. ft., which is within the total allowable sign area that may be approved by the DRC. Please note that the new sign, if approved, will be almost twice as large as the previous approved sign on this tenant wall.
4. The applicant has applied for a temporary wall sign to be installed during the duration of the exterior remodeling of the building. If the current sign request is approved, the temporary sign must be removed at the end of the construction period and prior to the installation of the new permanent wall sign.
5. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.

DRC SUBCOMMITTEE REPORT: The DRC subcommittee met on July 13, 2017, and recommended placing this application on the consent agenda.

Proposed Motion: To approve a wall-mounted, tenant identification sign for Hobby Lobby, located at 1991 Exeter Rd. (Germantown Plaza Shopping Center), subject to the Commission's discussion, staff comments in the staff report, and the documents and plans submitted with the application.



**ZONING MAP**



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: 6/30/2017  
RECEIVED BY: Gradowski  
#17-731

**DESIGN REVIEW COMMISSION  
APPLICATION FOR PERMANENT SIGN**

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: HOBBY LOBBY Phone No: (901) 757-4419
  2. Sign Owner's Address: 7707 SW 44th Street, Oklahoma City, OK 73179 Email Address: Benjamin.Carver@HobbyLobby.com
  3. Sign Location Address and Name of Shopping Center: 1991 Exeter Rd, Germantown, TN 38138  
Germantown Plaza
  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: 317 feet.
  9. Size of Sign: Width: 3' feet 32'-2" inches; Height:      feet      inches  
TOTAL AREA OF SIGN IN SQUARE FEET: 96.5 sq ft
  10. Height of sign at its highest point above the surrounding grade:      feet      inches.
  11. Size of Letters: 1) Height 36" Width 32" - 2" Font: HL Registered Logo  
2) Height      Width      Font:       
3) Height      Width      Font:
  12. Colors: Letters: Orange pantone 173 C SUBMIT COLOR SAMPLES  
Background: SW 75 09 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).  
390 Feet      Inches Name of Street: Exeter Rd  
     Feet      Inches Name of Street:
  15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
390 Feet      Inches Name of Street: Exeter Rd  
     Feet      Inches Name of Street:
  16. Sign Content (words, letters, logos): HOBBY LOBBY
  17. Size of logo: Horizontal 32.2 feet      inches; Vertical 3 feet      inches.
  18. Sign Materials: Letters .80 painted aluminum Sign Face .125 painted aluminum  
Mounting Structure (type and materials) Alf's backed with wood and metal studs. sign will be secured inside wall.
  19. Sign Illumination, if applicable (type, location and wattage): white GE 12v /60 watt LED lit, internally mounted for reverse-lit sign. Input; 108 to 305 VAC, output 12VDC
  20. Sign Landscaping, if applicable landscape plan shall be submitted
  21. Additional Comments: We truly appreciate your approval for this new sign which will look great on the new store-front currently being consturctuted by our landlord. Thank you for your time and consideration and God Bless.

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All applicable parties shown below must sign the application:

Name of Applicant (please print) Mark Balton / Balton Signs  
 Address: 3058 Southwall St., Memphis, TN 38114  
 Phone No: 452-7371 Email Address: mark@baltonsigns.com  
 Applicant Signature: Mark Balton

Name of Owner (please print) Hobby Lobby Corp/ via sign buyer Ben Carver  
 Address: 7707 SW 44th St, Oklahoma City, OK 73179  
 Phone No: 405-745-6201 Email Address: Benjamin.carver@hobbylobby.com  
 Owner Signature: Ben Carver

Name of Developer (please print) DNA Property Management, LLC  
 Address: 126 Main Street, #250 Cold Spring Harbor, NY 11724  
 Phone No: 516-466-1800 Email Address: Amy Stevens amy@dnapartners.com  
 Developer Signature: [Signature]

Name of Sign Erecting Company Balton Sign Co.  
 Address: 3058 Southwall St. Memphis, TN 38114  
 Phone No: 901-452-7371 Email Address: mark@baltonsigns.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

**DISCLOSURE OF OWNERSHIP INTERESTS**

In order to assist staff and appointed and elected officials of the City of Germantown in complying with Ordinances of the City relating to conflicts of interests, the following information is required to be furnished:

- For Profit Entities.** If the owner of the land which is the subject of this Application (including all owners, lessees and developers) is a for-profit entity, i.e. individual, 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.

Applicant: Mark Balton of Balton sign for Hobby Lobby  
Address: 3058 Southwall St. Memphis, TN 38114  
Signature of Applicant: *Mark Balton*

Owner: DNA Property Management, LLC  
Address: 126 Main Street, #250 Cold Spring Harbor, NY 11724  
Signature of Owner: *[Signature]*

Lessee: Hobby Lobby Corp. / via authorized sign buyer Benjamin Carver  
Address: 7707 SW 44th St. Oklahohoma City, OK, 73179  
Signature of Lessee: *Ben Carver*

Developer: DNA Property Management, LLC  
Address: 126 Main Street, #250 Cold Spring Harbor, NY 11724  
Signature of Developer: *[Signature]*

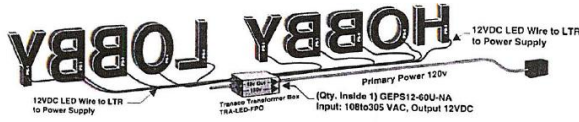
Persons or Entities\* Owning 10% or More of the Ownership Interests of the Owner:

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

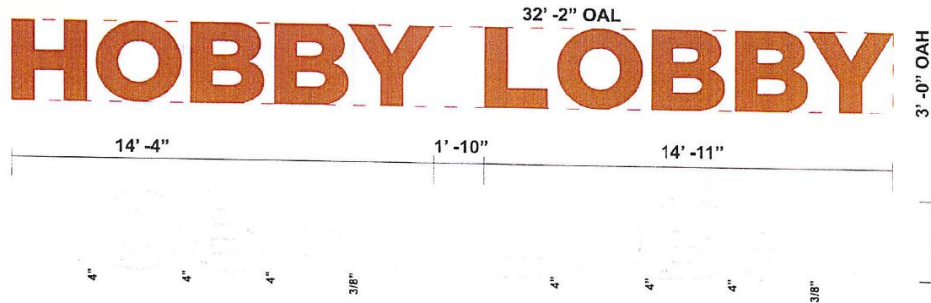
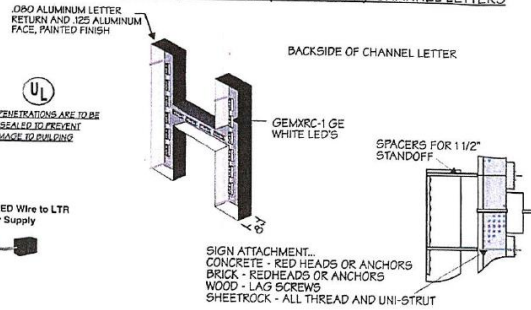
\*See language in parenthesis above.

# #104U GERMANTOWN, TN

3'-0" HOBBY LOBBY channel letters	
Qty.	Part Number
84 ft.	1.) LED's GEMXRC-1, White
2	2.) Power Supply GEPS12-60U-NA: 108-305VAC: 12VDC
1	3.) Transco TRA-LED-FPO transformer box



## SHOP DRAWING FOR (LED LIGHTED) CHANNEL LETTERS

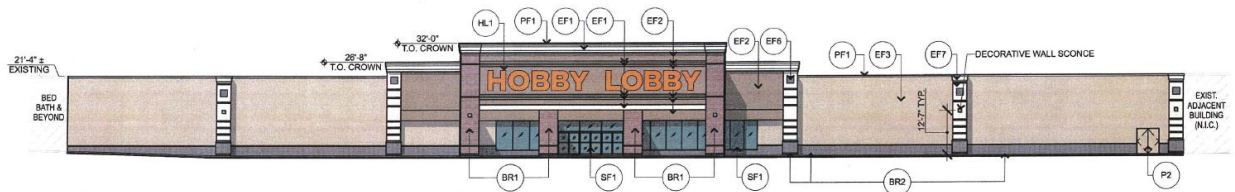


FABRICATE AND INSTALL ONE SET OF ALUMINUM HALO-LIT CHANNEL LETTERS - PAINTED FINISH AND INTERNALLY ILLUMINATED WITH LED'S. FACE OF LETTERS ARE .125 ALUMINUM. CLEAR PLEX BACKING FOR BACK SIDE OF LETTER. TO BE MOUNTED TO BUILDING'S FASCIA WITH STAND OFFS.

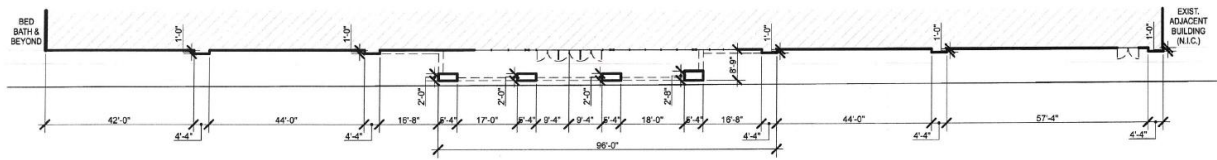
ARLON 2119 ORANGE #F2802B CO Y45 M7B K5 R242 G12B B45

ALL DESIGN WORK COPYRIGHTED © 2017 BY METRO SIGNS CORP. AND IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. ALL RIGHTS ARE RESERVED UNTIL THE COMPLETION OF SALE TO THE CLIENT MENTIONED HEREIN. THIS DESIGN MAY NOT BE REPRODUCED IN ANY MEDIA WITHOUT THE PERMISSION OF METRO SIGNS CORP.

CLIENT HOBBY LOBBY LOCATION GERMANTOWN, TN  
 SALESMAN DAVID BISH DATE 05-03-17 SCALE 1/4" = 1'  
 APPROVAL [Signature] DESIGNER GAR-2017 MetroSigns Corporation



1 EXTERIOR FRONT ELEVATION



2 EXTERIOR PLAN VIEW

828 sq ft	TOTAL BUILDING AREA
1,392 sq ft	BRICK AREA (74%)
828 sq ft	EPS AREA (79%)
169 sq ft	GLAZING AREA (7%)

EXTERIOR FINISH SCHEDULE																				
MARK	MATERIAL	MANUFACTURER	COLOR	REMARKS	MARK	MATERIAL	MANUFACTURER	COLOR	REMARKS	MARK	MATERIAL	MANUFACTURER	COLOR	REMARKS						
EF1	EPS	DRYVIT	SW761 'SPECK VILLA'	SAND FINISH	EF5	EPS	DRYVIT	SW173 'SHITAKE'	SAND FINISH	P1	PANT	SHERWIN WILLIAMS	SW769 'SEALKIN'	PREWEATHERED GALVALUME						
EF2	EPS	DRYVIT	SW769 'TWO HUT'	SAND FINISH	EF6	EPS ACCENT			MATCH BED BATH & BEYOND	P2	HOLLOW METAL DOOR & FRAME	SW750 'LOGGIA'	SEMI-GLOSS	BR1	BRICK VENEER	BRIDON BRICK CO. MODULAR	AUMBERT BLEND A 10 50	MATCH BED BATH & BEYOND		
EF3	EPS	DRYVIT	SW766 'LOGGIA'	SAND FINISH	EF7	EPS CORNER MOLDING & PLANTER			MATCH BED BATH & BEYOND	PF1	PREFINISHED METAL COPING SYSTEM	W.P. HODGMAN	A-12ASDOT WHITE	PERMA-SNAP	BR2	BRICK VENEER	ENDICOTT	DARK IRONSPOT VEGUATTD	MATCH BED BATH & BEYOND	
EF4	EPS	DRYVIT	SW117 'URBAN JUNGLE'	SAND FINISH	SF1	ALUMINUM STONEFRONT	KAWNEER	DARK BRONZE	ANODIZED ALUMINUM	PF2	PREFINISHED METAL COPING SYSTEM-TYP.									
EF5	EPS	DRYVIT	SW173 'SHITAKE'	SAND FINISH	HL1	HOBBY LOBBY ILLUMINATED SIGNAGE			ORANGE PMS 113	PF3	PREFINISHED METAL COPING	BEPRIDGE	PREWEATHERED GALVALUME							

11/30/2016  
 NOTE: Signage subject to city approval

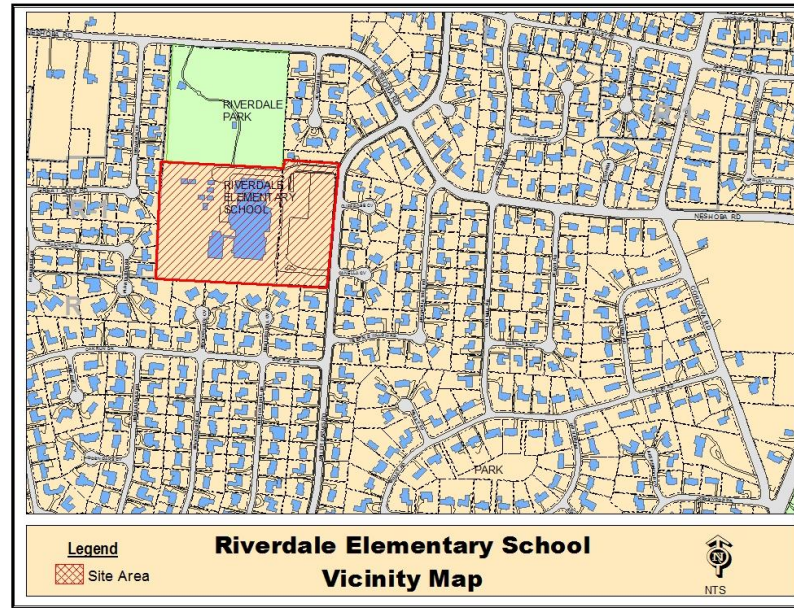
FARMEX RAIL, LLC

Germantown Plaza  
 Germantown, TN  
 PROJECT #1008

Architect  
**Robert Michael Hughes**  
 6945 S. 40th East Avenue - Tulsa, Oklahoma 74118  
 www.rmharchitect.com - 918-581-9000

PLAN PREPARED BY: ROBERT MICHAEL HUGHES  
 ARCHITECT  
 DATE: 05/03/17  
 SCALE: 1/4" = 1'  
 SHEET: 104U-01  
 PROJECT: #1008


- c. Riverdale Elementary School – 1745 Miller Farms Rd – Request Approval of a Ground-Mounted Sign (Case No. 15-551).



**BACKGROUND:** Riverdale Elementary School was constructed by the Shelby County Board of Education in 1969. It was transferred to the Germantown Municipal School District when that entity was created. The Board of Zoning Appeals approved on November 10, 2015, a use on appeal for the addition. The Planning Commission, on December 8, 2015, and Design Review Commission, on December 15, 2015, approved a preliminary and final site plan for the expansion of the school that consists of a 60,751 sq. ft. building addition and 135 parking spaces. On May 3, 2016, The Planning Commission approved a revised preliminary and final site plan for the addition of 107 Permanent Parking Spaces and on May 10, 2016, the Board of Zoning Appeals approved a Use of Appeal to allow the public school parking lot addition. The revised site plan for the additional parking spaces was approved by the Design Review Commission on May 24, 2016.

**DISCUSSION:** The applicant is requesting approval of a ground-mounted project identification sign for the school fronting on Millers Farms Road, south of Neshoba Road. The specifics of the request are as follows:

**SIGN:** *Ground-Mounted Project Identification*

Location & Height:	One double faced perpendicular sign to be mounted 30 feet from the back of the pavement on Millers Farm Road; 6 feet tall from the surrounding grade.
Total Sign Area:	18 sq. ft.
Content:	
Colors & Materials:	Color: Letters = 42202SP Natural White (Matte Finish) Background = Matthews MP55697 Bluest Blue Frame = Matthews MP33172 Materials: Letters = Paint Face = .080 Aluminum
Font:	Frutiger
Letter Size:	Varies 7.5" to 10" in height



Mounting Structure:	Brick Base
Lighting:	LED small flood 46W SLF series 4520 Lumens Color Temp 4000K

**STAFF COMMENTS:**

1. DRC approval is required for all permanent signs for businesses not located in a shopping center with an approved sign policy that allows administrative approval by staff.
2. The existing institutional use is located within the “R” Residential District and is govern by Section 14-33(b)(1) of the Germantown Sign Ordinance, which states in part that, “Church, public or semipublic building and public park identification signs shall be ground-mounted identification signs,” within and “R” Residential District. Section 14-33 permits a maximum “sign area of one face, not to exceed 25 sq. ft. or regardless of the number of faces, not to exceed 50 sq. ft”.
3. The requested ground-mounted sign area is 18 sq. ft., which conforms to the sign regulations.
4. If approved, the applicant must obtain a permit from the Memphis/Shelby County Office of Code Enforcement prior to installing the signs.

*REVISIONS: In response to staff’s comments concerning the use of white paint on the proposed sign, the applicant requested that the DRC allow the use of the same white color that was approved for the recently approved and installed ground sign for ProActive Heart and Vein Center located at 7751 Wolf River Blvd. The DRC subcommittee agreed to the change as requested and the plan has been modified accordingly.*

**NEW DOUBLE FACED FLOOD LIGHTED SIGN PROPOSAL 18 SQ. FT.**

76" (Total width), 72" (Sign width), 4" (Top thickness), 36" (Sign height), 72" (Total height), 30" (Brick base height), 2" REVEAL (Side offset), 2" (Bottom offset)

**Color Legend:**  
 MATHEWS MP5697 BLUEST BLUE  
 42202SP NATURAL WHITE  
 MATHEWS MP33172 SILVER SURFER

ALL COLORS TO HAVE MATTE FINISH

FLAT FACES WITH PAINTED GRAPHICS  
 BRICK BASE TO MATCH BUILDING

1-800-728-8889 *servicing the mid-south since 1978*

**MID-SOUTH SIGNS**  
 COLUMBUS, MS / SHEFFIELD, AL / MEMPHIS, TN

**APPROVAL INFORMATION & CONFIRMATION**  
 Proof is approved. Proceed with production of order.  
 Proof is approved with corrections. Make corrections as indicated and proceed with production of order.

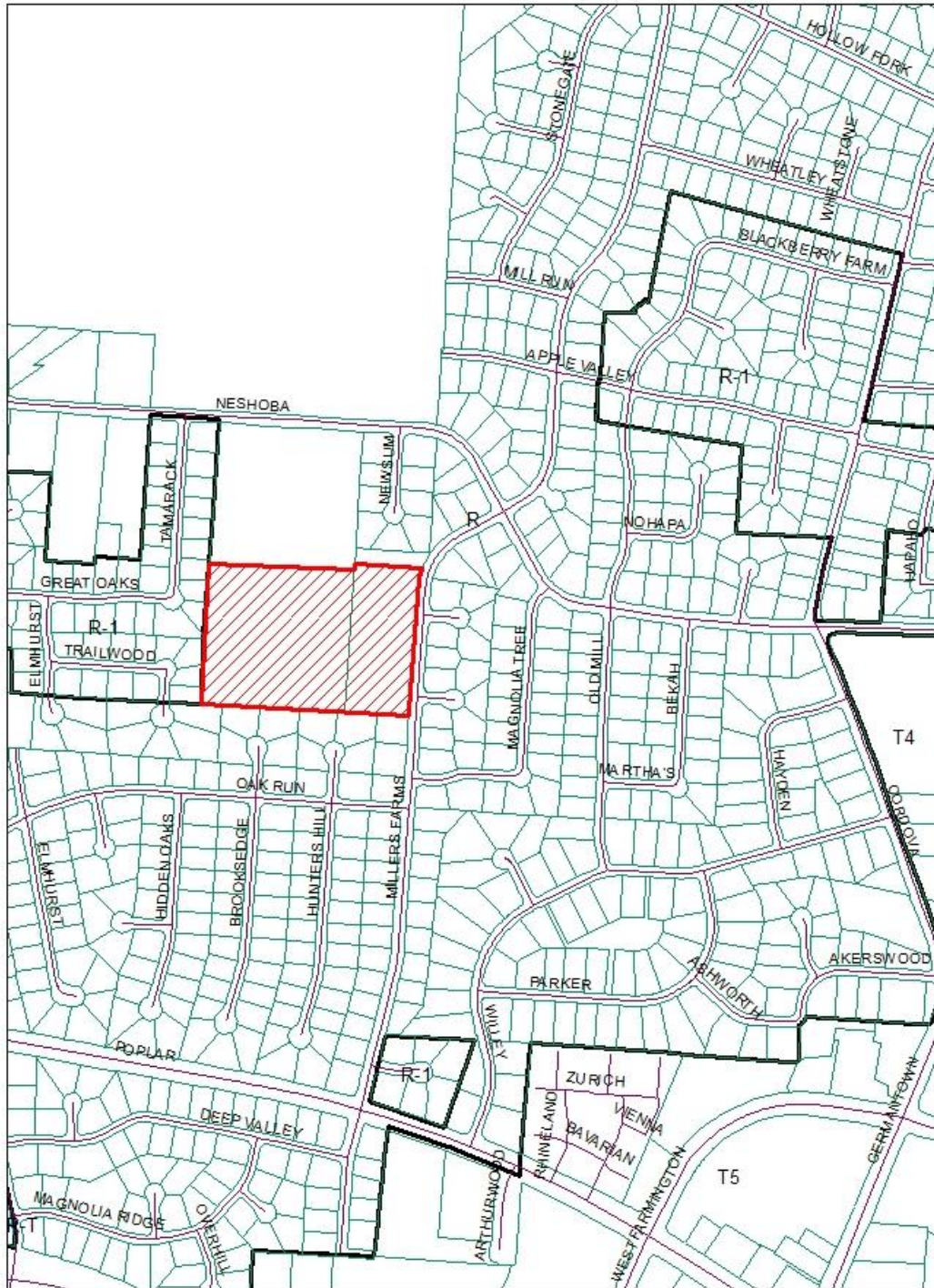
SIGNATURE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTE: THIS DESIGN IS A PROPOSAL, CREATED BY MID-SOUTH SIGNS, INC. IT IS SUBJECT TO THE DESIGN REVIEW PROCESS AND MUST BE APPROVED BY THE DESIGN REVIEW BOARD. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT US AT 1-800-728-8889. HELP US DESIGN YOUR SIGN AND WE'LL TAKE CARE OF THE REST. THANK YOU FOR CHOOSING MID-SOUTH SIGNS, INC.

Client: RIVERDALE SCHOOL  
 Date: \_\_\_\_\_  
 Design By: \_\_\_\_\_  
 Approved By: \_\_\_\_\_  
 Sheet: \_\_\_\_\_ Scale: \_\_\_\_\_  
 File: \_\_\_\_\_

**DRC SUBCOMMITTEE REPORT:** The DRC subcommittee met on July 13, 2017, and recommended placing this application on the consent agenda subject to the plans being modified as discussed at the subcommittee meeting.

**PROPOSED MOTION:** To approve a ground-mounted, project identification sign for Riverdale Elementary School located at 1745 Miller Farms Road, subject to the Commission's discussion, staff comments in the staff report, and the documents and plans submitted with the application.



**VICINITY MAP**



# 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

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: Germantown Board of Education Phone No: 901-752-7900
2. Sign Owner's Address: 6685 Poplar Ave. Suit 202 Email Address: \_\_\_\_\_
3. Sign Location Address and Name of Shopping Center: Riverdale Elementary School, 1745 Miller Farms Rd, Germantown TN 38138
4. Zoning District: Commercial \_\_\_; Residential \_\_\_; Old Germantown \_\_\_; Office \_\_\_
5. Sign will be mounted on: Wall \_\_\_; Ground X
6. Type Sign:
 

___ Tenant Identification	___ Project Identification
<u>X</u> Building Identification	___ Traffic Directional
___ Exterior Directory	___ Subdivision Identification
___ Service Station Sign	___ Other (If other, explain on separate page)
7. Number of Sign Faces: One \_\_\_; Two X
8. Linear feet of building frontage occupied by business where sign will be located: 530 feet.
9. Size of Sign: Width: \_\_\_ feet 72 inches; Height: \_\_\_ feet 36 inches  
 TOTAL AREA OF SIGN IN SQUARE FEET: 18
10. Height of sign at its highest point above the surrounding grade: 6 feet 0 inches.
11. Size of Letters: 1) Height 10" Width \_\_\_ Font: FRUITIGER  
 2) Height 7.5" Width \_\_\_ Font: FRUITIGER  
 3) Height \_\_\_ Width \_\_\_ Font: \_\_\_\_\_
12. Colors: Letters: Natural White SUBMIT COLOR SAMPLES  
 Background: Mathews Bluest Blue SUBMIT COLOR SAMPLES
13. Orientation of Sign to the Street: Parallel \_\_\_; Perpendicular X; Angled \_\_\_
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
30 Feet 0 Inches Name of Street: Miller Farms Rd  
 \_\_\_ Feet \_\_\_ Inches Name of Street: \_\_\_\_\_
15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
187 Feet 7 Inches Name of Street: Miller Farms Rd  
 \_\_\_ Feet \_\_\_ Inches Name of Street: \_\_\_\_\_
16. Sign Content (words, letters, logos): Riverdale School
17. Size of logo: Horizontal \_\_\_ feet \_\_\_ inches; Vertical \_\_\_ feet \_\_\_ inches.
18. Sign Materials: Letters PAINT; Sign Face .080 ALUMINUM  
 Mounting Structure (type and materials): BRICK BASE
19. Sign Illumination, if applicable (type, location and wattage): LED SMALL FLOOD 46 W  
SLE SERIES 4520 LUMENS Color Temp 4000K
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: \_\_\_\_\_

\*\*\*\*\*

All applicable parties shown below must sign the application:

Name of Applicant (please print) **Mid South Signs**  
Address: 7326 Getwell Cove, Memphis Tn. 38118  
Phone No: 901-652-4379 Email Address: john@midsouthsigns.com  
Applicant Signature: *John Ferguson*

Name of Owner (please print) **Germantown Board of Education**  
Address: 6685 Poplar Ave. Suit 202, Germantown TN 38138  
Phone No: 901-752-7900 Email Address: Jason.Manuel@gmedk12.org  
Owner Signature: *J. Manuel*

Name of Developer (please print) \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone No: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Developer Signature: \_\_\_\_\_

Name of Sign Erecting Company **Mid South Signs**  
Address: 7326 Getwell Cove, Memphis Tn 38118  
Phone No: 901-652-4379 Email Address: John@midsouthsigns.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, 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.

Applicant: **Mid South Signs**  
Address: 7326 Getwell Cove, Memphis Tn. 38118  
Signature of Applicant: *John Ferguson*

Owner: **Germantown Board of Education**  
Address: 6685 Poplar Ave. Suit 202, Germantown Tn. 38138  
Signature of Owner: *J. J. [Signature]*

Lessee: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature of Lessee: \_\_\_\_\_

Developer: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature of Developer: \_\_\_\_\_

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

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

\*See language in parenthesis above.

2. **Not for Profit Entities.** If the owner of the land which is the subject of this Application (including all owners, lessees and developers) is a not for profit entity, the authorized representative of the Owner must list below the name and business or home address of the President (or equivalent chief executive officer) and the members of its board of directors:

Applicant: **Germantown Board of Education**  
Address: 6685 Poplar Ave. Suit 202 Germantown Tn. 38138  
Authorized Signature for Applicant: \_\_\_\_\_

President or Equivalent  
Chief Executive Officer: **Jason Manuel**  
Address: 6685 Poplar Ave. Suit 202, Germantown Tn. 38138  
Signature: 

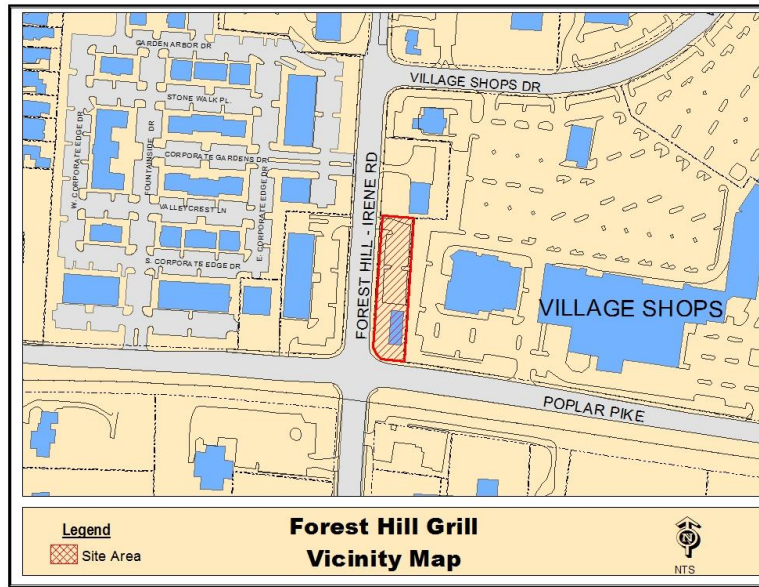
Members of the Board of Directors of the Owner:

Name	Business or Home Address
<b>Linda Fisher</b>	<b>6685 Poplar Ave. suit 202</b>
<b>Betsy Landers</b>	<b>Germantown Tn. 38138</b>
<b>Suzanne Jones</b>	_____
<b>Lisa Parker</b>	_____
<b>Amy Eoff</b>	_____
_____	_____

Note that approval of the application is based upon information provided herein and any change in this information including any change in ownership interests of the subject real property, after filing the application may result in reconsideration of any approval.

The Applicant/Owner/Lessee acknowledges and agrees that if the developer of a project is not the owner of the subject real property, the owner/lessee and developer shall be required to join in the project development contract with the City and the obligations of the project development contract shall be the joint and several obligations of the developer, owner, and lessee.


- d. Forest Hill Grill – 9102 Poplar Pike – Request Approval of a Ground-Mounted Sign (Case No. 17-733).



**BACKGROUND:** Forest Hill Grill was the former site of the Belmont Grill and prior to that the Pub-on-Pike restaurant at the northeast corner of Poplar Pike and Forest Hill Irene. The Design Review Commission approved a wall-mounted sign for Pub-on-Pike on September 18, 1990 and a ground-mounted sign on November 28, 1995. Upon a name change of the restaurant to Belmont Grill, the Design Review Commission approved a request to change the name on the existing signage on March 25, 1997. Also on March 25, 1997, the Design Review Commission approved a request to allow building improvements that included installation of a concrete walkway, addition of a walk-in cooler, and repainting of the building. On December 15, 2015, the DRC approved exterior building improvements for this site that included a change in paint colors to the existing building for the facade, trim, and ironwork. The requested changes to the building were connected with a change in ownership and a subsequent change in restaurant names from Belmont Grill to Forest Hill Grill.

**DISCUSSION:** The applicant is requesting approval of a ground-mounted project identification sign for the Forest Hill Grill (Formerly Belmont Grill) at the northeast corner of Poplar Pike and Forest Hill Irene Road. The specifics of the request are as follows:

**SIGN:** *Ground-Mounted Project Identification*

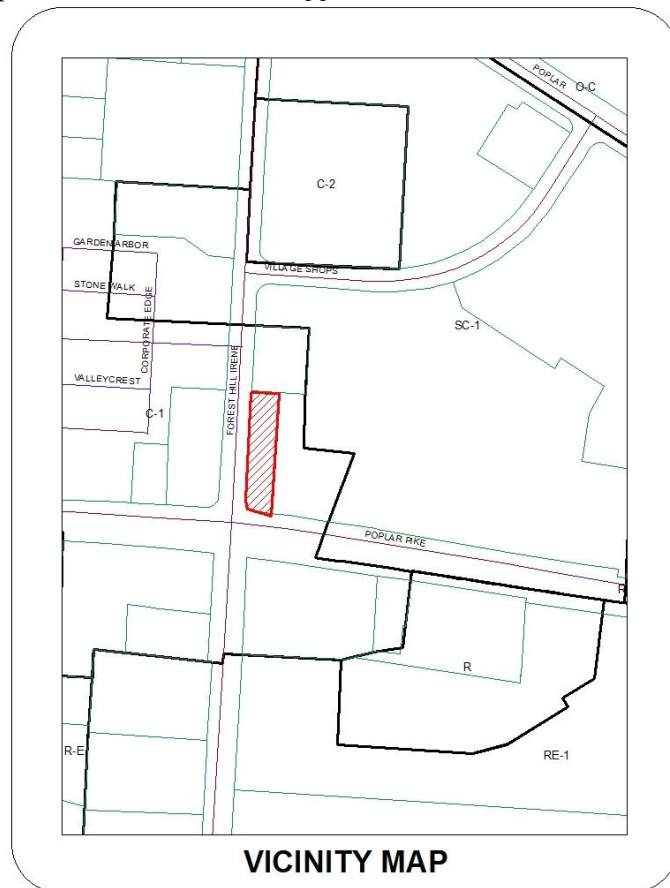
Location & Height:	One double faced perpendicular sign to be mounted approximately 30 feet from the back of the pavement on Poplar Pike and Forest Hill Irene; 6.6 feet tall from the surrounding grade.
Total Sign Area:	24.06 sq. ft. (72" x 22.5" per face)
Content:	
Colors & Materials:	Color: Letters = Black Background = Grey Materials: Letters = Paint Face = Sheet Metal
Font:	Custom
Letter Size:	Varies 7" to 8" in height
Mounting Structure:	Existing 120 watt Flood Lights (2) on each side
Lighting:	Existing (no new landscaping proposed)

**STAFF COMMENTS:**

1. The current sign request is in conjunction with the new name.
2. DRC approval is required for all permanent signs for businesses not located in a shopping center with an approved sign policy that allows administrative approval by staff.
3. Although the applicant has already replaced the previous sign with the new sign prior to filing this application with the DRC, they have indicated that only the sign wood panel was changed and that the wood frame and 4 x 4 cedar posts were updated with grey paint. The previous ground sign for Belmont Grill was approved by the DRC on March 25, 1997 for a total sign area of 24 sq. ft.
4. The existing use is located within the “C-1” Neighborhood Commercial District and is govern by Section 14-34 Germantown Sign Ordinance, which states “Double-faced, ground-mounted signs shall not exceed a sign area total of both faces of the lesser of 100 square feet or one square foot for each lineal foot of the premises or leased space of the occupant that faces the public road from which the double-faced sign is visible”. The requested ground-mounted sign area is 12.03 sq. ft., per face which conforms to the sign regulations.
5. If approved, the applicant must obtain a permit from the Memphis/Shelby County Office of Code Enforcement prior to installing the signs.

**DRC SUBCOMMITTEE REPORT:** The DRC subcommittee met on July 13, 2017, and recommended placing this application on the consent agenda.

**PROPOSED MOTION:** To approve a ground-mounted, project identification sign for Forest Hill Grill, located at 9102 Poplar Pike, subject to the Commission’s discussion, staff comments in the staff report, and the documents and plans 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 APPLICATION FOR PERMANENT SIGN

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: \_\_\_\_\_

\*\*\*\*\* Forest Hill Partners, LLC \*\*\*\*\*

1. Sign Owner: FOREST HILL GRILL Phone No: 901-509-2016
2. Sign Owner's Address: 9102 POPLAR PIKE Email Address: Catherine@foresthillpartners.net
3. Sign Location Address and Name of Shopping Center: \_\_\_\_\_

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: \_\_\_\_\_ feet. PP 32<sup>6</sup> FHS 92<sup>2</sup>
9. Size of Sign: Width: \_\_\_\_\_ feet 78 inches; Height: \_\_\_\_\_ feet 22.5 inches

- TOTAL AREA OF SIGN IN SQUARE FEET: \_\_\_\_\_
10. Height of sign at its highest point above the surrounding grade: \_\_\_\_\_ feet 66 inches.
  11. Size of Letters: 1) Height 8" Width 8" Font: TOP - UPTO 8" (6-8)  
 2) Height 7" Width 6" Font: BOTTOM (3-6)  
 3) Height \_\_\_\_\_ Width \_\_\_\_\_ Font: \_\_\_\_\_

12. Colors: Letters: BLACK SUBMIT COLOR SAMPLES  
 Background: GREY 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).

15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
32 Feet \_\_\_\_\_ Inches Name of Street: FOREST HILL IRENE  
31 Feet \_\_\_\_\_ Inches Name of Street: OLD POPLAR PIKE
16. Sign Content (words, letters, logos): FOREST HILL GRILL

17. Size of logo: Horizontal \_\_\_\_\_ feet \_\_\_\_\_ inches; Vertical \_\_\_\_\_ feet \_\_\_\_\_ inches.
18. Sign Materials: Letters PAINT; Sign Face SHEET METAL  
 Mounting Structure (type and materials): WOOD
19. Sign Illumination, if applicable (type, location and wattage): FLOOD LIGHTS (2), EACH SIDE, 120W
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: NO NEW LANDSCAPING

\*\*\*\*\*

All applicable parties shown below must sign the application:

Name of Applicant (please print) FOREST HILL PARTNERS, LLC

Address: 9102 POPLAR PIKE

Phone No: \_\_\_\_\_ Email Address: CATHERINE@FORESTHILLPARTNERS.NET

A Applicant Signature: Catherine Duggan

Name of Owner (please print) BEW ENTERPRISES, LLC

Address: CAREFREE, AZ

Phone No: 901-528-0043 Email Address: tbuceblack@gmail.com

X Owner Signature: J. Bruce Black

Name of Developer (please print) \_\_\_\_\_

Address: N/A

Phone No: \_\_\_\_\_ Email Address: \_\_\_\_\_

Developer Signature: \_\_\_\_\_

Name of Sign Erecting Company N/A

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

Phone No: \_\_\_\_\_ Email Address: \_\_\_\_\_

**\*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, 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.

Applicant: FOREST HILL PARTNERS, LLC  
 Address: 9102 POPLAR PIKE  
 X Signature of Applicant: [Signature]  
 Owner: BEW ENTERPRISES, LLC  
 Address: CAREFREE, AZ  
 X Signature of Owner: [Signature]  
 Lessee: FOREST HILL PARTNERS, LLC  
 Address: 9102 POPLAR PIKE  
 X Signature of Lessee: [Signature]  
 Developer: N/A  
 Address: \_\_\_\_\_  
 Signature of Developer: \_\_\_\_\_

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

Name	Business or Home Address
<u>JEFF ELZEMEYER</u>	<u>40%</u>
<u>BRUCE BLACK</u>	<u>40%</u>
<u>TRENT WILSON</u>	<u>20%</u>
_____	_____
_____	_____
_____	_____

\*See language in parenthesis above.

June 29, 2017

City Of Germantown Tennessee  
Design Review Commission  
1930 South Germantown Road  
Germantown, TN 38138-2815

RE: Sign Change

To Whom It May Concert:

Please allow this letter to confirm that BEW Enterprises, LLC, as the owner of the property located at 9102 Poplar Pike and operating as the Forest Hill Grill, approves of the sign being presented for approval from City Of Germantown Design Review Commission.

Sincerely,

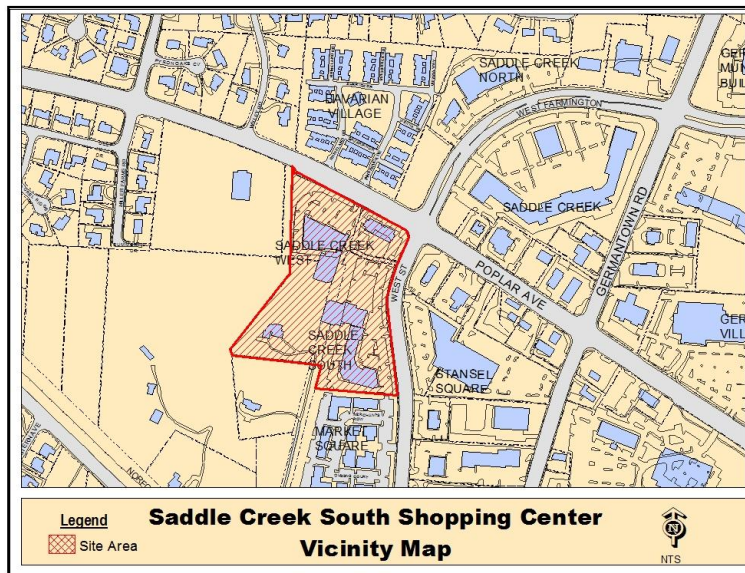
A handwritten signature in black ink, appearing to read "Helen B. Beck". The signature is written in a cursive style with a large, stylized initial "H".



Sign lettering is 3 inches tall. The letters are black on a light grey field.



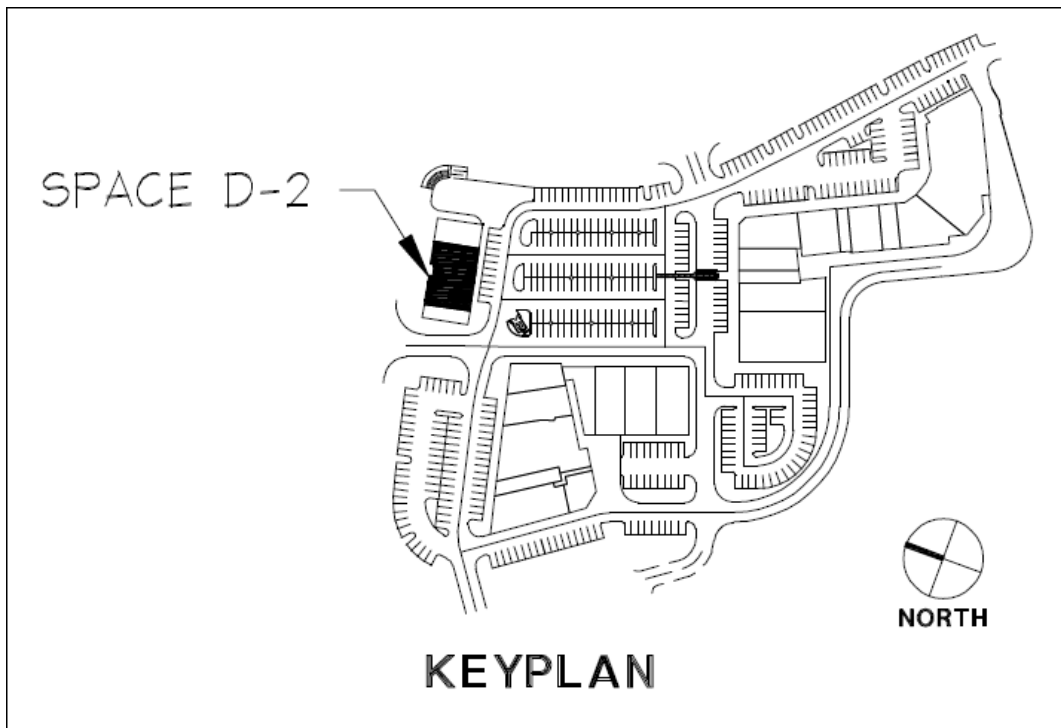
- e. Joseph A. Banks – 7509 Poplar Ave (Saddle Creek South) Request Approval of a Storefront Modification (Case No. 17-728).



**BACKGROUND:** The subject property is in the Saddle Creek South shopping center, which was originally approved by the Planning Commission and the Board of Mayor and Aldermen in 1987. The site plan for the 5,418 sq. ft., free-standing, single story retail building located 12 feet from Poplar Ave. and 12 feet from West Farmington Blvd. was approved by the Planning Commission on November 4, 2014

and by the Design Review Commission on November 25, 2014. The Board of Mayor and Alderman approved the development contract on December 31, 2014.

**DISCUSSION:** Joseph A. Banks will be located in the middle bay of the free-standing building at the southwest corner of Poplar Avenue and West Street within Saddle Creek South Shopping Center. The plan proposes overall changes to the exterior appearance of the storefront for the new tenant that consist of new paint colors and materials (doors, windows, awnings, and decorated trim work) for the façade. The proposed modification also includes the construction of mural wall to screen a rear exit door facing Poplar Avenue. All proposed storefront changes have been approved by the property management as required by the DRC. A complete set of proposed building elevations and renderings are provided, as well as samples of the colors and materials.



**STAFF COMMENTS:**

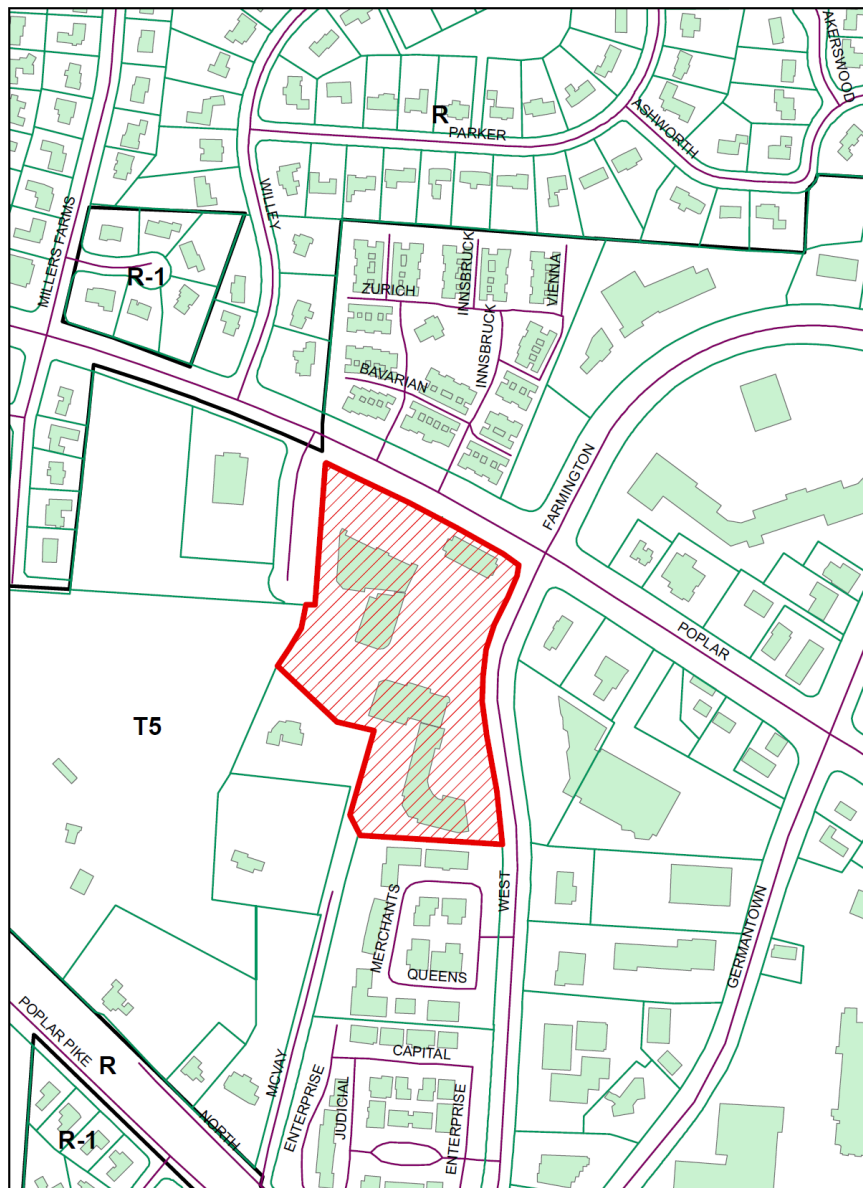
1. The applicant has provided a material and color board sample for this project that was presented at the DRC Sub-Committee and regular DRC meetings.
2. The proposed mural wall is a graphic depiction of a Baltimore map. This design element will be brushed brass and the background painted PMS 417C. Material and color samples for the mural are included on sample board.
3. The proposed awnings are one solid color and made of fabric. (See materials and colors board.)
4. The applicant is proposing to use panels with raised shields etched onto them as a design element along the bottom of the storefront windows. The applicant has indicated that the shield is not a registered trademark of Joseph A. Banks at this time. At the DRC Sub-Committee meeting on July 13, 2017, the DRC agreed to approve this as a design element of the storefront modification, as they determined that this is not a logo or a sign.
5. In response to the DRC Sub-Committee's request on July 13, 2017, the applicant has provided the following information about the window displays: "The display window will showcase mannequins and other marketing props. This is shown on the rendering included with the original

submission. There will be no signage there, since the rear will be less than 36” from the glass. The mannequins will be lit by standard track lighting directed towards the mannequins, not towards the street.” The applicant has also included fixture and lighting plans.

6. The applicant has filed a separate companion application for signage approval for this project as shown on the elevations and rendering.
7. If approved, the applicant shall obtain a building permit from Shelby County Construction Code Enforcement Office prior to commencing work.

**DRC SUBCOMMITTEE REPORT:** The DRC subcommittee met on July 13, 2017, and recommended that this application be placed on the consent agenda, with clarification regarding the storefront windows.

**PROPOSED MOTION:** To approve a storefront modification at Jos A. Banks (Saddle Creek South Shopping Center) at 7509 Poplar Ave., subject to the Commission’s discussion, staff comments in the staff report, and the documents and plans submitted with the application.



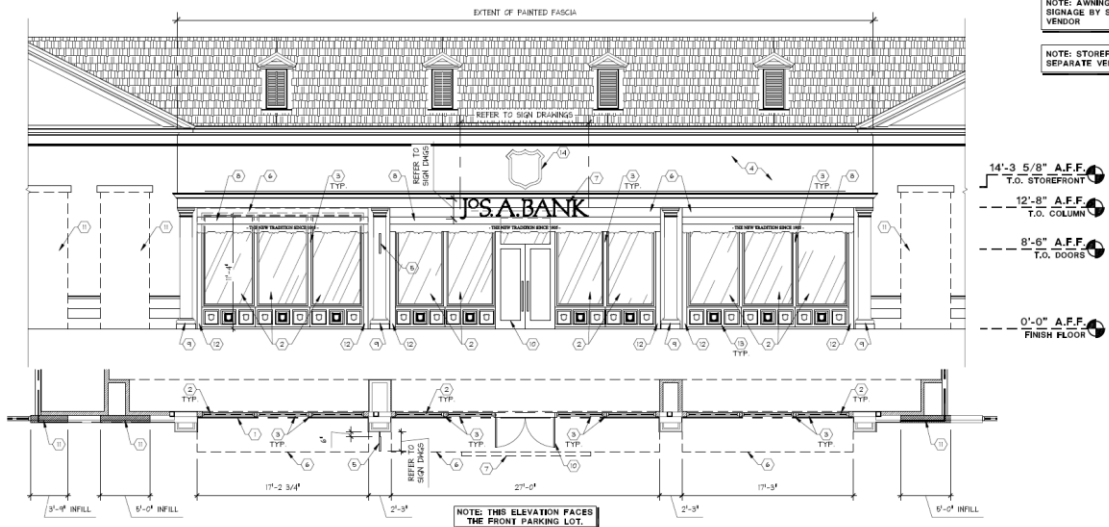
**ZONING MAP**



- ① LEASE LINE
- ② NEW 3/4" THICK CLEAR TEMPERED GLAZING
- ③ ALUMINUM WINDOW FRAME FINISH SYSTEM PAINTED [SN 7674] PEPPERCORN, GLOSS FINISH
- ④ PAINT EXISTING FASCIA [SN 7674] PEPPERCORN, MATTE FINISH. SEE ELEVATION FOR EXTENTS.
- ⑤ NEW BLADE SIGN - BRUSHED BRASS AND BLACKENED STEEL. REFER TO SIGN SHOP DRAWINGS FOR DIMENSIONS.
- ⑥ AWNINGS BY VENDOR - FABRIC TO MATCH [FES 272] WITH GOLD SCALLOPING.
- ⑦ JOS. A. BANK SIGN IN REVERSED LIT CHANNEL LETTERS - BRUSHED BRASS FINISH. SUPPLIED BY VENDOR. INSTALLED BY G.C. SEE SIGN SHOP DRAWINGS FOR DIMENSIONS.
- ⑧ AWNING FASCIA - BLACKENED STEEL FINISH
- ⑨ EXISTING COLUMN TO REFINISH - PAINT [SN 7674] PEPPERCORN, MATTE FINISH, TYP.
- ⑩ ENTRY DOORS - BRUSHED BRASS FINISH WITH CLEAR TEMPERED GLAZING. SUPPLIED BY VENDOR, INSTALLED BY G.C.
- ⑪ NEW INFILL TO MATCH EXISTING ADJACENT BUILDING MATERIAL AND COLOR.
- ⑫ DECORATIVE ALUMINUM BORDER FRAME - BRUSHED BRASS
- ⑬ SHIELDS AND BASE - BRUSHED BRASS
- ⑭ SHIELD PLAQUE ABOVE ENTRANCE DOORS - BRUSHED BRASS - SEE SIGN SHOP DRAWINGS FOR DIMENSIONS.

KEYNOTES

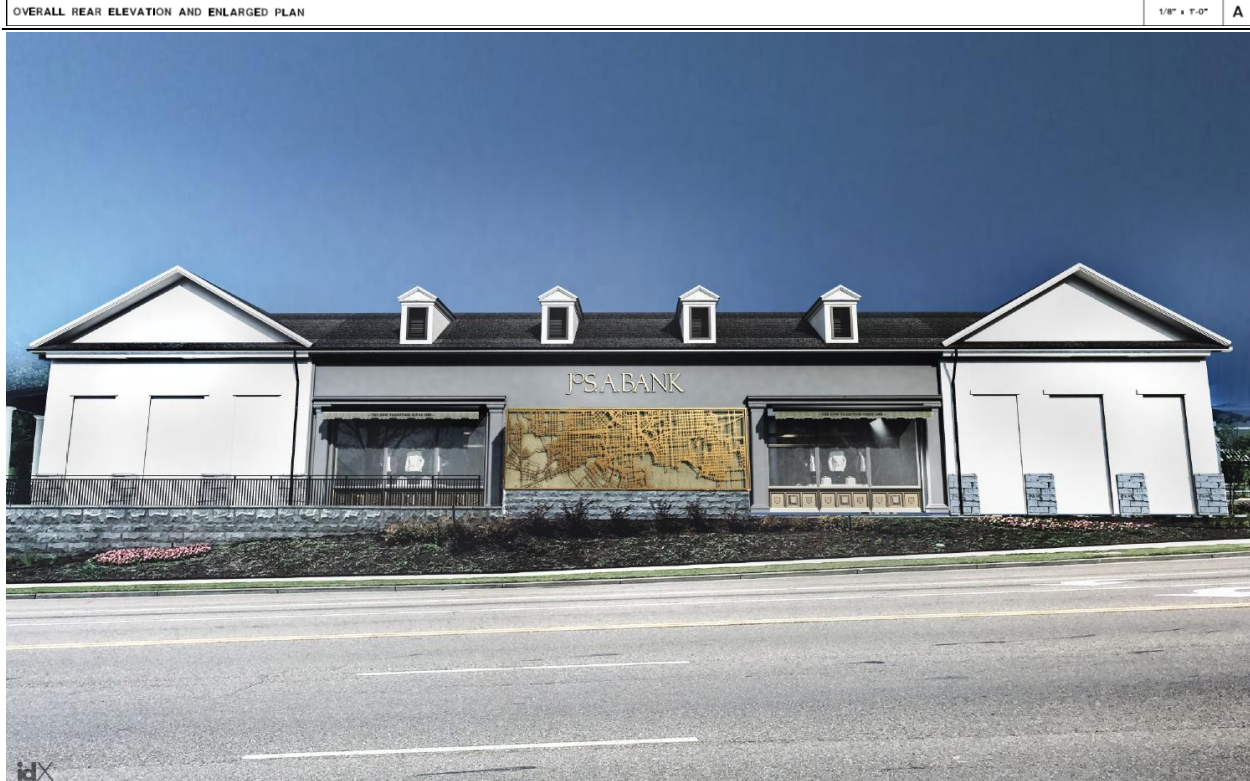
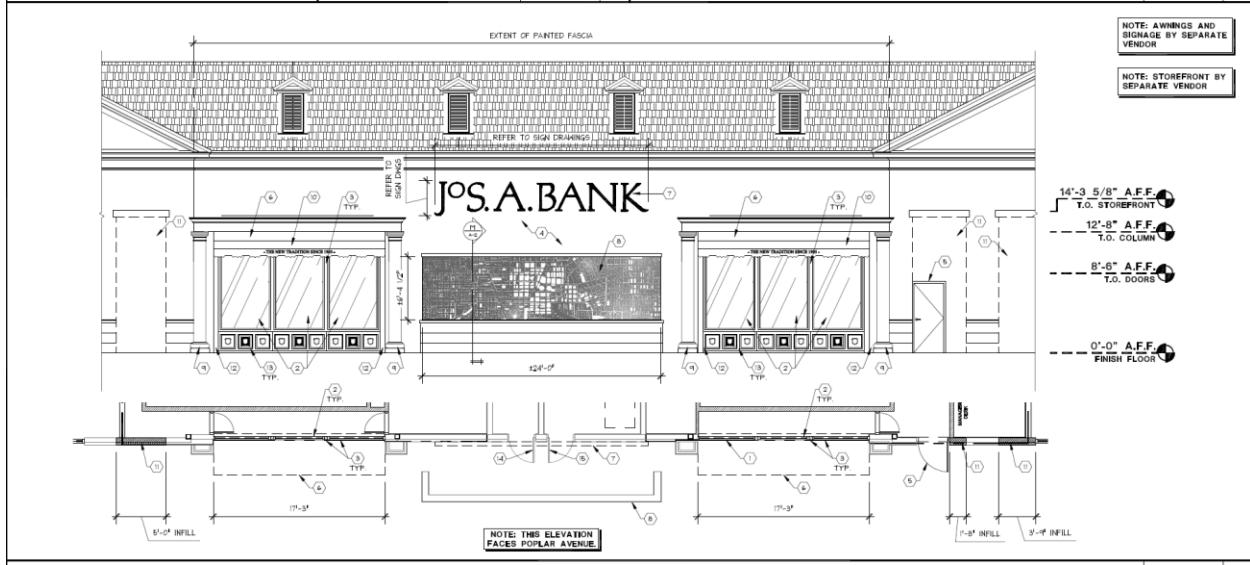
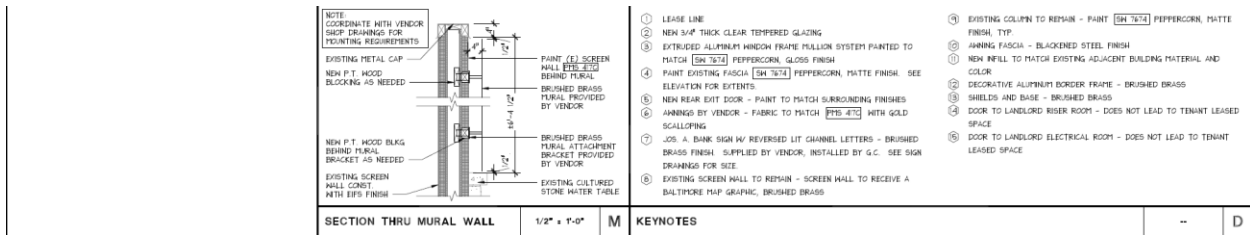
-- D



OVERALL FRONT ELEVATION AND PLAN

1/8" = 1'-0" A







# 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: Jos. A Bank

Project Address: 7509 Poplar Ave. #D-2, Germantown, TN 38138

Previous Tenant: \_\_\_\_\_

Applicant's Name: Tailored Brands

Mailing Address: 6100 Stevenson Blvd., Fremont, CA 94538

Email Address: jason.kirby@expeditepermit.com Telephone: 407-469-5599 xt 2

Owner's Name: Shops at Saddle Creek, Inc., c/o Heitman

Mailing Address: 191 N. Wacker Dr. Suite 2500 Chicago, IL 60606

Email Address: mark.hugins@heitman.com Telephone: 312.849.4160

Developer's Name: Trademark Property

Mailing Address: 1701 River Run Suite 500, Fort Worth, TX 76107

Email Address: bgrisham@trademarkproperty.com Telephone: 817.639.2705

Lessee's Name: Jos. A Bank

Mailing Address: 6100 Stevenson Blvd., Fremont, Ca 94538

Email Address: niki.hughes@tailoredbrands.com Telephone: 407-469-5599 xt 2

DRC Project Review Application  
Page 2

Zoning District where project is to be located: T-5

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

Tenant storefront fit out including architectural finishes, awnings, and signage.  
\_\_\_\_\_  
\_\_\_\_\_

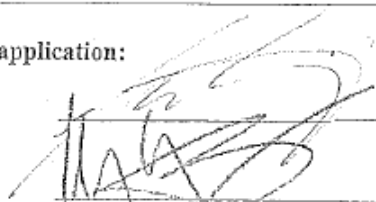
All applicable parties shown below must sign the application:

Jason Kirby  
Print Name of Applicant


Mark Hudgins  
Print Name of Owner

Brynne Grisham  
Print Name of Developer

Andrews Holder  
Print Name of Lessee

  
\_\_\_\_\_  
Signature of Owner

  
\_\_\_\_\_  
Signature of Developer

  
\_\_\_\_\_  
Signature of Lessee

*By these signatures, we 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 our 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:

- 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: Shops at Saddle Creek, Inc., c/o Heitman  
Address: 191 N. Wacker Dr. Suite 2500 Chicago, IL 60606

Lessee: Jos. A Bank  
Address: 6100 Stevenson Blvd., Freemon, CA 94538

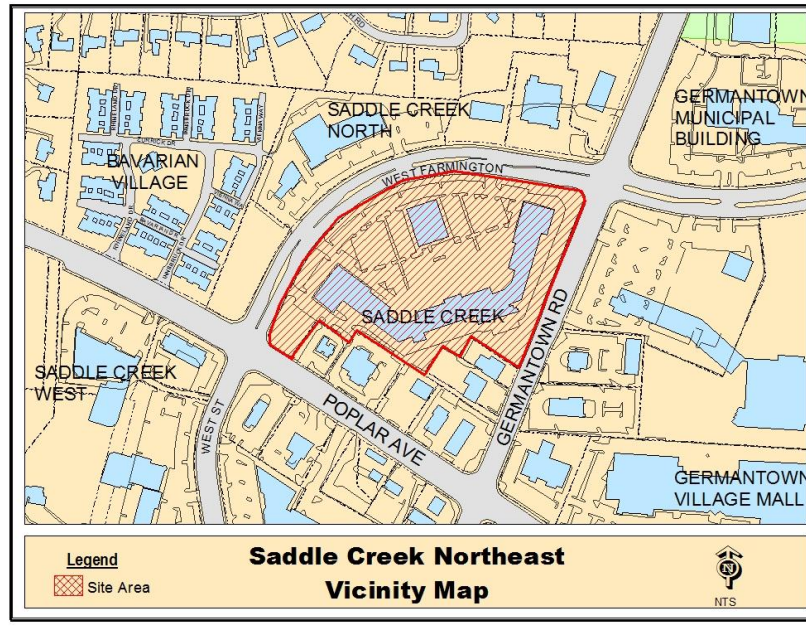
Developer: Trademark Property  
Address: 1701 River run suite 500, Fort Worth, TX 76107

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

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

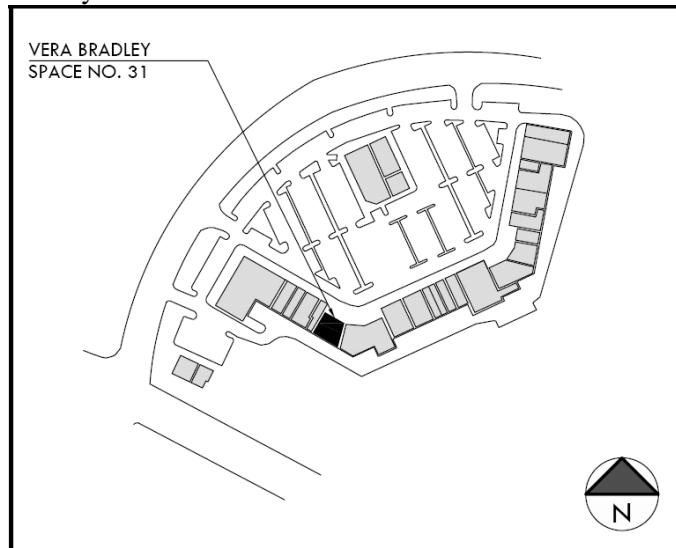
\*See language in parenthesis above.

- f. Vera Bradley – 7615 Farmington Blvd., Ste 31(Saddle Creek Northeast) – Request Approval of a Ground-Mounted Sign in Old Germantown (Case No. 17-736).



**BACKGROUND:** The subject property is in the Saddle Creek NE shopping center. The Shops of Saddle Creek center was approved by the Planning Commission and the Board of Mayor and Aldermen in 1987. The Design Review Commission recommended approval of a building facade renovation, landscape and lighting plan at its December 15, 2015 meeting. The subject store is an existing tenant that is located between the Loft and a vacant tenant space where Marmi (shoe store) was previously situated within this shopping center. On December 18, 2007, the DRC granted approval of a storefront modification plan for this site.

**DISCUSSION:** The proposed plan is for an overall change to the exterior appearance of the storefront that consists of new paint colors, doors, windows, wall scones and modification of decorative moldings. The proposed storefront change is an update of the façade that is consistent with other recently approved changes to the entire shopping center. This proposed plan has been approved by the shopping center’s property owners and management. The applicant submittal package included a before photo and an after rendering of the storefront for your review.



LOCATION MAP

**STAFF COMMENTS:**

1. The applicant has provided a material and color board sample for this project that will be presented at the DRC subcommittee and regular meetings.
2. Although different/new signage is shown on the proposed elevation, it has not been approved at this time. The applicant must file a separate application for signage approval for this project.
3. If approved, the applicant shall obtain a building permit from Shelby County Construction Code Enforcement Office prior to commencing work.

*REVISIONS: The applicant provided detail information and a cut-sheet of the new wall sconce lighting fixtures for review at the DRC subcommittee meeting, in response to staff's comment.*



**DRC SUBCOMMITTEE REPORT:** The DRC subcommittee met on July 13, 2017, and recommended placing this application on the consent agenda.

**PROPOSED MOTION:** To approve storefront modifications for Vera Bradley, Saddle Creek NE Shopping Center, 7615 Farmington Blvd., Ste. 31, subject to the Board's discussion, staff comments and the documents submitted with the application.





### EXISTING STOREFRONT



SHOPS AT SADDLE CREEK - GERMANTOWN, TN  
VERA BRADLEY - EXISTING STOREFRONT ELEVATION  
SCALE: NONE PROJECT NUMBER: 17158 06/22/17

Vera Bradley

epoch design group  
ARCHITECTURE  
1155 SOUTH BRIDGE PARKWAY  
SUITE 200, GERMANTOWN, TN 37875  
TEL: 615.251.1111 FAX: 615.251.1112  
WWW.EPOCHDESIGNGROUP.COM

### PROPOSED STOREFRONT



SHOPS AT SADDLE CREEK - GERMANTOWN, TN  
VERA BRADLEY - PROPOSED STOREFRONT REMODEL ELEVATION  
SCALE: 1/4" = 1'-0" PROJECT NUMBER: 17158 06/22/17

Vera Bradley

epoch design group  
ARCHITECTURE  
1155 SOUTH BRIDGE PARKWAY  
SUITE 200, GERMANTOWN, TN 37875  
TEL: 615.251.1111 FAX: 615.251.1112  
WWW.EPOCHDESIGNGROUP.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: \_\_\_\_\_  
RECEIVED BY: \_\_\_\_\_

## DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

**Specific Approval requested:**

- Preliminary Plan  
*(Site plan, building elevations, landscaping, lighting, etc.)*
- Final Plan  
*(Complete "OG" Checklist)*
- 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: Vera Bradley - The Shops at Saddle Creek

Project Address: 7509 Poplar Avenue, Suite 31

Previous Tenant: Vera Bradley

Applicant's Name: \_\_\_\_\_

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

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

Owner's Name: Shops at Saddle Creek, Inc., c/o Heitman

Mailing Address: 191 N. Wacker Dr. Suite 2500 Chicago, IL 60606

Email Address: mark.hugins@heitman.com Telephone: 312.849.4160

Developer's Name: Trademark Property

Mailing Address: 1701 River Run Suite 500, Fort Worth, TX 76107

Email Address: bgrisham@trademarkproperty.com Telephone: 817.639.2705

Lessee's Name: Vera Bradley - Marcy Davidson

Mailing Address: 12420 Stonebridge Road - Roanoke, IN 46783

Email Address: mdavidson@verabradley.com Telephone: 260.482.4673

DRC Project Review Application  
Page 2

Zoning District where project is to be located: \_\_\_\_\_

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

Minor alterations to the existing storefront of the Vera Bradley store at the Shops at Saddle Creek.  
Alterations to include replacement of existing doors, windows, and wall sconces; modification of existing decorative mouldings, and repainting of the entire storefront.



~~Print Name of Applicant~~ Signature of Owner

Mark Hudgins

Print Name of Owner

Brynne Grisham

Print Name of Developer

Marcy Davidson

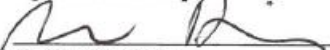
Print Name of Lessee

Signature of Applicant



~~Signature of Owner~~ Signature of Developer

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: Shops at Saddle Creek, Inc., c/o Heitman  
Address: 191 N. Wacker Dr. Suite 2500 Chicago, IL 60606

Lessee: Vera Bradley  
Address: 12420 Stonebridge Road - Roanoke, IN 46783

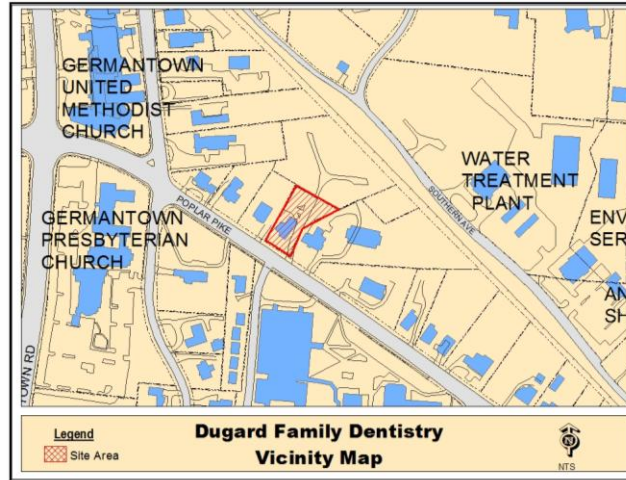
Developer: Trademark Property  
Address: 1701 River Run Suite 500, Fort Worth, TX 76107

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

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

\*See language in parenthesis above.


- g. Family Dentistry – 7612 Poplar Pike – Request Approval of a Ground-Mounted Sign in Old Germantown (Case No. 17-735). Previously Known as Agenda Item No. 5



**BACKGROUND:** On December 18, 2001, the DRC approved a ground-mounted wooden sign at the subject location. In January, 2002 a sign permit was issued by Shelby County Codes for the installation of the sign based on DRC’s 2001 sign approval.

**DISCUSSION:** The applicant is requesting approval of a ground-mounted building identification sign for Dugard Family Dentistry on the north side of Poplar Pike, across the street from Germantown High School. The specifics of the request are as follows:

**SIGN:** *Ground-Mounted Building Identification*

Location & Height:	One double faced perpendicular sign to be mounted 8.67 feet (104 inches) from the back of the pavement on Poplar Pike; 4.17 feet (50 inches) tall from the surrounding grade.
Total Sign Area:	10 sq. ft. (20” x 36” per face)
Content:	
Colors & Materials:	Color: Letters = Antique White & PMS 282 Blue Background = Antique White & PMS 282 Blue Materials: Letters = Vinyl Face = Metal
Font:	Times Semibold
Letter Size:	Varies from 2” to 2.5” in height (Address number is 22”)
Mounting Structure:	3 x 3 metal posts
Lighting:	None proposed
Landscaping:	Existing

**STAFF COMMENTS:**

1. Signage for this business is regulated by the O-G district. DRC approval is required for all permanent signs for businesses not located in the OG District. Section 14-37 of the regulations permits ground signs as follows:
  - (c)(2) Ground-mounted signs. Ground-mounted signs in lieu of wall signs shall not exceed 12 square feet per face, and the total sign area shall not exceed 24 square

feet total of all faces. The maximum sign area shall be limited to five square feet of sign area per face for signs located 15 feet from the face of the curb or the edge of the pavement. The maximum sign area for those signs located between 15 feet and 30 feet from the curb or the edge of the pavement shall be based on one square foot per each two feet of setback with a maximum of 12 square feet per face. The maximum sign area shall be limited to 12 square feet of sign area per face for signs located 30 feet or more from the face of the curb or the edge of the pavement.

- (d)(2) Ground-mounted signs. Where the building setback is 40 feet or less, the ground-mounted sign shall be placed within ten feet from the front face of the building. A ground-mounted sign shall not be located less than 15 feet from the edge of the pavement. Where the building setback is more than 40 feet, the sign location shall not be less than 30 feet from the face of the curb or the edge of the pavement of any street. The height of the sign shall be a maximum of four feet, as measured from the surrounding grade. Where a sign is oriented parallel to the street and is three feet or less in height, the design review commission may allow a setback of less distance than the above requirement.
2. The applicant is seeking approval to add a second doctor's name to the existing ground-mounted sign. This medical office building has an existing ground-mounted sign (15 sq. ft.). On December 18, 2001, the DRC approved a 9.74 sq. ft. ground-mounted wooden sign to be installed parallel to and 25 feet from Poplar Pike. The content approved for this sign was "Poplar Pike Plaza". In January, 2002 a sign permit was issued by Shelby County Codes for the installation of the sign based on DRC's 2001 sign approval. However, the existing sign is different in content, design and material from what was approved in 2001 and permitted by Codes in 2002 (see picture on page 4). Also, the existing sign is closer to the street (11 ft from back of curb) than what was previously approved and permitted for this business (25 feet from back of curb). No record has been found of an approval for the revised sign as currently installed, which means there is no documentation that the existing sign conforms to either the Sign Ordinance for Old Germantown or an approved sign plan.
  3. The requested ground-mounted sign area is 10 sq. ft. or 5 sq. ft. per face which conforms to the allowable sign area for signs located 15 feet from the face of the curb or the edge of the pavement. The existing ground sign approved by the DRC was for a parallel sign along Poplar Pike. However, the existing sign was installed perpendicular instead of parallel at an 11 foot setback. To allow the proposed ground sign to remain in the same location and use the same metal posts as the existing sign on this site at a reduced sign area (10 square) requires the approval of the DRC.
  4. If approved, the applicant must obtain a permit from the Memphis/Shelby County Office of Code Enforcement prior to installing the signs.

*REVISIONS: The DRC subcommittee requested that the applicant reduce the sign area to 5 square feet per face or move the sign an additional 4 feet for a total of 15 feet from the face of curb on Poplar Pike in accordance with the requirements in Section 14-37 of the Sign Ordinance. The applicant agreed and revised the drawings to reflect a decrease in the total sign area. However, the drawing also reflects the relocation and reduction of the address to less than one square foot in accordance with the requirement for a decal. Decals that are one square foot or less are not counted towards a project's total allowable signage and are allowed to be placed on windows and doors. The applicant is asking to allow the address decal on the sign post of the ground-mounted sign. If approved, staff recommends that the material or paint used be of a matte finish instead of glossy.*



**DRC SUBCOMMITTEE REPORT:** The DRC subcommittee met on July 13, 2017, and recommended placing this application on the consent agenda subject to the plans being modified as discussed at the subcommittee meeting.

**PROPOSED MOTION:** To approve a ground-mounted, building identification sign for Dugard Family Dentistry, located at 7612 Poplar Pike as amended in the executive session (removal of address from sign), subject to the Commission’s discussion, staff comments in the staff report, and the documents and plans submitted with the application.

### EXISTING SIGN





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: 6/19/2017
RECEIVED BY: G. Salewski

#17-732

DESIGN REVIEW COMMISSION APPLICATION FOR PERMANENT SIGN

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: [X] No: [ ] If no, explain:

- 1. Sign Owner: Douglas Dugard Phone No: 901.755.7100
2. Sign Owner's Address: 7612 Old Poplar Pike Email Address: Judith0603@bedsouth.net
3. Sign Location Address and Name of Shopping Center: 7612 Old Poplar Pike
4. Zoning District: Commercial [ ]; Residential [ ]; Old Germantown [X]; Office [ ]
5. Sign will be mounted on: Wall [ ]; Ground [X]
6. Type Sign: [X] Tenant Identification Project Identification
Building Identification Traffic Directional
Exterior Directory Subdivision Identification
Service Station Sign Other (If other, explain on separate page)
7. Number of Sign Faces: One [ ]; Two [X]
8. Linear feet of building frontage occupied by business where sign will be located: 75 feet
9. Size of Sign: Width: [ ] feet 36 inches; Height: [ ] feet 30 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 7.5 sq. ft.
10. Height of sign at its highest point above the surrounding grade: [ ] feet 54 inches
11. Size of Letters: 1) Height 2.5 Width [ ] Font: Times Semibold
2) Height 2 Width [ ] Font: Times Semibold
3) Height 1.5 Width [ ] Font: Times Semibold
12. Colors: Letters: White / Blue SUBMIT COLOR SAMPLES
Background: Blue / White SUBMIT COLOR SAMPLES
13. Orientation of Sign to the Street: Parallel [ ]; Perpendicular [X]; Angled [ ]
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
[ ] Feet 104 Inches Name of Street: Old Poplar Pike
[ ] Feet [ ] Inches Name of Street: [ ]
15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
55 Feet [ ] Inches Name of Street: Old Poplar Pike
[ ] Feet [ ] Inches Name of Street: [ ]
16. Sign Content (words, letters, logos): D.B. Dugard, D.D.S. / Allyn Johnson, D.D.S.
Family Dentistry 901 755-7100
17. Size of logo: Horizontal [ ] feet [ ] inches; Vertical [ ] feet [ ] inches.
18. Sign Materials: Letters Vinyl; Sign Face 30" x 36"
Mounting Structure (type and materials): 3"x3" Metal Posts
19. Sign Illumination, if applicable (type, location and wattage): None
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments:



**DISCLOSURE OF OWNERSHIP INTERESTS**

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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, 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.

Applicant: Douglas B. Dugard, DDS  
Address: 7612 Poplar Pike, Germantown, TN 38138  
X Signature of Applicant: *Douglas B. Dugard, DDS*  
Owner: Douglas B. Dugard, DDS  
Address: 7612 Poplar Pike, Germantown, TN 38138  
X Signature of Owner: *Douglas B. Dugard, DDS*  
Lessee: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature of Lessee: \_\_\_\_\_  
Developer: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature of Developer: \_\_\_\_\_

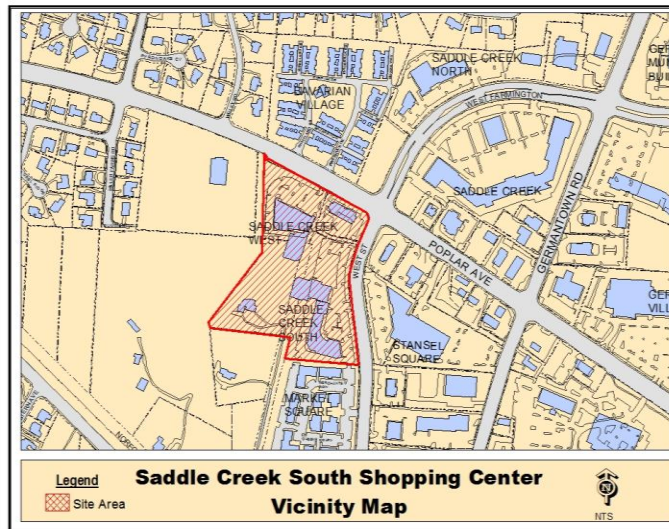
Persons or Entities\* Owning 10% or More of the Ownership Interests of the Owner:

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

\*See language in parenthesis above.




- h. Lululemon – 2031 West St. Ste 111 (Saddle Creek south) – Request Approval of a Sign Package (Case No. 17-706). Previously Known as Agenda Item No. 6



**BACKGROUND:** On February 28, 2017, the DRC approved a storefront modification for a new tenant, Lululemon.



**DISCUSSION:** The applicant is requesting approval of a sign package that includes two wall-mounted tenant identification signs and one blade for Lululemon, which will be locating in Saddle Creek South Shopping Center. The specifics of the request are as follows:

**SIGN (East Wall):** *Wall-Mounted Tenant Identification*

Location & Height:	One single-faced parallel sign to be mounted on the wall above the entrance to the store with a maximum height of 15'6" from the surrounding grade.
Total Sign Area:	5.21 sq. ft.
Logo Size:	1 sq. ft.
Content/Logo:	
Colors & Materials:	Color: Letters = Matthews WS 41-306 Jet Black Background = Building Facade Materials: Letters = Aluminum
Logo Color & Materials:	Color: Face = #6425SP High Hide Satin White; PMS 186C (Red) Background = Building Facade Materials: Face = Aluminum with Acrylic cutout
Font:	Belizio
Letter Height:	8 3/16 inches
Mounting Structure:	Thru bolting metal to fasten directly to building facade
Lighting:	LED 120V, Halo Lit

**SIGN (South Wall):** *Wall-Mounted Tenant Identification*

Location & Height:	One single-faced parallel sign to be mounted on the south facing building façade facing a customer parking lot; with a maximum height of 16 feet from the surrounding grade.
Total Sign Area:	4 sq. ft.

Content/Logo:	
Colors & Materials:	Color: Letters = #6425SP High Hide Satin White; PMS 186C (Red) Background = Building Facade Materials: Face = Aluminum with Acrylic cutout
Font:	N/A
Letter Height:	N/A
Mounting Structure:	Screw fastening directly to face of brick facade
Lighting:	White LED, Halo Lit
<i>SIGN : Wall-Mounted Hanging (Blade) Tenant Identification</i>	
Location & Height:	One double-faced hanging sign to be mounted on the eastern building façade of the storefront entrance; with a maximum height of 16 feet from the surrounding grade.
Total Sign Area:	2.5 sq. ft.
Content/Logo:	
Colors & Materials:	Color: Letters = #6425SP High Hide Satin White; PMS 186C (Red) Background = Building Facade Materials: Face = Painted Aluminum
Font:	N/A
Letter Height:	N/A
Mounting Structure:	Hanging sign attached 2"x 2" Yardarm" (painted WS 41-306 Jet Black) bolts directly to face of brick facade
Lighting:	None

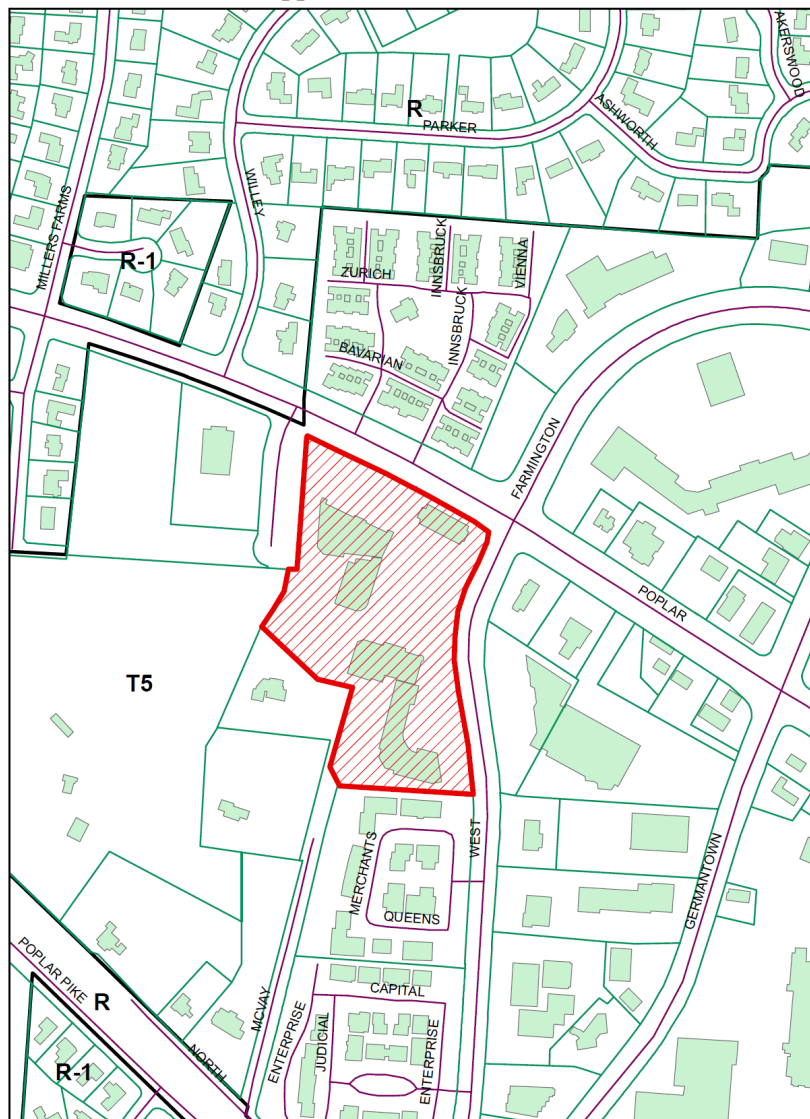
**STAFF COMMENTS:**

1. The total allowable sign area is 75 sq. ft., (based the maximum sign area of 75 sq. ft. per tenant storefront face). The total sign area for all proposed signs in this request is 9.21 sq. ft., which conforms to the size requirement of the sign ordinance and the Shopping Center sign policy.
2. The total allowable logo area is 7.5 sq. ft., (based on 10% of the total allowable sign area). The total proposed logo area is 5 sq. ft., which conforms to the sign ordinance requirement.
3. The approved sign policy for Saddle Creek South Shopping Center permits the square footage of the hanging blade sign to be excluded from the calculation of total sign area for this store.
4. DRC approval of this sign package is required because of the use of a logo as a primary sign element on the western building wall for this store. Section 14-34(e)(7)d of the Sign Ordinance states the following:
  - a. The name of the business shall be the primary element of a sign. A logo (if any) shall appear as a secondary element of a sign, subordinate to the primary element of a sign.
  - b. Planning Division staff researched the stand-alone logo signs for the previous Apple Store, approved August 28, 2001. At that time, the Design Review Commission agreed that flexibility could be considered in certain circumstances for approving a logo as a primary sign element.

5. The sign cross-sections shown on the plans indicate that the signs are to be internally illuminated. The Sign Ordinance requires “Internal illumination shall be by fluorescent lamps or light emitting diode (LED) with a maximum of 12.0 foot-candles measured five feet directly in front of the sign face, with an opaque exterior facing of a dark color that will create a reverse engraved effect, unless approved otherwise by the design review commission”. The applicant has indicated on the plans that the sign material is opaque in nature so that the signs create the halo effect lighting as required.
6. If approved, the applicant must obtain a permit from the Memphis/Shelby County Office of Code Enforcement prior to installing the signs.

**DRC SUBCOMMITTEE REPORT:** The DRC subcommittee met on July 13, 2017, and requested Planning Division staff research logos as a primary sign element, specifically related to the Apple Store. Planning Division staff has provided this information in the staff report for the DRC.

**PROPOSED MOTION:** To approve a sign package for Lululemon at 2031 West St., Ste. 111 (Saddle Creek South), subject to the Commission’s discussion, staff comments in the staff report, and the documents and plans submitted with the application.



**ZONING MAP**



STOREFRONT CONCEPTUAL  
SCALE: NTS

\* WALL Sign on EAST ELEVATION



**CITY OF  
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 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**

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: X No: \_\_\_\_\_ If no, explain: \_\_\_\_\_

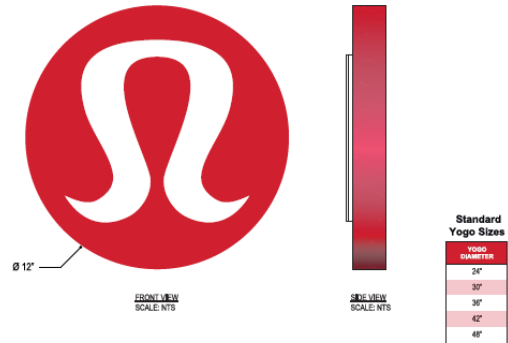
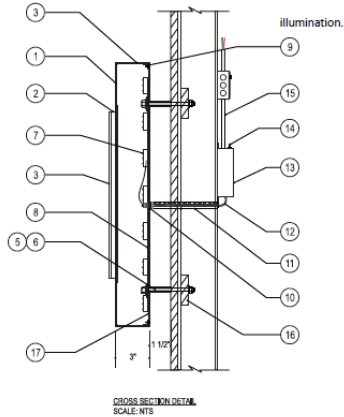
- \*\*\*\*\*
- Sign Owner: LULULEMON Phone No: 312-849-4160 CHICAGO, IL 60606
  - Sign Owner's Address: 191 N. WALKER DR. #2500 Email Address: MARY.HUGINS@HEITMAN.COM
  - Sign Location Address and Name of Shopping Center: 2031 WEST STREET, Suite 111  
GERMANTOWN, TN 38138 SADDLE CREEK
  - Zoning District: Commercial X; Residential \_\_\_\_\_; Old Germantown \_\_\_\_\_; Office \_\_\_\_\_
  - Sign will be mounted on: Wall X; Ground \_\_\_\_\_
  - Type Sign: X Tenant Identification \_\_\_\_\_ Project Identification \_\_\_\_\_  
 \_\_\_\_\_ Building Identification \_\_\_\_\_ Traffic Directional \_\_\_\_\_  
 \_\_\_\_\_ Exterior Directory \_\_\_\_\_ Subdivision Identification \_\_\_\_\_  
 \_\_\_\_\_ Service Station Sign \_\_\_\_\_ Other (If other, explain on separate page)
  - Number of Sign Faces: One X; Two \_\_\_\_\_
  - Linear feet of building frontage occupied by business where sign will be located: 68 feet.
  - Size of Sign: Width: 6 feet 0 inches; Height: 1 feet 6 inches  
 TOTAL AREA OF SIGN IN SQUARE FEET: 5.21
  - Height of sign at its highest point above the surrounding grade: 15 feet 6 inches.
  - Size of Letters: 1) Height 8 1/2 Width 5 Font: Belizio  
 2) Height 8 1/2 Width 1 1/2 Font: Belizio  
 3) Height \_\_\_\_\_ Width \_\_\_\_\_ Font: \_\_\_\_\_
  - Colors: Letters: BLACK SUBMIT COLOR SAMPLES SAP logo white + red  
 Background: \_\_\_\_\_ SUBMIT COLOR SAMPLES
  - Orientation of Sign to the Street: Parallel X; Perpendicular \_\_\_\_\_; Angled \_\_\_\_\_
  - Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
N/A Feet \_\_\_\_\_ Inches Name of Street: \_\_\_\_\_  
 \_\_\_\_\_ Feet \_\_\_\_\_ Inches Name of Street: \_\_\_\_\_
  - Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
N/A Feet \_\_\_\_\_ Inches Name of Street: \_\_\_\_\_  
 \_\_\_\_\_ Feet \_\_\_\_\_ Inches Name of Street: \_\_\_\_\_
  - Sign Content (words, letters, logos): "LULULEMON" WORD AND LOGO ROUND
  - Size of logo: Horizontal 1 feet 6 inches; Vertical 1 feet 6 inches.
  - Sign Materials: Letters ALUMINUM; Sign Face ALUMINUM AND ACRYLIC  
 Mounting Structure (type and materials): TIMBER BORING METAL
  - Sign Illumination, if applicable (type, location and wattage): LED 120V INTERIOR
  - Sign Landscaping, if applicable landscape plan shall be submitted
  - Additional Comments: \_\_\_\_\_

**FH.2B S/F INTERNALLY ILLUMINATED EDGE-LIT FLIP / HALO-LIT YOGO (Qty 1)**

SQUARE FOOTAGE: 5.21 (YOGO / WORDMARK)

FIELD SURVEY REQUIRED

Please note specification #3 that there is an aluminum face on the flip that does not allow light to shine through the face of the sign. Only the edges of the sign light and halo out the back. No face lit illumination.



**SPECIFICATIONS**

1. 125 MILL FINISH ROUTED ALUMINUM FACE / INSIDE PAINTED P-2 / OUTSIDE PAINTED P-4
2. 1/2" FLANGE ROUTED #7328 WHITE ACRYLIC FLIP / MECHANICALLY FASTENED TO ALUMINUM FACE / FLIP EXTENDS 1/4" PROUD OF FACE
3. 120" FLAT CUT MILL FINISH ALUMINUM FLIP ADHERED TO FACE OF ACRYLIC FLIP
4. 265" MILL FINISH ALUMINUM RETURN / INSIDE PAINTED P-2 / OUTSIDE PAINTED P-4 / WELDED TO ALUMINUM FACE
5. THRU BOLTING W/ NON CORROSIVE MOUNTING HARDWARE
6. 3/8" OD PVC SPACERS X 1 1/2" LONG / PAINTED P-4
7. WHITE SLOAN PRISM 6500K LEDS / MOUNTED TO BACK
8. 1/16" WHITE LEDSIN BACK
9. 3/4" X 3/4" X .125 ALUMINUM ANGLE / POP RIVETED TO LEXAN BACK / COUNTERSUNK SCREWED TO RETURN
10. 3/8" SEALTIGHT GAP W/ CONNECTOR FOR WALL PASS THRU
11. WALL PASS THRU
12. SECONDARY LOW VOLTAGE LEADS TO POWER SUPPLY
13. REMOTE POWER SUPPLY HOUSED WITHIN POWER SUPPLY BOX
14. REMOTE RECONNECT SWITCH
15. TO 120V ELECTRICAL SUPPLY (BY OTHERS)
16. BLOCCING PROVIDED BY GC
17. KEEP HOLES W/ TEEPEES (EXTERIOR APPLICATIONS ONLY)

**COLORS/FINISHES**

P-2	MP WHITE
P-3	MP TO MATCH PMS 186C
P-4	MP TO MATCH BUILDING

- NOTES**
- AS NOTED PER SITE / LL REQUIREMENTS
  - ALL SEAMS TO BE FILLED

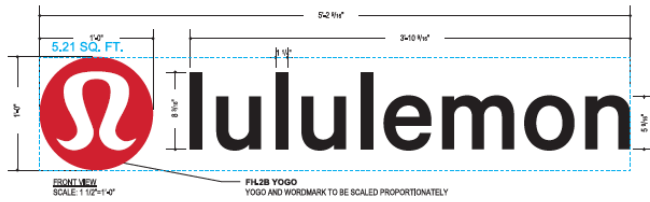
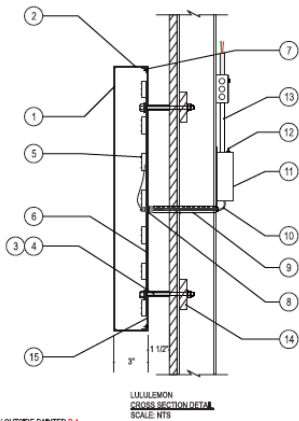


**WL.3 HALO-LIT WORDMARK LETTERS (Qty 1)**

SQUARE FOOTAGE: 5.21 (YOGO / WORDMARK)

FIELD SURVEY REQUIRED

24" YOGO/WORDMARK IS THE MINIMUM RECOMMENDED LETTERSET  
 SMALLER WORDMARK LETTERS WILL REQUIRE FABRICATION  
 MODIFICATIONS AND INCREASE IN LABOR



**SPECIFICATIONS**

1. 125 MILL FINISH ROUTED ALUMINUM FACE / INSIDE PAINTED P-2 / OUTSIDE PAINTED P-4
2. 265" MILL FINISH ALUMINUM RETURN / INSIDE PAINTED P-2 / OUTSIDE PAINTED P-4 / WELDED TO ALUMINUM FACE
3. THRU BOLTING W/ NON CORROSIVE MOUNTING HARDWARE
4. 3/8" OD PVC SPACERS X 1 1/2" LONG / PAINTED P-4
5. WHITE SLOAN PRISM 6500K LEDS / MOUNTED TO BACK
6. 1/16" WHITE LEDSIN BACK
7. 3/4" X 3/4" X .125 ALUMINUM ANGLE / POP RIVETED TO LEXAN BACK / COUNTERSUNK SCREWED TO RETURN
8. WALL PASS THRU
9. 3/8" SEALTIGHT GAP W/ CONNECTOR FOR WALL PASS-THRU
10. SECONDARY LOW VOLTAGE LEADS TO POWER SUPPLY
11. REMOTE POWER SUPPLY HOUSED WITHIN POWER SUPPLY BOX
12. REMOTE RECONNECT SWITCH
13. TO 120V ELECTRICAL SUPPLY (BY OTHERS)
14. BLOCCING PROVIDED BY GC
15. KEEP HOLES W/ TEEPEES (EXTERIOR APPLICATIONS ONLY)

**COLORS/FINISHES**

P-1	MATTEWS WS 45-006 JET BLACK
P-2	MP WHITE
P-4	MP TO MATCH BUILDING

- NOTES**
- AS NOTED PER SITE / LL REQUIREMENTS
  - ALL SEAMS TO BE FILLED





★ Wall Sign - WEST ELEVATION



**CITY OF  
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1930 South Germantown Road • Germantown, Tennessee 38138-2815  
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DATE RECEIVED: \_\_\_\_\_  
 RECEIVED BY: \_\_\_\_\_

**DESIGN REVIEW COMMISSION  
 APPLICATION FOR PERMANENT SIGN**

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: Lummead Phone No: 312-849-4160 Chicago, IL 60606
  - Sign Owner's Address: 191 N. WALKER DR. #2500 Email Address: MARK.HUMANS@HENTMAN.COM
  - Sign Location Address and Name of Shopping Center: 2031 WEST STREET Suite III  
GERMANTOWN TN 38128 SANDY CREEK
  - 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: 60 feet.
  - Size of Sign: Width: 1 feet 6 inches; Height: 1 feet 6 inches  
**TOTAL AREA OF SIGN IN SQUARE FEET: 2.55 4.0 (2x2) SP**
  - Height of sign at its highest point above the surrounding grade: 16 feet 0 inches.
  - Size of Letters: 1) Height N/A Width \_\_\_\_\_ Font: \_\_\_\_\_  
 2) Height N/A Width \_\_\_\_\_ Font: \_\_\_\_\_  
 3) Height \_\_\_\_\_ Width \_\_\_\_\_ Font: \_\_\_\_\_
  - Colors: Letters: \_\_\_\_\_ **SUBMIT COLOR SAMPLES**  
 Background: RED/WHITE SP **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).  
N/A Feet \_\_\_\_\_ Inches Name of Street: \_\_\_\_\_  
 \_\_\_\_\_ Feet \_\_\_\_\_ Inches Name of Street: \_\_\_\_\_
  - Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
N/A Feet \_\_\_\_\_ Inches Name of Street: \_\_\_\_\_  
 \_\_\_\_\_ Feet \_\_\_\_\_ Inches Name of Street: \_\_\_\_\_
  - Sign Content (words, letters, logos): LOGO Round
  - Size of logo: Horizontal 1 feet 6 inches; Vertical 1 feet 6 inches. 2'x2' SP
  - Sign Materials: Letters \_\_\_\_\_; Sign Face ALUMINIUM
  - Mounting Structure (type and materials): TWO POSTS METAL
  - Sign Illumination, if applicable (type, location and wattage): LED 120V INTERNAL
  - Sign Landscaping, if applicable landscape plan shall be submitted
  - Additional Comments: \_\_\_\_\_

**FH.2A S/F INTERNALLY ILLUMINATED EDGE-LIT FLIP / HALO-LIT YOGO (Qty 1)**  
 SQUARE FOOTAGE: 4 (YOGO)  
 FIELD SURVEY REQUIRED

**Specifications:**

- 1/8" MILL FINISH ROUTED ALUMINUM FACE / INSIDE PAINTED P4 / OUTSIDE PAINTED P4
- 1/2" FLANGE ROUTED #228 WHITE ACRYLIC FLIP / MECHANICALLY FASTENED TO ALUMINUM FACE / FLIP EXTENDS 1/4" PROUD OF FACE
- 1/8" FLAT CUT MILL FINISH ALUMINUM FLIP ADHERED TO FACE OF ACRYLIC FLIP
- 1/8" MILL FINISH ALUMINUM RETURN / INSIDE PAINTED P4 / OUTSIDE PAINTED P4 / WELDED TO ALUMINUM FACE
- THRU BOLTING W/ NON CORROSIVE MOUNTING HARDWARE
- 3/8" OD PVC SPACERS X 1 1/2" LONG / PAINTED P4
- WHITE SLAN FROM 6000 LESH / MOUNTED TO BACK
- 150 WHITE LEXAN BACK
- 3/4" X 3/4" X 1/8" ALUMINUM ANGLE / POP RIBBED TO LEXAN BACK / COUNTERSUNK SCREWED TO RETURN
- 3/8" QUALITY CAP W/ CONNECTOR FOR WALL PASS THRU
- WALL PASS THRU
- SECONDARY LOW VOLTAGE (LEADS TO POWER SUPPLY)
- REMOTE POWER SUPPLY HOUSED WITHIN POWER SUPPLY BOX
- REMOTE DISCONNECT SWITCH
- 120V ELECTRICAL SUPPLY (BY OTHERS)
- BLOCKING PROVIDED BY GC
- WEEP HOLES W/ TRAPEZES (EXTERIOR APPLICATIONS ONLY)

**Colors/Finishes:**

- P4: MP WHITE
- P4: MP TO MATCH PMS 186C
- P4: MP TO MATCH BUILDING

**Standard Yogo Sizes:**

100% DIAMETER
24"
30"
36"
42"
48"

**Notes:**

- \*AS NOTED PER SITE / ILL REQUIREMENTS
- ALL SEAMS TO BE FILLED

*\*BLADE SIGN - EAST ELEVATION*

DATE RECEIVED: \_\_\_\_\_  
 RECEIVED BY: \_\_\_\_\_



**CITY OF GERMANTOWN TENNESSEE**

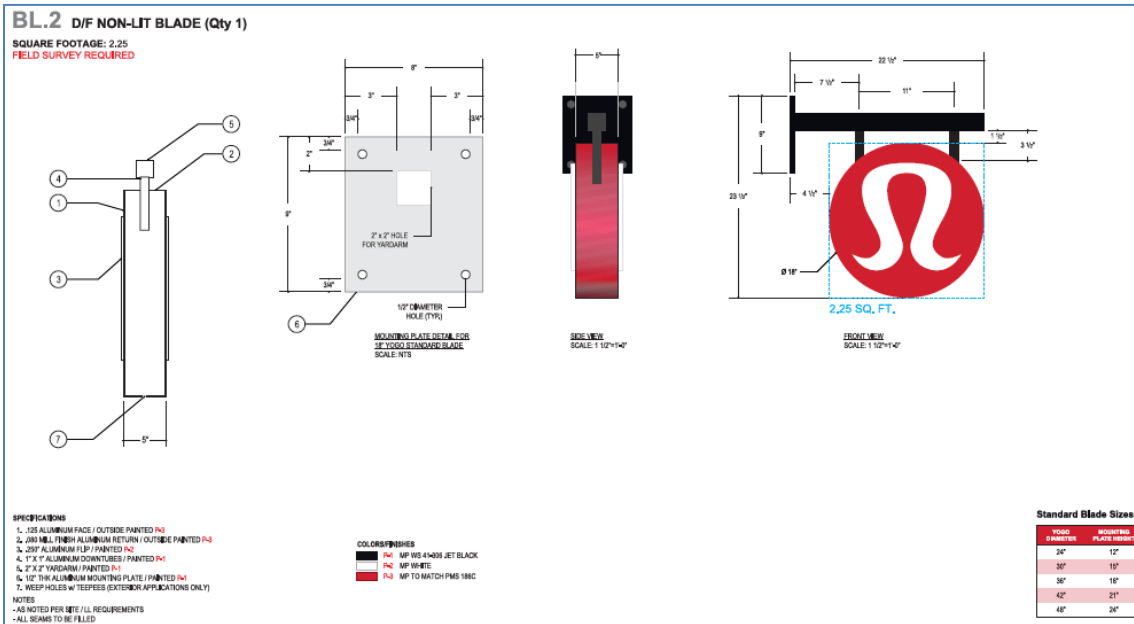
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**DESIGN REVIEW COMMISSION APPLICATION FOR PERMANENT SIGN**

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: X No: \_\_\_ If no, explain: \_\_\_\_\_

\*\*\*\*\*

- Sign Owner: LULULEMON Phone No: 312-849-4160 CHICAGO IL 60606
- Sign Owner's Address: 191 N. WALKER DR #2500 Email Address: MARY.HUBINS@HETMAN.COM
- Sign Location Address and Name of Shopping Center: 2031 WEST STREET Suite 111  
GERMANTOWN TN 38138 SADDLE CREEK
- Zoning District: Commercial X; Residential \_\_\_; Old Germantown \_\_\_; Office \_\_\_
- Sign will be mounted on: Wall X; Ground \_\_\_
- Type Sign: X Tenant Identification \_\_\_ Project Identification \_\_\_  
 \_\_\_ Building Identification \_\_\_ Traffic Directional \_\_\_  
 \_\_\_ Exterior Directory \_\_\_ Subdivision Identification \_\_\_  
 \_\_\_ Service Station Sign \_\_\_ Other (If other, explain on separate page) \_\_\_
- Number of Sign Faces: One \_\_\_; Two X
- Linear feet of building frontage occupied by business where sign will be located: 60 feet.
- Size of Sign: Width: 1 feet 6 inches; Height: 1 feet 6 inches  
 TOTAL AREA OF SIGN IN SQUARE FEET: 2.25
- Height of sign at its highest point above the surrounding grade: 16 feet 0 inches.
- Size of Letters: 1) Height N/A Width \_\_\_ Font: \_\_\_  
 2) Height \_\_\_ Width \_\_\_ Font: \_\_\_  
 3) Height \_\_\_ Width \_\_\_ Font: \_\_\_
- Colors: Letters: \_\_\_ SUBMIT COLOR SAMPLES  
 Background: Red SUBMIT COLOR SAMPLES
- Orientation of Sign to the Street: Parallel \_\_\_; Perpendicular X; Angled \_\_\_
- Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
N/A Feet \_\_\_ Inches Name of Street: \_\_\_\_\_  
 \_\_\_ Feet \_\_\_ Inches Name of Street: \_\_\_\_\_
- Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
N/A Feet \_\_\_ Inches Name of Street: \_\_\_\_\_  
 \_\_\_ Feet \_\_\_ Inches Name of Street: \_\_\_\_\_
- Sign Content (words, letters, logos): Logo Round
- Size of logo: Horizontal 1 feet 6 inches; Vertical 1 feet 6 inches.
- Sign Materials: Letters \_\_\_; Sign Face ALUMINUM  
 Mounting Structure (type and materials): BLADE SIGN ALUMINUM
- Sign Illumination, if applicable (type, location and wattage): N/A
- Sign Landscaping, if applicable landscape plan shall be submitted
- Additional Comments: \_\_\_\_\_



\*\*\*\*\*  
 Name of Applicant (please print) SEAN O'BRIEN  
 Address: 305B SOUTHWALL ST. MEMPHIS TN  
 Phone No: 901-452-7371 Email Address: SEAN@BALTONSIGNS.COM  
 Applicant Signature: [Signature]

Name of Owner (please print) SHOPS AT SADDLE CREEK, INC., c/o HEITMAN  
 Address: 191 N. WACKER DR. SUITE 2500 CHICAGO, ILL 60606  
 Phone No: 312-849-4160 Email Address: MARK.HULFINS@HEITMAN.COM  
 Owner Signature: [Signature]

Name of Developer (please print) TRADEMARK PROPERTIES  
 Address: 1701 RIVER RUN SUITE 500, FORT WORTH TX 76107  
 Phone No: 817-639-2705 Email Address: BGRISHAM@TRADEMARKPROPERTY.COM  
 Developer Signature: [Signature]

Name of Sign Erecting Company BALTON SIGN CO.  
 Address: 305B SOUTHWALL ST. MEMPHIS TN 38114  
 Phone No: 901-452-7371 Email Address: SEAN@BALTONSIGNS.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, 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: SHOPS AT SADDLE CREEK, INC. C/O HEITMAN  
Address: 191 N. WACKER DR., Suite 2500 CHICAGO, IL 60606

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

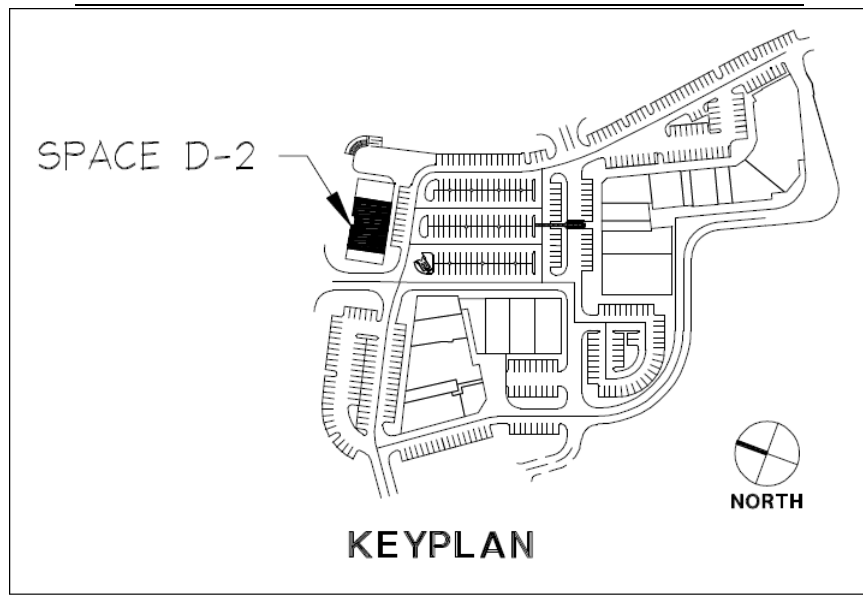
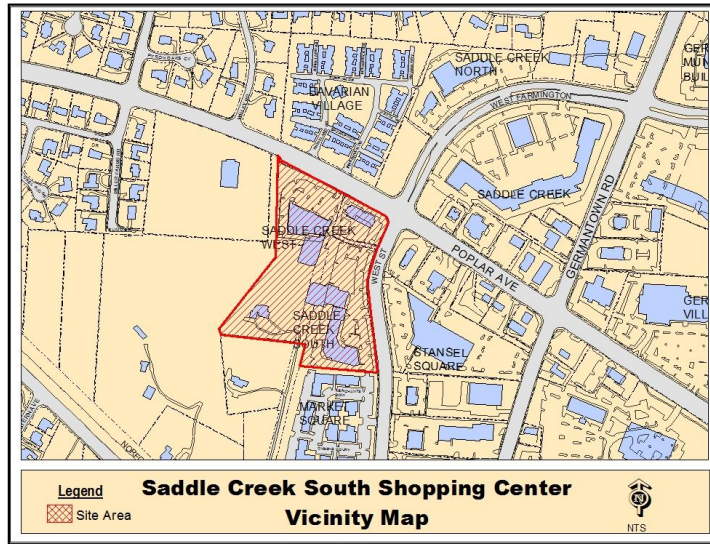
Developer: TRADEMARK PROPERTIES  
Address: 1701 RIVER RUN Suite 500, FORT WORTH, TX 76107

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

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

\*See language in parenthesis above.

- i. Joseph A. Banks – 7509 Poplar Ave. (Saddle Creek South) – Request Approval of a Sign Package (Case No. 17-728). Previously Known as Agenda Item No. 7




**BACKGROUND:** The subject property is in the Saddle Creek South shopping center, which was originally approved by the Planning Commission and the Board of Mayor and Aldermen in 1987. The site plan for the 5,418 sq. ft., free-standing, single story retail building located 12 feet from Poplar Ave. and 12 feet from West Farmington Blvd. was approved by the Planning Commission on November 4, 2014 and by the Design Review Commission on November 25, 2014. The Board of Mayor and Alderman approved the development contract on December 31, 2014.


**DISCUSSION:** The applicant is requesting approval of wall-mounted tenant identification signage for Joseph A. Banks, which will be located in the middle bay of the free-standing building at the southwest corner of Poplar Avenue and West Street within Saddle Creek South Shopping Center. The specifics of the request are as follows:

**SIGN 1: Wall-Mounted Tenant Identification (South Elevation)**

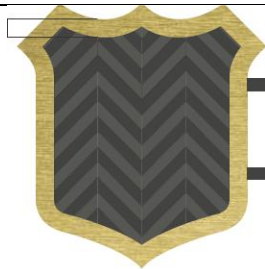
Location & Height:	One single-faced parallel sign to be mounted over the storefront primary entrance from the parking lot with a maximum height of 11' from the surrounding grade.
Total Sign Area:	27 sq. ft.

Content/Logo:	
Colors & Materials:	<p>Color: Letters = Gold Metallic Background: Aluminum (Raceway)</p> <p>Materials: Letters = Aluminum Face = Aluminum</p>
Font:	Corporate
Letter Height:	Varies 11¾” to 25”
Mounting Structure:	Letters (attached to backer plate/raceway) to be mounted to valance face of awning with gussets back to awning.
Lighting:	White LED (4 amps), Halo Lit Channel Letters


**SIGN 2: Wall-Mounted Tenant Identification (North Elevation)**

Location & Height:	One single-faced parallel sign to be mounted on the rear building wall of storefront, facing Poplar Avenue (façade includes a rear exit door) with a maximum height of 15’ from the surrounding grade.
Total Sign Area:	56.7 sq. ft.
Content/Logo:	
Colors & Materials:	<p>Color: Letters = Gold Metallic</p> <p>Materials: Letters = Aluminum</p>
Font:	Corporate
Letter Height:	Varies from 1’5” to 3’0”
Mounting Structure:	Screw fastening directly to face of brick façade
Lighting:	White LED (7 amps), Halo Lit Channel Letters

**SIGN 3: Hanging Blade Tenant Identification (South Elevation)**

Location & Height:	One double-faced hanging blade sign to be mounted on the side front side of the storefront near the primary entrance from the parking lot with a maximum height of 9’ from the surrounding grade.
Total Sign Area:	2.8 sq. ft. (per face)
Content/Logo:	
Colors & Materials:	<p>Color: Background = Gold and Black</p> <p>Materials: Face = Cast Metal</p>
Font:	N/A
Letter Height:	N/A
Mounting Structure:	Hanging sign attached by 1” aluminum round tubs support to anchor plates that is attached directly to face of brick façade with approved non-corrosive wall anchors
Lighting:	None

**SIGN 4: Wall Plaque: *Wall Mounted Tenant Identification***

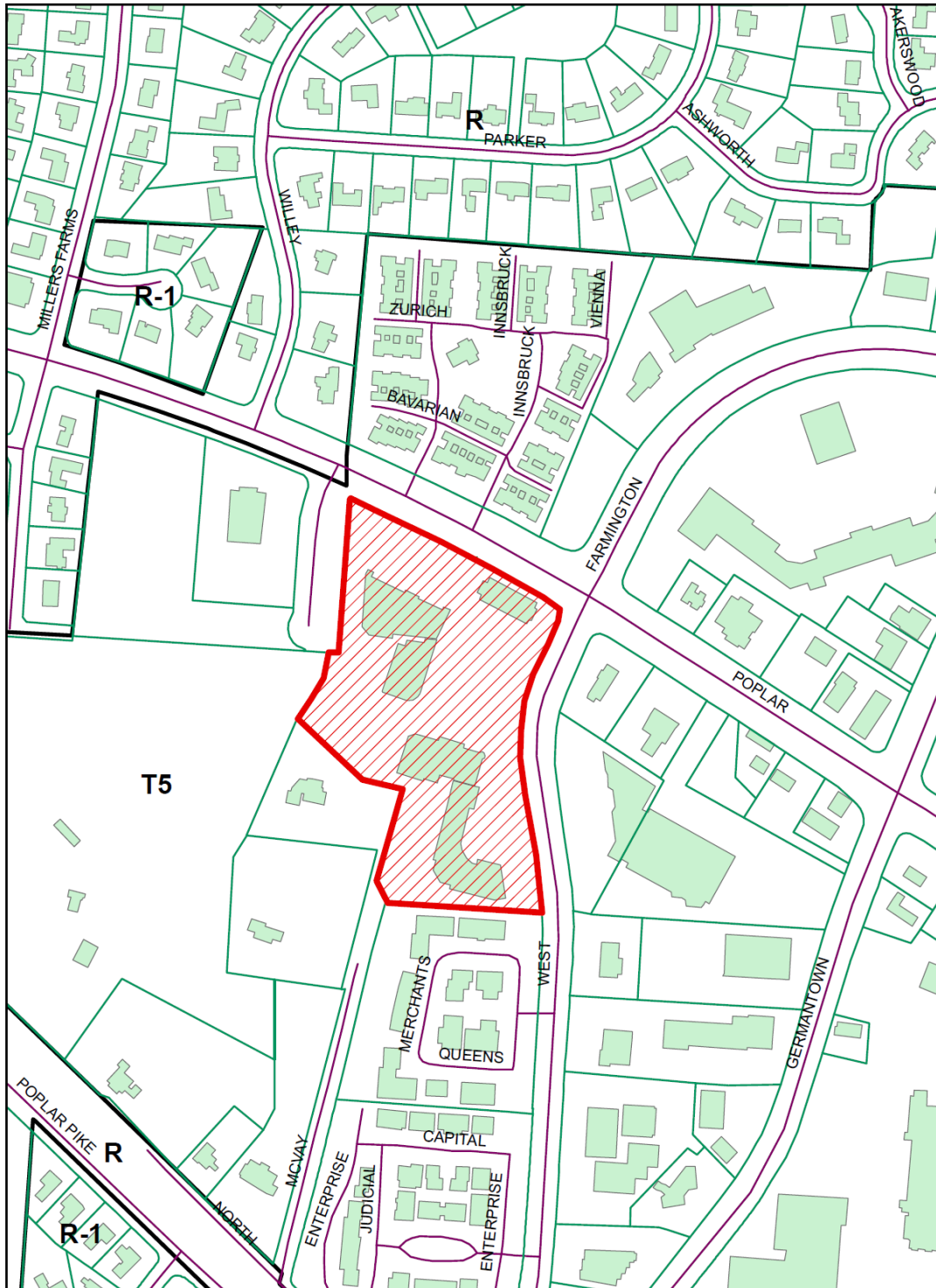
Location & Height:	One single faced plaque to be mounted on the front side of the storefront above Sign #1 over the primary entrance from the parking lot with a maximum height of 9' from the surrounding grade.
Total Sign Area:	9.6 sq. ft.
Content/Logo:	
Colors & Materials:	Color: Background = Gold and Black Materials: Face = Cast Metal
Font:	N/A
Letter Height:	N/A
Mounting Structure:	To be attached directly to face of brick façade with 3/8" all thread stud anchors
Lighting:	None

**STAFF COMMENTS:**

1. The total allowable sign area is 75 sq. ft per tenant storefront face in accordance with the approved shopping center policy for Saddle Creek South. Additionally, the Saddle Creek sign policy provides for 1.5 square of signage per linear foot of frontage. The proposed site has 91.1 foot of linear feet of frontage on both sides of the building. Consequently, this site would be allowed a maximum of 75 sq. ft. of signage on both sides of the building based on the how the Saddle Creek landlords interpret the approved sign policy. It should be noted that based on this interpretation of the policy this site would be allowed a total sign area of 150 sq. ft., which exceeds the maximum allowed by the Sign Ordinance (75 sq. ft.) and the Smart Code Ordinance (100 sq. ft. unless a warrant is approved to allow more). This issue was discussed at the November 15, 2016 DRC Sub-Committee meeting.
2. The applicant is proposing that a wall plaque be allowed on the rear building wall above the store name and primary entrance. The plaque does not include any content and the applicant has indicated that design is not a registered trademark of Joseph A. Banks. The DRC determined that this plaque is considered a sign and counts towards the total allowable signage.
3. The applicant has revised the sign package, per the comments at the DRC Sub-Committee meeting on July 13, 2017, and the total sign area for all proposed signs is now 93.3 sq. ft. (56.7 sq. ft. on Poplar Avenue frontage and 36.6 sq. ft. on the parking lot rear side of the building). The signage on the rear side of the building has been reduced to meet the 75 sq. ft. requirement.
4. The approved sign policy for Saddle Creek South Shopping Center permits the square footage of the hanging blade sign to be excluded from the calculation of total sign area for this store.
5. Per the DRC Sub-Committee's recommendation, the proposed letters for Sign 2 have been revised to be 36" in height.
6. Per the DRC Sub-Committee's recommendation, all signage has been removed from the awnings.
7. If approved, the applicant must obtain a permit from the Memphis/Shelby County Office of Code Enforcement prior to installing the signs.

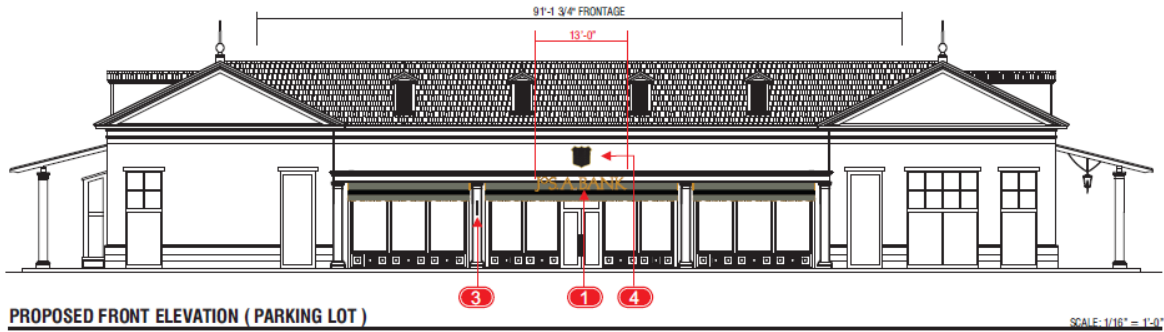
DRC SUBCOMMITTEE REPORT: The DRC Sub-Committee met on July 13, 2017, and recommended that the applicant revise the request per their comments. The applicant has complied.

PROPOSED MOTION: To approve a sign package at Jos A. Banks (Saddle Creek South Shopping Center) at 7509 Poplar Ave., subject to the Commission's discussion, staff comments in the staff report, and the documents and plans submitted with the application.



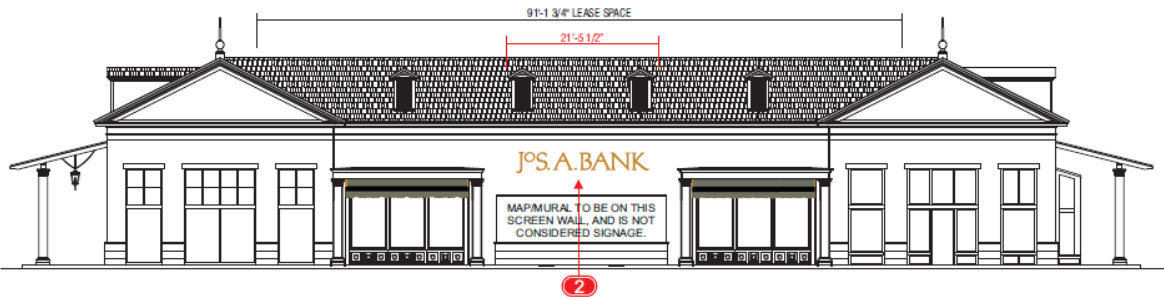
**ZONING MAP**





PROPOSED FRONT ELEVATION ( PARKING LOT )

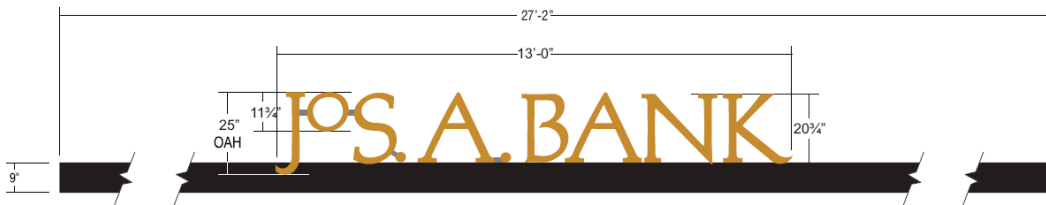
SCALE: 1/16" = 1'-0"



PROPOSED REAR ELEVATION ( POPLAR AVE. )

SCALE: 1/16" = 1'-0"

SIGNAGE SCHEDULE			
ITEM #	QTY	SIGN TYPE	SQ. FT.
1	1	REV. C.L.s	2'-1" X 13'-0" 27.0
2	1	REV. C.L.s	3'-0" X 18'-10 3/4" 56.7
3	1	SF PLAQUE	3'-2 1/4 X 3'-0" 9.6
TOTAL ALLOWABLE SIGN AREA (USCF = 91'-1 3/4" X 13.5 FT.)			TOTAL SQ. FT. 93.3

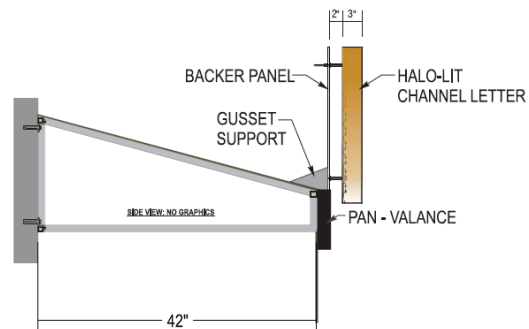


**1 REVERSE LIT ( HALO ) CHANNEL LETTERS**

(1) SET REQUIRED - FABRICATE AND INSTALL -

SCALE: 3/8" = 1'-0"  
 SQ. FT. 27.0

COLORS - FABRICATION - LETTERS	COLORS - COPY
FACES - ALUM	GOLD METALLIC - NO MATCH CONTROL SAMPLE
REVERS - ALUM	GOLD METALLIC - NO MATCH CONTROL SAMPLE
TRIM/SP - N/A	N/A
BACKS - CLEAR	N/A
BACKING - Big Color	BACKER PANEL SIG BLACK
SCOPE OF WORK Sign Area: 27.0 SQ. FT.	
MULTI SET OF FABRICATED HALO-LIT CHANNEL LETTERS WITH 1/2" ALUM BACKER PLATES. BACK PLATES TO BE SAME HEIGHT AND STRONG AS CHANNEL LETTERS. LETTERS TO BE MOUNTED TO VALANCE FACE OF AWNING WITH GUSSETS BACK TO AWNING - SUPPORT AS REQUIRED. *HALO-LIT LETTERS MUST HAVE SOMETHING BEHIND THEM TO REFLECT LIGHT OFF OF - THIS BACKER PLATE IS REQUIRED. LETTERS ARE FROM CLIENT'S CONTROL SAMPLE - CONTROL SAMPLE ***SITE SURVEY REQUIRED**	



SIDE DETAIL

SCALE: 3/4" = 1'-0"

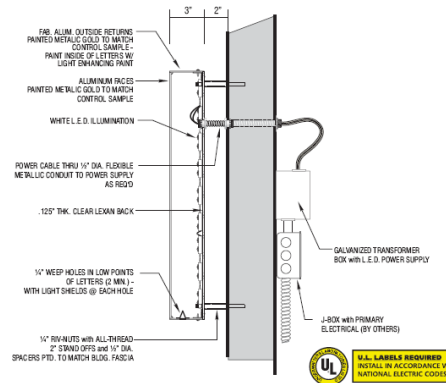




**2 REVERSE LIT (HALO) CHANNEL LETTERS**

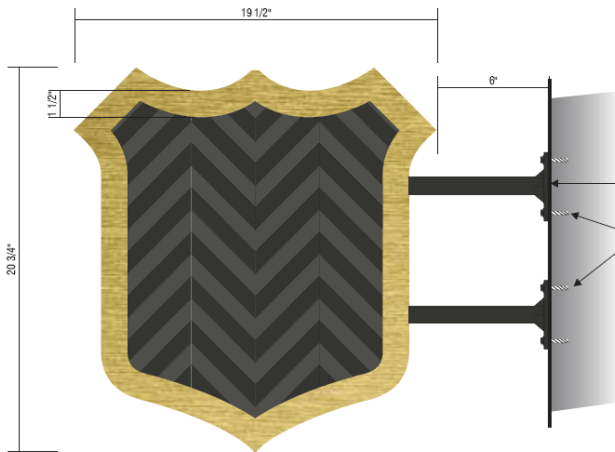
(1) SET REQUIRED - FABRICATE AND INSTALL -

SCALE: 1/4" = 1'-0"  
73.3 SQ. FT.



**REVERSE CHANNEL LETTER SECTION**

NOT TO SCALE



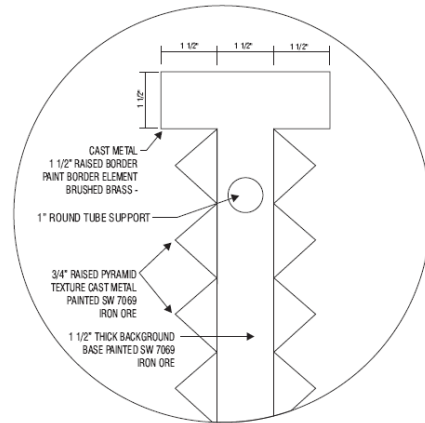
**3 D/F BLADE SIGN**

(1) REQUIRED - FABRICATE AND INSTALL -

OF CAST METAL BLADE SIGN - SEE DETAILS FOR CONSTRUCTION SPECIFICATIONS -

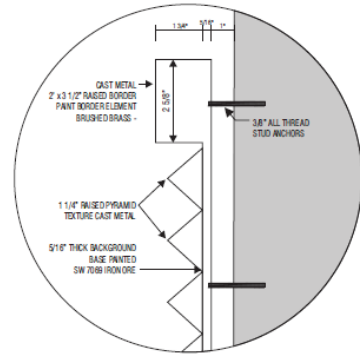
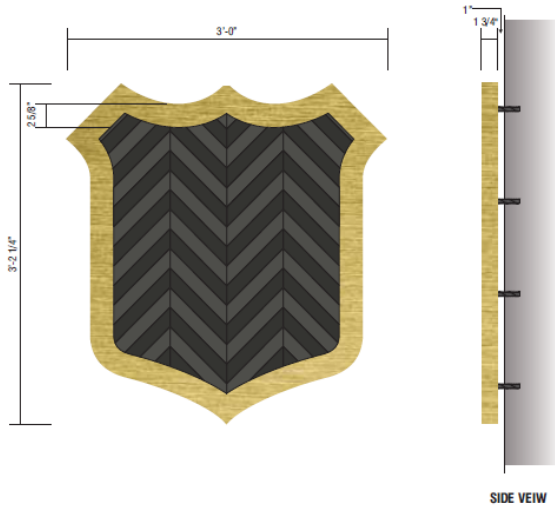
REMOVE EXISTING BLADE SIGN AND DISPOSE OF PROPERLY -  
 INSTALL NEW OF BLADE SIGN IN SAME LOCATION AT 7'-0" A.F.F. -

SCALE: 2" = 1'-0"  
2.8 SQ. FT.



**DETAIL SECTION**

SCALE 6" = 1'-0"



DETAIL SECTION

SCALE: 3" = 1'-0"

- 4 SF ALUMINUM PLAQUE** SCALE: 1" = 1'-0"
- (1) REQUIRED - FABRICATE AND INSTALL - 9.6 SQ. FT.
1. 2 3/8" THICK CAST METAL SF PLAQUE WITH 2" X 3 1/2" RAISED EXTERIOR BORDER.  
PAINT FACE AND SIDES TO MATCH BRUSHED BRASS -
  2. INTERIOR TO BE RAISE 1 1/2" CAST METAL PYRAMID -  
PAINT INTERIOR TO MATCH SW 7069 IRON ORE -
- REMOVE EXISTING STOREFRONT PLAQUE AND DISPOSE OF PROPERLY -  
INSTALL NEW SF PLAQUE USING 3/8" ALL THREAD STUDS WITH A 1" STAND-OFF FROM WALL -

**SW 7069**  
**Iron Ore**  
 Interior / Exterior  
 Locator Number: 251-C7

REVISED



**CITY OF  
 GERMANTOWN  
 TENNESSEE**

DATE RECEIVED: 6/30/2017  
 RECEIVED BY: Gordlewski

17-730

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

**DESIGN REVIEW COMMISSION  
 APPLICATION FOR PERMANENT SIGN**

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: Failed Brands DBA Jos. A. Bank Phone No: 510-723-8688
  - Sign Owner's Address: 1100 Stevenson Blvd Fremont, CA Email Address: Jim@JOS.A.BANK.COM
  - Sign Location Address and Name of Shopping Center: 759 Poplar Ave - Germantown, TN 38138  
Shops at Saddle Creek
  - Zoning District: Commercial T-3; Residential     ; Old Germantown     ; Office     .
  - Sign will be mounted on: Wall X; Ground     .
  - Type Sign: X Tenant Identification      Project Identification  
     Building Identification      Traffic Directional  
     Exterior Directory      Subdivision Identification  
     Service Station Sign      Other (If other, explain on separate page)
  - Number of Sign Faces: One X; Two     .
  - Linear feet of building frontage occupied by business where sign will be located: 91 feet. 1-3/4"
  - Size of Sign: Width: 13 feet 0 inches; Height: 0 feet 25 inches  
**TOTAL AREA OF SIGN IN SQUARE FEET: 27 sq ft**
  - Height of sign at its highest point above the surrounding grade: 11 feet      inches.
  - Size of Letters: 1) Height 25" Width 3" Font:       
 2) Height 11 3/4" Width 6" Font:       
 3) Height 20 3/4" Width 10" Font:
  - Colors: Letters: Gold Metallic **SUBMIT COLOR SAMPLES**  
 Background: Aluminum **SUBMIT COLOR SAMPLES**
  - Orientation of Sign to the Street: Parallel     ; Perpendicular X; Angled     .
  - Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
     Feet      Inches Name of Street: Faces Parking lot  
     Feet      Inches Name of Street:
  - Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
31 Feet 4 Inches Name of Street: Poplar  
81 Feet 10 Inches Name of Street: West
  - Sign Content (words, letters, logos): JOS. A. BANK
  - Size of logo: Horizontal      feet      inches; Vertical      feet      inches.
  - Sign Materials: Letters Aluminum; Sign Face Aluminum.  
 Mounting Structure (type and materials): Backer Panel
  - Sign Illumination, if applicable (type, location and wattage): LED. 4-AMPS
  - Sign Landscaping, if applicable landscape plan shall be submitted - N/A
  - Additional Comments:

Front Elevation #1



**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**

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: Tailored Brands DBA Jos. A. Bank Phone No: 510-723-8688
2. Sign Owner's Address: 1100 Stevenson Blvd. Fremont Email Address: JAB183@TNW.COM
3. Sign Location Address and Name of Shopping Center: Shop at Saddle Creek  
7509 Poplar Avenue - Germantown, TN 38138
4. Zoning District: Commercial T-5; 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: 91 feet 1-3/4"
9. Size of Sign: Width: 18' feet 103 1/2" inches; Height: 3' feet \_\_\_\_\_ inches  
**TOTAL AREA OF SIGN IN SQUARE FEET: 54.7 sq ft**
10. Height of sign at its highest point above the surrounding grade: 15 feet \_\_\_\_\_ inches.
11. Size of Letters: 1) Height 3' Width 5" Font: \_\_\_\_\_  
 2) Height 2' 1/2" Width 13" Font: \_\_\_\_\_  
 3) Height 1' 5" Width 8" Font: \_\_\_\_\_
12. Colors: Letters: Gold Metallic 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).  
31' Feet 4" Inches Name of Street: Poplar Avenue  
 \_\_\_\_\_ Feet \_\_\_\_\_ Inches Name of Street: \_\_\_\_\_
15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
31' Feet 4" Inches Name of Street: Poplar  
81' Feet 10" Inches Name of Street: West
16. Sign Content (words, letters, logos): Jos. A. Bank
17. Size of logo: Horizontal \_\_\_\_\_ feet \_\_\_\_\_ inches; Vertical \_\_\_\_\_ feet \_\_\_\_\_ inches.
18. Sign Materials: Letters Aluminum; Sign Face Aluminum  
 Mounting Structure (type and materials): Direct Mount onto Building
19. Sign Illumination, if applicable (type, location and wattage): LED - 7 amps
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: \_\_\_\_\_

Rear Elevation Revised - Sign #2



# CITY OF GERMANTOWN TENNESSEE

1930 South Germantown Road • Germantown, Tennessee 38138-2816  
 Phone (901) 757-7200 Fax (901) 757-7292 www.germantown-tn.gov

DATE RECEIVED: \_\_\_\_\_  
 RECEIVED BY: \_\_\_\_\_

## DESIGN REVIEW COMMISSION APPLICATION FOR PERMANENT SIGN

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: Tailored Brands Den Jos A Bank Phone No: 510-723-2688
  - Sign Owner's Address: 1400 Stevenson Blvd Fremont, CA Email Address: JPH@330TWN.COM
  - Sign Location Address and Name of Shopping Center: 1509 Poplar Ave - Germantown, TN 38138  
Shops at Saddle Creek
  - Zoning District: Commercial T-3; Residential \_\_\_; Old Germantown \_\_\_; Office \_\_\_
  - Sign will be mounted on: Wall X; Ground \_\_\_
  - Type Sign: X Tenant Identification \_\_\_\_\_ Project Identification \_\_\_\_\_  
 \_\_\_\_\_ Building Identification \_\_\_\_\_ Traffic Directional \_\_\_\_\_  
 \_\_\_\_\_ Exterior Directory \_\_\_\_\_ Subdivision Identification \_\_\_\_\_  
 \_\_\_\_\_ Service Station Sign \_\_\_\_\_ Other (If other, explain on separate page)
  - Number of Sign Faces: One \_\_\_; Two X
  - Linear feet of building frontage occupied by business where sign will be located: 91 feet 1-3/4"
  - Size of Sign: Width: \_\_\_ feet 19 1/2" inches; Height: \_\_\_ feet 20 1/4" inches  
 TOTAL AREA OF SIGN IN SQUARE FEET: 2.8 sq ft
  - Height of sign at its highest point above the surrounding grade: 9' feet \_\_\_ inches.
  - Size of Letters: 1) Height \_\_\_ Width \_\_\_ Font: \_\_\_\_\_  
 2) Height \_\_\_ Width \_\_\_ Font: \_\_\_\_\_  
 3) Height \_\_\_ Width \_\_\_ Font: \_\_\_\_\_
  - Colors: Letters: \_\_\_\_\_ SUBMIT COLOR SAMPLES  
 Background: Gold/Black SUBMIT COLOR SAMPLES
  - Orientation of Sign to the Street: Parallel \_\_\_; Perpendicular X; Angled \_\_\_
  - Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
 \_\_\_ Feet \_\_\_ Inches Name of Street: Facing Parking lot  
 \_\_\_ Feet \_\_\_ Inches Name of Street: \_\_\_\_\_
  - Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
31 Feet 4 Inches Name of Street: Poplar  
81 Feet 10 Inches Name of Street: West
  - Sign Content (words, letters, logos): \_\_\_\_\_
  - Size of logo: Horizontal \_\_\_ feet 19 1/2" inches; Vertical \_\_\_ feet 20 1/4" inches.
  - Sign Materials: Letters \_\_\_\_\_; Sign Face Cast Metal  
 Mounting Structure (type and materials): Aluminum Plates
  - Sign Illumination, if applicable (type, location and wattage): Non-Illuminated
  - Sign Landscaping, if applicable landscape plan shall be submitted - N/A
  - Additional Comments: \_\_\_\_\_

D/F Blade Sign #3



**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**

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: TAILORED BRANDS DBA JES A BANK Phone No: 510-723-8688
2. Sign Owner's Address: 600 STEVENSON BLVD FREMONT TN Email Address: JAH03@TMMW.COM
3. Sign Location Address and Name of Shopping Center: 7509 POPLAR AVE #2 38138  
SHOPS AT SADDLE CREEK
4. Zoning District: Commercial 1-5; Residential \_\_\_; Old Germantown \_\_\_; Office \_\_\_
5. Sign will be mounted on: Wall X; Ground \_\_\_
6. Type Sign: X Tenant Identification \_\_\_\_\_ Project Identification \_\_\_\_\_  
 \_\_\_\_\_ Building Identification \_\_\_\_\_ Traffic Directional \_\_\_\_\_  
 \_\_\_\_\_ Exterior Directory \_\_\_\_\_ Subdivision Identification \_\_\_\_\_  
 \_\_\_\_\_ Service Station Sign \_\_\_\_\_ Other (if other, explain on separate page) \_\_\_\_\_
7. Number of Sign Faces: One X; Two \_\_\_\_\_
8. Linear feet of building frontage occupied by business where sign will be located: 139' feet 9 1/2"
9. Size of Sign: Width: 3' feet \_\_\_ inches; Height: 3' feet 2 1/4 inches  
 TOTAL AREA OF SIGN IN SQUARE FEET: 9.2 sq ft
10. Height of sign at its highest point above the surrounding grade: 15' feet \_\_\_ inches.
11. Size of Letters: 1) Height \_\_\_ Width \_\_\_ Font: \_\_\_\_\_  
 2) Height \_\_\_ Width \_\_\_ Font: \_\_\_\_\_  
 3) Height \_\_\_ Width \_\_\_ Font: \_\_\_\_\_
12. Colors: Letters: \_\_\_\_\_ SUBMIT COLOR SAMPLES  
 Background: Gold & Black SUBMIT COLOR SAMPLES
13. Orientation of Sign to the Street: Parallel \_\_\_; Perpendicular X; Angled \_\_\_
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
 \_\_\_ Feet \_\_\_ Inches Name of Street: \_\_\_\_\_  
 \_\_\_ Feet \_\_\_ Inches Name of Street: \_\_\_\_\_
15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
31 Feet 4 Inches Name of Street: POPULAR  
81 Feet 10 Inches Name of Street: WEST
16. Sign Content (words, letters, logos): \_\_\_\_\_
17. Size of logo: Horizontal \_\_\_ feet \_\_\_ inches; Vertical \_\_\_ feet \_\_\_ inches.
18. Sign Materials: Letters \_\_\_\_\_; Sign Face Cast Metal  
 Mounting Structure (type and materials): Direct Mount
19. Sign Illumination, if applicable (type, location and wattage): Non-Illuminated
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: \_\_\_\_\_

SIF Blade Sign SHIELD #9

\*\*\*\*\*  
All applicable parties shown below must sign the application:

Name of Applicant (please print) TAILORED BRANDS DBA Jus A Bank  
Address: 6100 STEVENSON BLVD REMONT CA 94538  
Phone No: 510-723-8488 Email Address: JATB3@TMW.COM  
Applicant Signature: [Signature]

Name of Owner (please print) MARK HUDGINS SHOPS AT SADDLE CREEK, Inc.  
Address: C/O HEITMAN 141 N. WALKER DRIVE, CHICAGO, IL 60606  
Phone No: 312-849-4160 Email Address: MARK.HUDGINS@HEITMAN.COM  
Owner Signature: [Signature]

Name of Developer (please print) Trademark Property  
Address: 1701 River Run Suite 500  
Phone No: 817.836.2705 Email Address: bgrisham@trademarkproperty.com  
Developer Signature: [Signature]

Name of Sign Erecting Company Ad Art, Inc  
Address: 700 Parker Square Suite 205 Flower Mound, TX 75028  
Phone No: 909.444.6104 Email Address: Lacey.Stewart@adart.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, 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.

Applicant: TALVOZ BRANDS DBA JOS A BARK  
 Address: 6100 STEVENSON BLVD FREMONT CA 94538  
 Signature of Applicant: [Signature]  
 Name of Owner (please print): MARK HUDGINS, SHOPS AT SADDLE CREEK, Inc.  
 Address: 410 HEISTMAN, 141 N WACKER DRIVE, CHICAGO, IL 60606  
 Phone No: 312-545-7100 Email Address: MARK.HUDGINS@HEITMAN.COM  
 Owner Signature: [Signature]

Lessee: JASON K. RBY  
 Address: 6100 STEVENSON BLVD FREMONT CA 94538  
 Signature of Lessee: [Signature]

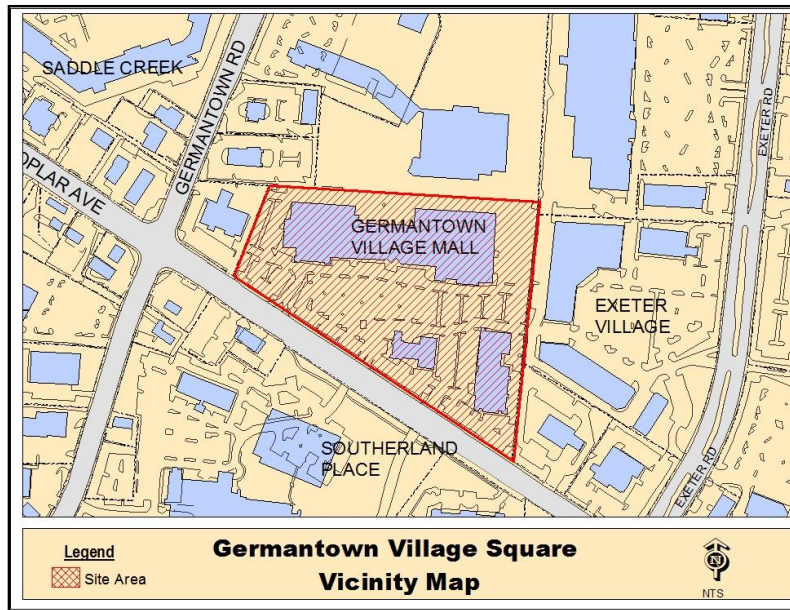
Developer: Trademark Property  
 Address: 1701 River Run Suite 500 Fort Worth, TX 76107  
 Signature of Developer: [Signature]

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

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

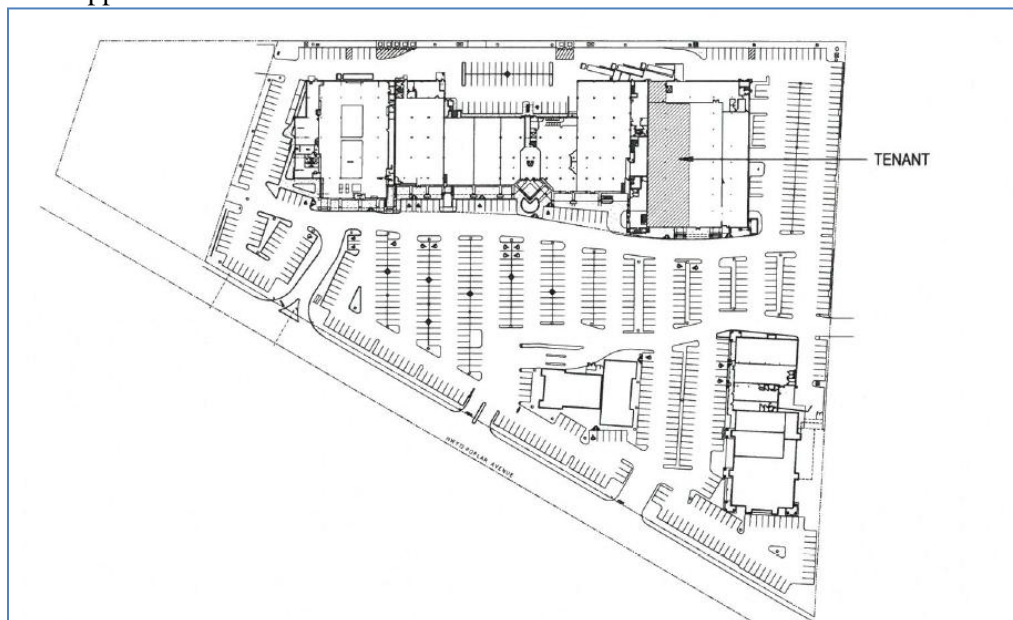
\*See language in parenthesis above.

- j. Germantown Village Square Center – 7720 Poplar Ave. – Request Approval of a Building Façade Modification (Case No. 15-502). Previously Known as Agenda Item No. 8



**BACKGROUND:** At its meeting on July 22, 2014, the DRC approved the paint colors for the repainting of the building containing McAlister Deli and the Bank of Bartlett. The replacement of awnings for that building was approved by the DRC on Sept. 23, 2014. On February 24, 2015 the DRC approved phase 2 of building re-painting: a paint plan for 7730 Poplar Ave., which houses Pier One, Germantown Liquor and other tenants; and a plan for the 7652-7720 Poplar building. The DRC approved a revised paint scheme for the building towers at 7652-7720 Poplar Avenue) on January 26, 2016.

**DISCUSSION:** Germantown Village Square is currently under new ownership that is working on plans to possibly remodel the entire shopping center façade at a later date. However, at this time, the new owners are seeking approval of a façade modification to the building & vacant tenant space that use to be the location of Office Max. The modifications include partial demolition of an exterior wall to create new storefront entrances for two separate tenant spaces. A color rendering of the building have been provided along with this application for review.



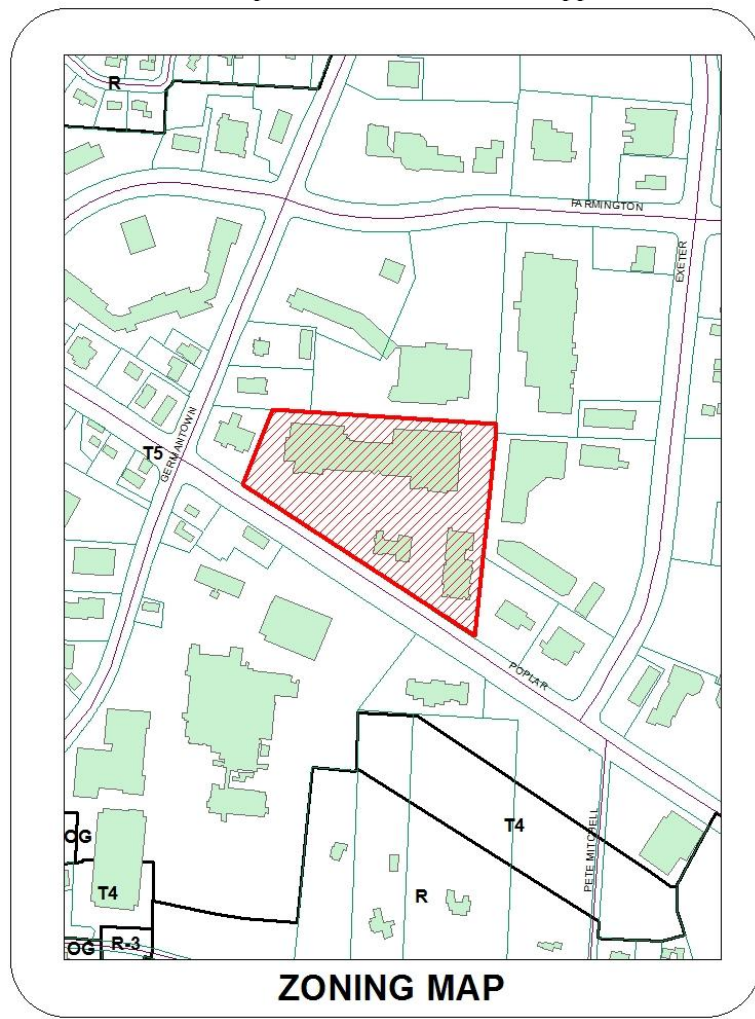
**LOCATION MAP**





**DRC SUBCOMMITTEE REPORT:** The DRC subcommittee met on July 13, 2017, and recommended placing this application on the consent agenda subject to the plans being modified as discussed at the subcommittee meeting.

**PROPOSED MOTION:** To approve a Building Façade Modification for Germantown Village Square Shopping Center, located at 7720 Poplar Avenue, subject to the Commission’s discussion, staff comments in the staff report, and the documents and plans submitted with the application.



7/21/2017

City of Germantown Mail - Germantown - Village Square



Pounder, Sheila <spounder@germantown-tn.gov>

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## Germantown - Village Square

1 message

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**Mark Kozevski** <m.kozevski@mjmarch.com>  
To: "SPounder@Germantown-TN.gov" <SPounder@germantown-tn.gov>  
Cc: Doug Cantrell <d.cantrell@mjmarch.com>, Steve Maher <s.maher@mjmarch.com>

Fri, Jul 14, 2017 at 2:35 PM

Sheila,

We would like to request a change in the application to only include the building modification for the incoming tenant. We would like to remove the access stair and awning from this application.

Thanks,

-Mark K.

mjm architects | mark kozevski | project coordinator | [www.mjmarch.com](http://www.mjmarch.com)  
712 4<sup>th</sup> Ave S : nashville, tn 37210 : 615 244 8170 : fax 615 244 8141

Disclaimer: <http://www.mjmarch.com/disclaimer/disclaimer.htm>



# 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, TN - Village Square Tenant White box

Project Address: 7720 Poplar Avenue, Germantown Village Square Center, Germantown, TN 38138

Previous Tenant: Officemax

Applicant's Name: Mark Kozevski - MJM Architects

Mailing Address: 712 4th Ave S. Nashville, TN 37210

Email Address: m.kozevski@mjmarch.com Telephone: 615-244-8170

Owner's Name: Pebb Germantown IND, LLC and Pebb Germantown LEB, LLC c/o Eric Hochman

Mailing Address: 7900 Glades Rd, Suite 600, Boca Raton, FL 33434

Email Address: ehochman@pebbent.com Telephone: 561-613-4020

Developer's Name: PEBB Enterprises - Eric Hochman

Mailing Address: 7900 Glades Rd, Suite 600, Boca Raton, FL 33434

Email Address: ehochman@pebbent.com Telephone: 561-613-4020

Lessee's Name: TBD

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)*

Existing available space to be sub-divided for new incoming tenant. The remaining space will be vacant and available for future tenant. New entry opening and storefront for new tenant. Existing building and finishes to remain.

Mark Kozevski

**Print Name of Applicant**

Pebb Germantown IND, LLC c/o: Ian Weiner  
Pebb Germantown LEB, LLC c/o: Ian Weiner

**Print Name of Owner**

PEBB Enterprises C/O: Eric Hochman

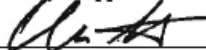
**Print Name of Developer**

TBD

**Print Name of Lessee**



**Signature of Applicant**



**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.*

**DISCLOSURE OF OWNERSHIP INTERESTS**

In order to assist staff and appointed and elected officials of the City of Germantown in complying with Ordinances of the City relating to conflicts of interests, the following information is required to be furnished:

- For Profit Entities.** If the owner of the land which is the subject of this Application (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: Pebb Lebanon, LLC  
Pebb Indianapolis, LLC  
Address: 7900 Glades Road, Suite 600, Boca Raton, FL 33434

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

Developer: \_\_\_\_\_  
Address: \_\_\_\_\_

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

Name	Business or Home Address
<u>Bruce Weiner</u>	<u>7900 Glades Rd, Ste. 600</u> <u>Boca Raton, FL 33434</u>
<u>Bruce H. Weiner 2016 Trust II</u>	<u>7900 Glades Rd, Ste. 600</u> <u>Boca Raton, FL 33434</u>
<u>Bruce H. Weiner 2016 Trust I</u>	<u>7900 Glades Rd, Ste. 600</u> <u>Boca Raton, FL 33434</u>

\*See language in parenthesis above.

Last Revision Date: 6/2015

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**ADJOURNMENT**

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:08 p.m.