

DESIGN REVIEW COMMISSION  
MUNICIPAL CENTER COUNCIL CHAMBERS  
Tuesday, February 27, 2018  
6:00 p.m.

The regular meeting of the Design Review Commission was scheduled and held in the Council Chambers of the Municipal Center on February 28, 2018.

1. Chairman Bruns called the meeting to order at 6:05 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. Greg Hurley, Vice Chairman; Mr. Steve Landwehr, Secretary; Mr. Neil Sherman; Mr. Tim Gibson; Alderman Owens; and Mr. Christopher Schmidt

DEVELOPMENT STAFF PRESENT:

Mr. Cameron Ross, Economic and Community Development Director; 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 January 23, 2018

Corrections to the minutes were made by removing all votes made by Mr. Schmidt.

Mr. Sherman moved to approve the Design Review Commission minutes of January 23, 2018, seconded by Mr. Schmidt, with no further comments or discussions.

ROLL CALL: Mr. Landwehr – Yes; Mr. Sherman – Yes; Mr. Gibson – Yes; Alderman Owens – Yes; Mr. Hurley – Yes; Mr. Schmidt – Yes; Chairman Bruns – Yes.

MOTION PASSED

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4. CONSENT AGENDA

- a. Everything But Water – 7515 Poplar Ave., Ste 109 (Saddle Creek South) - Approval of a Store Front Modification. (Case No. 18-806).  
Maria Escudero w/ Michael Neumann Architecture – Applicant/Agent
- b. Campbell Clinic Expansion Planned Development, Phase II – 7887 Wolf River Blvd. – Approval of a Final Site Plan. (Case No. 14-496).  
George Hernandez w/Campbell Clinic – Applicant/Agent

Chairman Bruns reminded the Commissioners that voting on all matters on the Consent Agenda constitutes an acknowledgement that the member has read and reviewed the application materials/plans/staff reports and determines further discussion or presentation of an item is not necessary. He stated if there was anyone in the audience that would like an item pulled, please request so at this time, and in seeing none, he called for a motion.

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

ROLL CALL: Mr. Sherman – Yes; Mr. Schmidt – yes; Mr. Hurley – Yes; Alderman Owens – Yes; Mr. Gibson – Yes; Mr. Landwehr – Yes; Chairman Bruns – Yes

MOTION PASSED

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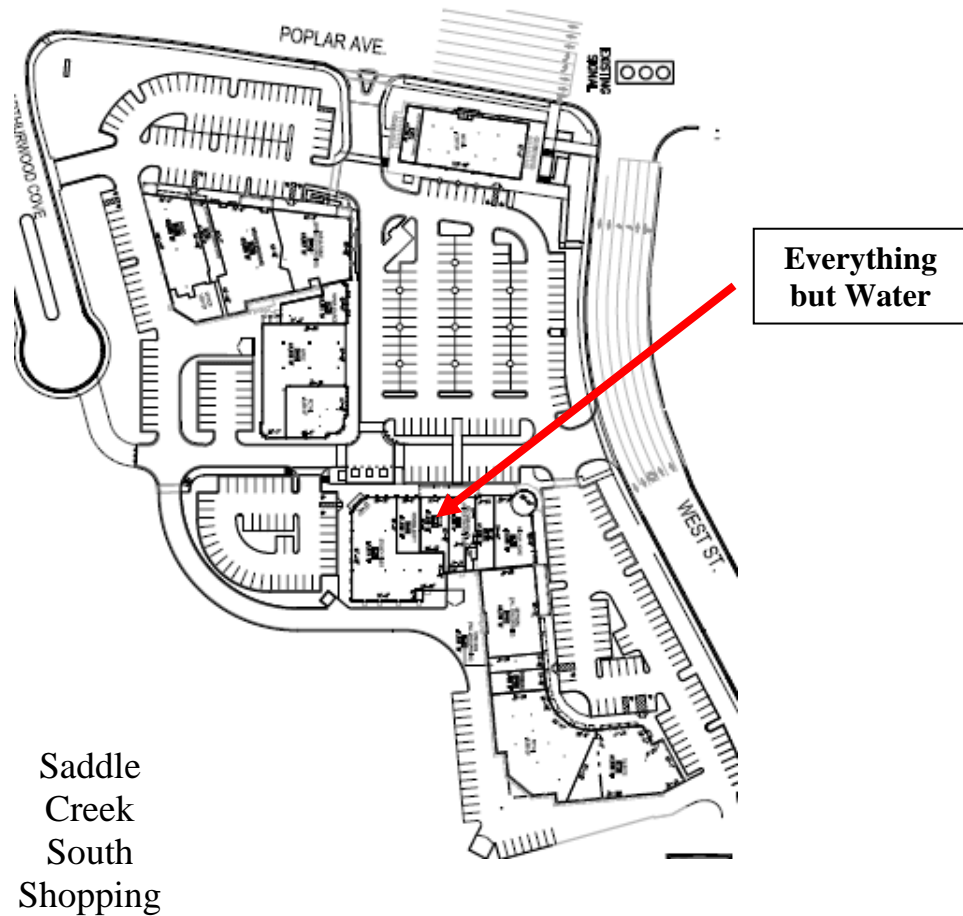
STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

- a. Everything But Water – 7515 Poplar Ave., Ste 109 (Saddle Creek South) – Approval of a Store Front Modification. (Case No. 18-806).

INTRODUCTION:

Case Number:	18-806
Location:	7515 Poplar Ave. Ste. 109 (Saddle Creek South)
Applicant/Representative Name:	Maria Escudero w/ Michael Neumann Architecture
Zoning District:	"T-5" Urban Center Zoning District (utilizing the pre-existing "SC-1" district regulations)
Description of Request:	Approval of Storefront Modification for New Tenant

\*Refer to the Disclosure Form attached for more information



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 revised site plan for the Saddle Creek South Shopping Center was approved by the Planning Commission on December 3, 2013 and by the Design Review Commission on December 17, 2013. This included a new 8,992 sq. ft., free-standing, single story retail outbuilding (Building D), located 10 feet from Poplar Ave. and 60 feet from West St. The Board of Mayor and Alderman approved the development contract on 1185.

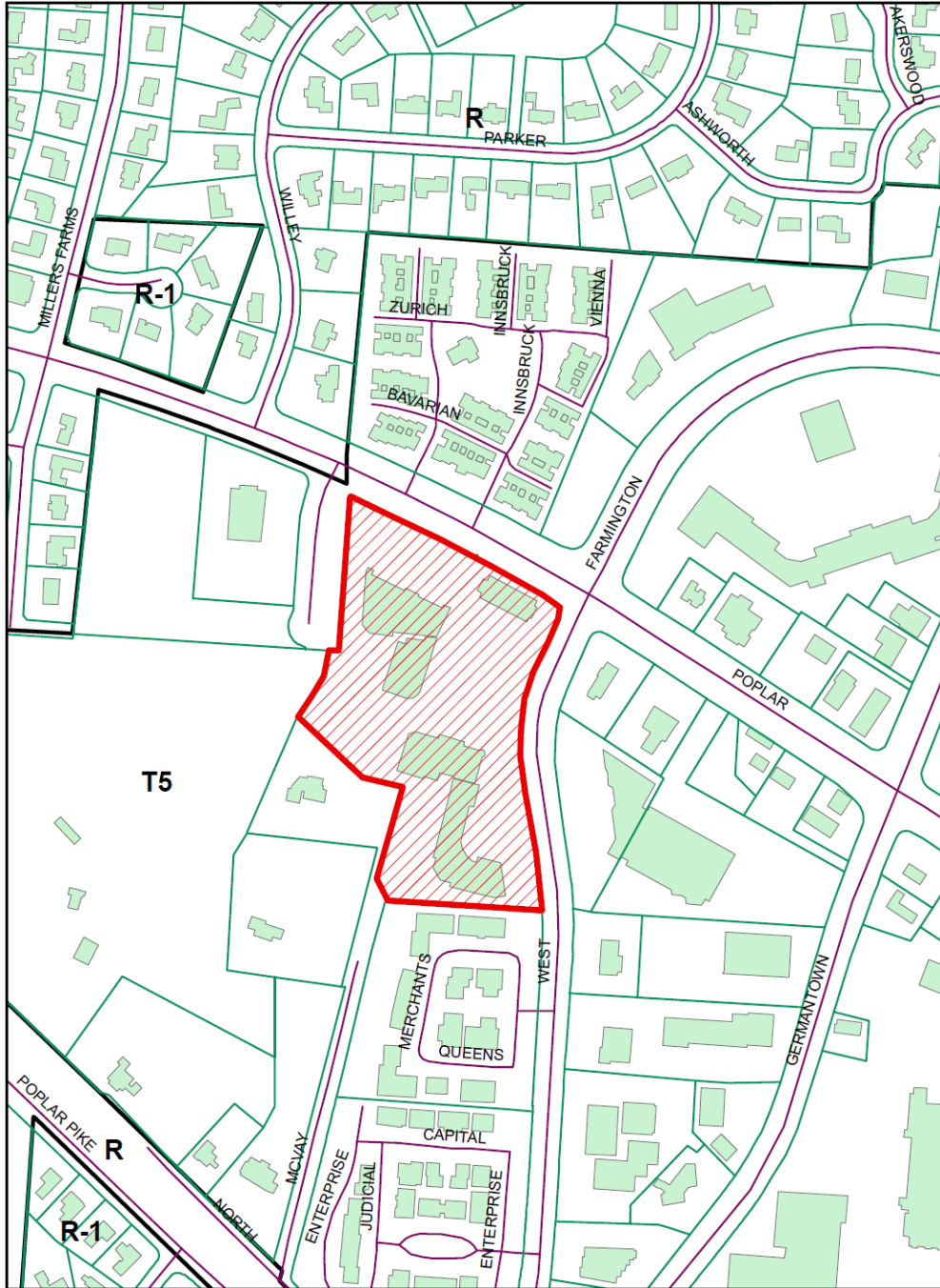
DISCUSSION: The subject property is in the Saddle Creek South Shopping Center. The subject store, Everything but Water, will be located between Kendra Scott and Southern Avenue Company. The plan proposes an overall change to the exterior appearance of the storefront that consists of new transparent glazing with dark bronze trim for the building façade, and brushed stainless steel for the door hardware. The existing cornices, columns and upper panels will remain with no changes. No lighting is being reviewed as part of this proposal. The proposed storefront changes have been approved by the property management. A complete set of proposed building elevations as well as material samples have been provided by the applicant.

COMMENTS:

1. Although signage is shown on the proposed elevations, it has not been approved at this time. The applicant will be filing a separate application for signage approval as part of this project at a later date.
2. The applicant confirmed that the SunTek film on the windows will be transparent.
3. Although the drawings indicate lighting on the exterior, no details have been provided and it is not being considered as part of this proposal. If changes to the existing lighting and fixtures are proposed, then a separate application shall be filed for review by the Design Review Commission.
4. 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 February 8, 2018, and recommended that this item be placed on the consent agenda.

PROPOSED MOTION: To approve a storefront modification for Everything but Water (7515 Poplar Ave. Ste. 109) at Saddle Creek South 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**



711 N. FIELDER RD.  
 ARLINGTON, TX 76012  
 PH: (817) 635-5696  
 FAX: (817) 635-5699



**PROPOSED STOREFRONT - RENDERED ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PROPOSED STOREFRONT - ELEVATION**  
 SCALE: 1/4" = 1'-0"



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 ARLINGTON, TX 76012  
 PH: (817) 635-5696  
 FAX: (817) 635-5699





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TENANT STOREFRONT



TENANT STOREFRONT

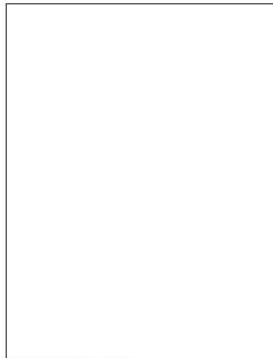


EXISTING CONDITIONS PHOTOS

EVERYTHING BUT **water**  
 SUITE 109 - SADDLE CREEK, 7509 POPLAR AVENUE  
 GERMANTOWN, TN 38138  
 DESIGN REVIEW COMMISSION  
 JANUARY 24TH, 2018  
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KAWNEER DARK BRONZE  
 STOREFRONT SYSTEM



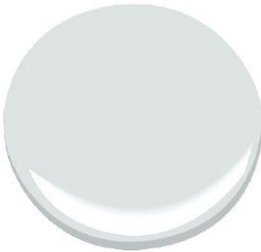
SUNTEK UVLDS - 70  
 ARCHITECTURAL WINDOW FILM



POLISHED CONCRETE FLOOR SLAB  
 PROSOCCO CONCRETE GRAY - LOW GLOSS  
 INTERIOR FLOORS



711 N. FIELDER RD.  
 ARLINGTON, TX 76012  
 PH: (817) 635-5696  
 FAX: (817) 635-5699



BENJAMIN MOORE CASCADE WHITE  
 EGGSHELL FINISH  
 INTERIOR WALLS



KAWNEER BRUSHED ALUMINUM  
 LADDER PULLS  
 MAIN ENTRANCE

EVERYTHING BUT **water**  
 SUITE 109 - SADDLE CREEK, 7509 POPLAR AVENUE  
 GERMANTOWN, TN 38138  
 DESIGN REVIEW COMMISSION  
 JANUARY 24TH, 2018  
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# CITY OF GERMANTOWN TENNESSEE

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

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

## DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

**Specific Approval Requested:**

- Preliminary Plan (Site plan, building elevations, landscaping, lighting, etc.)       Final Plan       Change in Use (Complete "OG" Checklist)
- Wireless Transmission Facility       Landscaping (only)       Lighting (only)
- Revision/amendment to an approved plan  
Description of requested change: \_\_\_\_\_
- Other; Explain \_\_\_\_\_

Project Name: Everything but Water

Project Address: 7515 Poplar Ave. Suite 109

Previous Tenant: n/a

Applicant's Name: MARIA EMILIA ESCUDERO -PROJECT COORDINATOR

Mailing Address: 127 W. 24TH STREET, 7TH FLOOR, NEW YORK NY 10011

Email Address: MARIA@MNARCH.COM Telephone: (212) 675-2285

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

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

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

Developer's Name: Trademark Property.

Mailing Address: 1701 River Run Suite 500

Email Address: bgrisham@trademarkproperty.com Telephone: 817.639.2705

Lessee's Name: RANDALL A. BLUMENTHAL

Mailing Address: 5337 MILLENIA LAKES BLVD, ORLANDO, FL 32839

Email Address: OKASCHNER@EVERYTHING BUT WATER.COM Telephone: (407) 351-4069 x231

DRC Project Review Application  
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Zoning District where project is to be located: RETAIL

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

NEW STOREFRONT IN RETAIL BUILD-OUT - SIGNAGE PERMIT  
SUBMITTED IN SEPARATE APPLICATION  
PLEASE SEE ATTACHED DESIGN PACKAGE FOR DETAILS.

All applicable parties shown below must sign the application:

MARIA ESUERO  
Print Name of Applicant

Mark Hudgins  
Print Name of Property Owner

Bryne Grisham  
Print Name of Developer

Randall Blumenthal  
Print Name of Lessee

[Signature]  
Signature of Applicant

[Signature]  
Signature of Property Owner

[Signature]  
Signature of Developer

[Signature]  
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.*

PROJECT ARCHITECT  
CORTLAND MORGAN ARCHITECT, AIA  
711 N. FIELDER RD  
ARLINGTON, TX 76012  
(817) 635-3696

CONTACT CINDY SANSING  
CINDY@CMAIA.NET



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**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.

Applicant: MARIA ESCUDERO - PROJECT COORDINATOR  
Address: 127 W. 24TH ST 7TH FLOOR NEW YORK NY 10011  
Signature of Applicant: [Signature]

Property Owner: Shops at Saddle Creek Inc., c/o Heitman  
Address: 191 Wacker Drive Suite 2500 Chicago, IL. 60606  
Signature of Property Owner: [Signature]

Lessee: RANDALLA BUMENTAL  
Address: 5337 MILLANIA LAKE BLVD, ORLANDO FL 32839  
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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

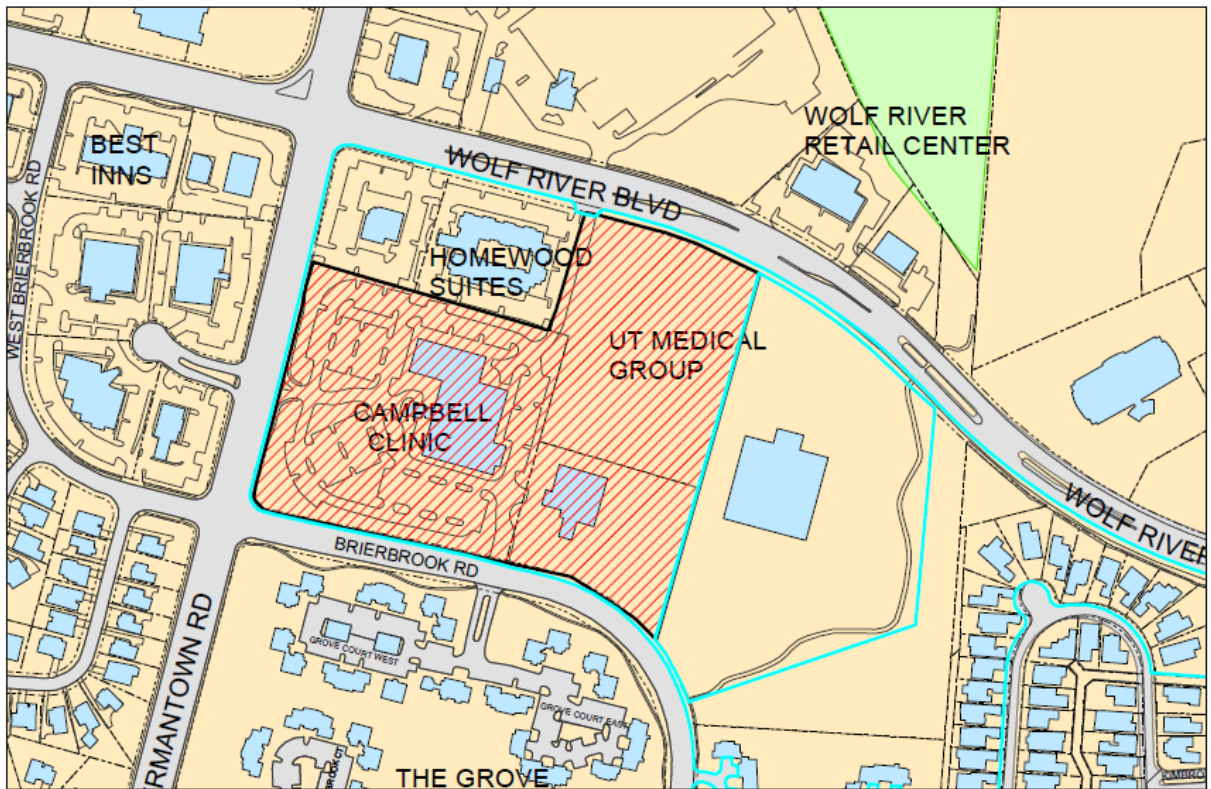
\*See language in parenthesis above.

b. Campbell Clinic Expansion Planned Development, Phase II – 7887 Wolf River Blvd. – Approval of a Final Site Plan. (Case No. 14-496).

**INTRODUCTION:**

Case Number	14-496
Location:	Wolf River Blvd. (Associated with 1400 S. Germantown Pkwy)
Owner:	Campbell Clinic, Inc.
Applicant:	George Hernandez, CEO w/ Campbell Clinic
Current Zoning District:	“O-51” - Office District
Description of Request:	Approval of a Campbell Clinic Expansion PD, Phase II Final Plan

\*Refer to the Disclosure Form attached for more information



**Legend**  
Site Area

**Campbell Clinic Expansion  
Vicinity Map**

NTS

**BACKGROUND:** The Planning Commission approved the Final Site Plan for the Campbell Clinic development on September 2, 1992. The BMA approved Development Contract No. 948 for the Campbell Clinic on September 8, 1992. The Planning Commission approved the request for Preliminary and Final Site Plan approval of the Campbell Ambulatory Surgery Center (ASC) Addition on September 7, 2004. The Board of Mayor and Aldermen approved Project Development Contract No. 1111 for the Campbell ASC Addition on October 25, 2004. The PC recommended approval of the rezoning from O to O-51 Office district on April 6, 2013. The Planning Commission approved the outline plan for a new medical building on September 9, 2014, and the Board of Mayor and Aldermen approved the outline plan on September 22, 2014. On December 2, 2014, the Planning Commission approved a preliminary and final site plan for the expansion of Campbell Clinic based on the approved outline plan by the BMA. The Design Review Commission approved a Phase I preliminary and final site plan consisting of 50 surface parking spaces fronting along Wolf River Blvd. for temporary use by the adjacent West Cancer Clinic on November 8, 2017.

**DISCUSSION:** The applicant's request is approval of Phase II final plan. The Phase II final plan consists of a new 4 stories, 120,000 sq. ft. medical office building with 736 associate parking spaces fronting on Wolf River Blvd. In addition to the Planning Commission approval of the outline plan for this project, they also approved three exceptions to the zoning ordinance as follows:

1. An exception to allow a 62 foot tall, 4-story building where the O-51 District permits a maximum height of 51 ft. and 3 stories;
2. An exception to allow 736 parking spaces where the standard requirement is 861 spaces;
3. An exception to allow 23% permeable surface where the standard policy is 35%;

**DEVELOPMENT SUMMARY**

TOTAL SITE AREA	15 ac.
USES:	
Medical Office Building	120,000 sq. ft.
BUILDING HEIGHT	3 stories (51 ft. max.)
PARKING: Total Provided	736 spaces

See attached Site Plan Data Table and Project Description from the applicant.

The proposed location and layout of the Phase II plan roughly conforms to the approved preliminary and final plan approved by the PC in 2014. The current Phase II final plan was part of an overall revised final (master) plan (Phase I & II) for the site that was review by the PC Subcommittee at their February 21, 2017.

**DESIGN REVIEW COMMISSION CHECKLIST:**

1. *Site Layout:* The current site plan is for Phase II – Medical Office complex at the northeast corner of Brierbrook Road, South Germantown Road and Wolf River Blvd, which is a 15 acre site that includes two existing building with adjacent surface parking lots and one new building with an adjoining rehabilitation yard and new surface parking areas situated north and south of the structure. The new building and parking areas will be located on the eastern side of the property adjacent the West Clinic site.
2. *Building Elevations:* The new building will have brick to match existing buildings, in addition to the following new materials: cast stone (crystal white and cool light gray), aluminum storefront and curtainwall systems (west pewter), with metal panels (west pewter), metal clad canopy (west pewter), glass railings, and steel tube columns colored to match metal panels. See Sheets A5.01 & A5.02, A5.01B & A5.02B, and A5.04-A5.06 for more detail information. (Photographs of these materials on the existing building are included within this application.)

3. *Street Improvements and Curb Cuts:* Rebuild of existing curb cuts on Brierbrook and Wolf River Blvd. and the installation of new urban improvements (curb, gutter, and sidewalks) along Wolf River Blvd., in accordance with the PC approved site plan and as required by City Engineering.
4. *Parking Lots:* To be located east of the existing buildings and parking on this site. Phase II = 736 surface parking spaces.
5. *Exterior Lighting:* Parking lot lighting fixtures are to match those existing on site. Pole lights are to be a mix of single and double head fixtures with a maximum height of 14 feet. The parking light poles will be dark bronze with a matte finish. Exterior building lighting will be provided by wall scones (Torre & Karme) as shown on Sheet A5.06 of the plan set. Photometric analysis: The submitted photometric plan appears to be in conformance with the requirements of the Design Review Manual. A copy of lighting plan included with supplemental materials.
6. *Garbage Collection Area:* Located at the southeast corner of the new 4-story building. See site plan and Sheet A5.03 for Dumpster Enclosure.
7. *Vents:* Not shown on the plan. Information to be provided prior to construction plan approval.
8. *Gas, Electric, and Water:* Not shown on the plan. Information to be provided prior to construction plan approval.
9. *Mechanical Units:* Roof Top Units (RTU) shown on plan with required screening. See Sheets A2.02, A4.01, A5.01, A5.02, A5.01B, and A5.02B & A5.06 of plan set.
10. *Emergency Generators:* Located adjacent to the east side of the dumpster enclosure area. See site plan and Sheet A5.03 for Enclosure.
11. *Landscaping:* Landscape plan attached to plans.
12. *Mailboxes:* Not shown on the plan.
13. *Signs:* Any changes to existing signs or proposed signs must be applied for by separate application to the DRC.

STAFF COMMENTS:

A. PRIOR TO CONSTRUCTION PLAN APPROVAL: (These conditions are in addition to all PC required conditions.)

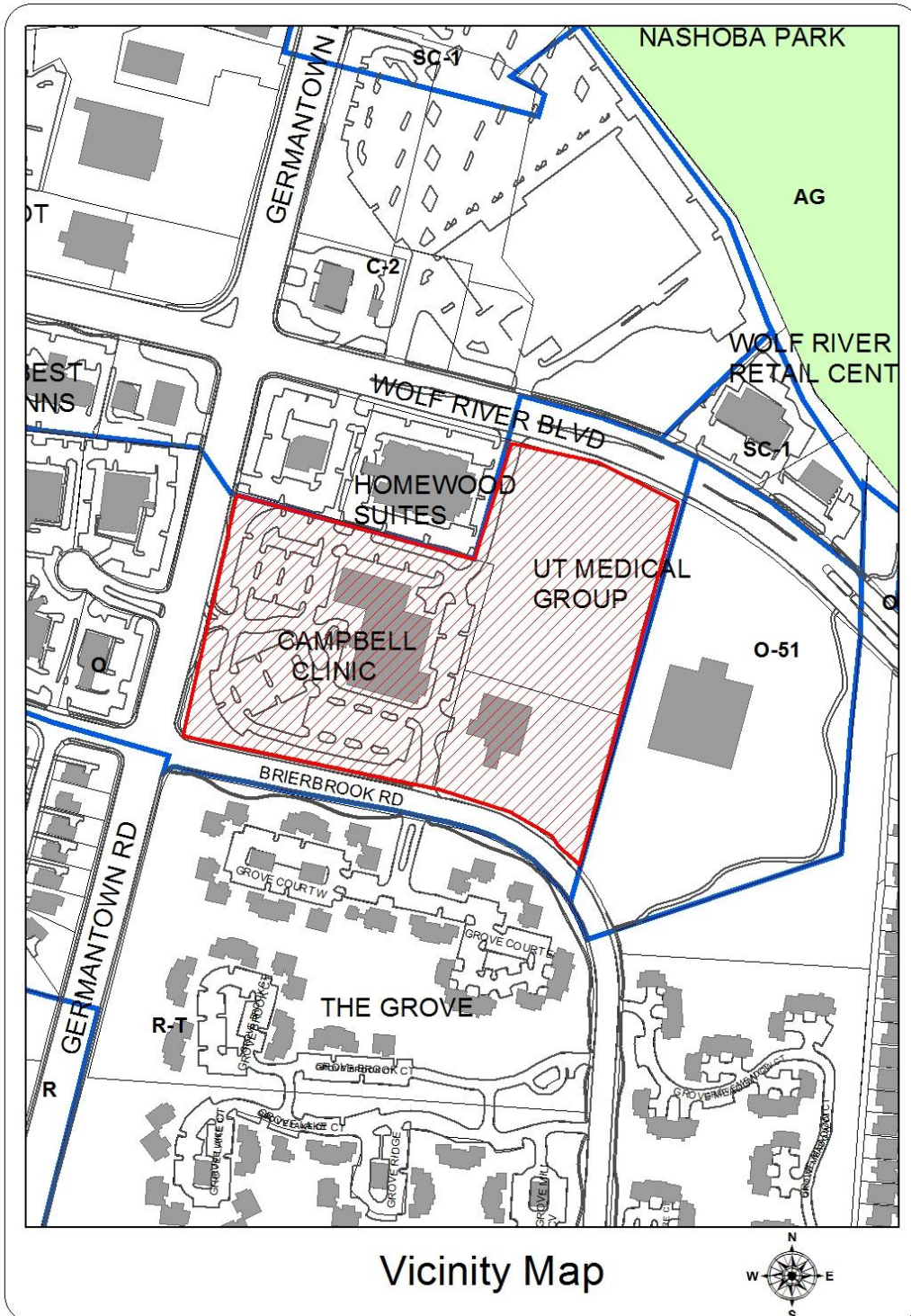
1. Drive isle width dimension missing at "Geolock" parking spaces. Add to the site plan.
2. Add information on the proposed color and finish of the light poles to be used on this site to the site plan.
3. Provide information on gas, electric, and water meter location and building vents on the architectural plans.

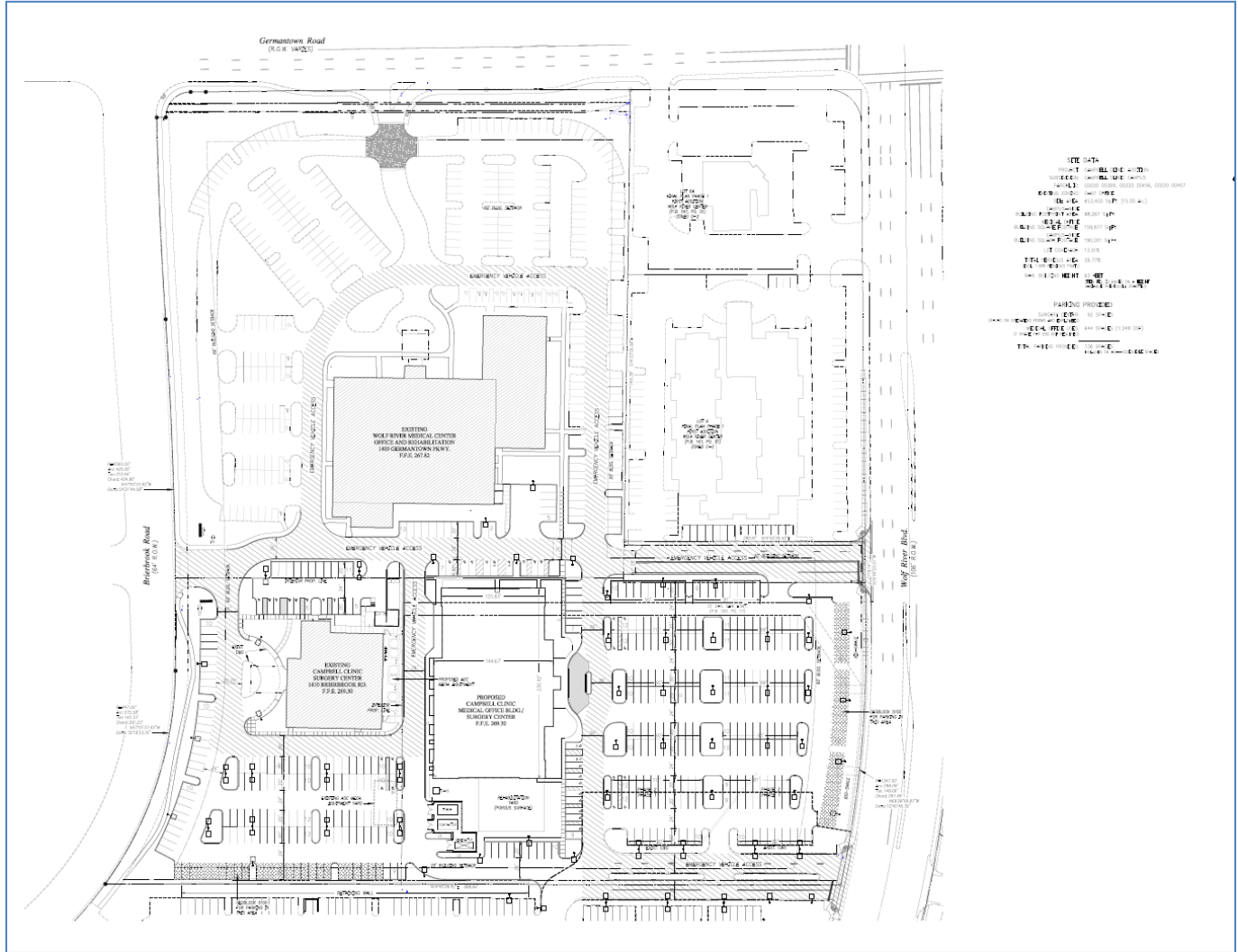
B. GENERAL COMMENT:

1. The phasing plan for this project will be considered by the BMA as part of the Amended Outline Plan that is tentatively scheduled to be on the March 12<sup>th</sup> agenda.
2. DRC approval of this final plan will be contingent on the approval of the Revised Final Plan by the PC at its March 6, 2018, meeting.

DRC SUBCOMMITTEE REPORT: The DRC Subcommittee met on February 8, 2018, and did not make a recommendation on this item.

PROPOSED MOTION: To approve Campbell Clinic Expansion PD, Phase II Final Plan located at Wolf River Blvd. (Associated with 1400 S. Germantown Pkwy), subject to the Commission's discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.





Phase II Final Plan  
(This revised plan is to be acted on by the PC at the March 6, 2017 meeting)  
(Full set of plans available with DRC agenda package)



# CITY OF GERMANTOWN TENNESSEE

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

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

## DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

**Specific Approval Requested:**

- Preliminary Plan  
*(Site plan, building elevations, landscaping, lighting, etc.)*
- Final Plan
- Change in Use  
*(Complete "OG" Checklist)*
- Wireless Transmission Facility
- Landscaping (only)
- Lighting (only)
- Revision/amendment to an approved plan  
Description of requested change: \_\_\_\_\_
- Other, Explain \_\_\_\_\_

Project Name: Campbell Clinic, Inc. Campus Expansion Phase II

Project Address: Parcel ID# G0220 00369/ G0220 00456/G0220 00457  
7887 Wolf River Boulevard, Germantown, TN 38138

Previous Tenant: NA

Applicant's Name: Campbell Clinic, Inc.

Mailing Address: 1400 S. Germantown Parkway, Germantown, TN 38138

Email Address: ghernandez@campbellclinic.com Telephone: 901-759-3101

Property Owner's Name: Campbell Clinic, Inc.

Mailing Address: 1400 S. Germantown Parkway, Germantown, TN 38138

Email Address: ghernandez@campbellclinic.com Telephone: 901-759-3101

Developer's Name: NA

Mailing Address: NA

Email Address: NA Telephone: NA

Lessee's Name: NA

Mailing Address: NA

Email Address: NA Telephone: NA

DRC Project Review Application  
Page 2

Zoning District where project is to be located: Office-O-51

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

SEE ATTACHED

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

Campbell Clinic, Inc.

**Print Name of Applicant**

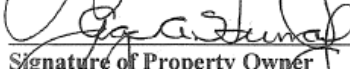
Campbell Clinic, Inc.

**Print Name of Property Owner**

**Print Name of Developer**

**Print Name of Lessee**

  
\_\_\_\_\_  
**Signature of Applicant**

  
\_\_\_\_\_  
**Signature of Property 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.*

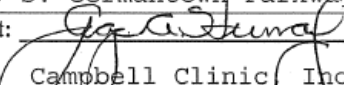


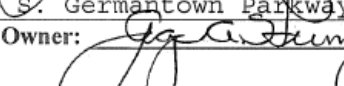
DRC Project Review Application  
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Applicant: Campbell Clinic, Inc.  
Address: 1400 S. Germantown Parkway Germantown, TN 38138  
Signature of Applicant: 

Property Owner: Campbell Clinic, Inc.  
Address: 1400 S. Germantown Parkway Germantown, TN 38138  
Signature of Property Owner: 

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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

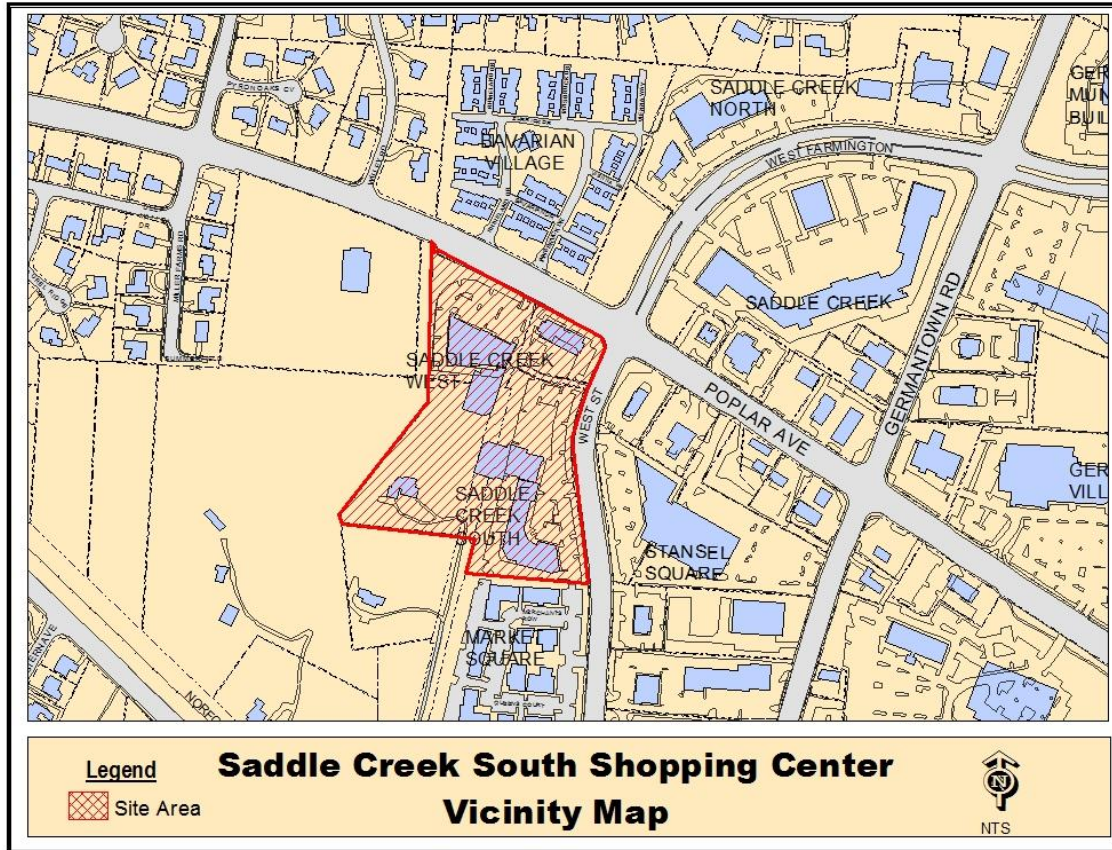
\*See language in parenthesis above.

5. Rise Biscuits & Donuts – 7535 Poplar Ave. #101 (Saddle Creek South) – Approval of a Sign Package. (Case No. 17-750).

**INTRODUCTION:**

Case Number:	17-750
Location:	7535 Poplar Ave. #101 (Saddle Creek South)
Applicant/Representative Name:	Chris Haskins w/ Balton Sign Company
Zoning District:	"T-5" Urban Center Zoning District (utilizing the pre-existing "SC-1" district regulations)
Description of Request:	Approval of Sign Package

\*Refer to the Disclosure Form attached for more information



**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 revised site plan for the Saddle Creek South Shopping Center was approved by the Planning Commission on December 3, 2013 and by the Design Review Commission on December 17, 2013. This included a new 8,992 sq. ft., free-standing, single story retail outbuilding (Building D), located 10 feet from Poplar Ave. and 60 feet from West St. The Board of Mayor and Alderman approved the development contract on 1185. The Design Review Commission approved a storefront modification for Rise Biscuits, Donuts and Righteous Chicken on October 24, 2017.

**DISCUSSION:** Rise Biscuits, Donuts and Righteous Chicken will be located in the eastern end bay of the free-standing outbuilding at the southwest corner of Poplar Avenue and West Street within Saddle

Creek South Shopping Center. The applicant is requesting approval of a sign package that includes two wall signs and one blade sign. The specifics of the request are as follows:

**SIGN 1: *Wall-Mounted Building Identification (North Elevation)***


Location & Height:	Sign to be mounted on the north wall of the tenant space facing Poplar Ave. (12 ft. from grade)
Total Sign Area:	47 sq. ft.
Content:	<b>BISCUITS • DONUTS RISE RIGHTEOUS CHICKEN</b>
Colors & Materials:	Color: Letters = Orange Background = Building Façade Materials: Letters = Aluminum
Font:	Callibri
Letter Size:	8” to 24” high
Logo:	None
Mounting Structure:	Aluminum stud mounting on storefront façade
Lighting:	White LED backlighting (internally illuminated reverse channel letters)

**SIGN 2: *Wall-Mounted Building Identification (South Elevation)***

Location & Height:	Sign to be mounted on the south wall of the tenant space facing the parking lot (12 ft. from grade)
Total Sign Area:	27.5 sq. ft.
Content:	<b>BISCUITS • DONUTS RISE RIGHTEOUS CHICKEN</b>
Colors & Materials:	Color: Letters = Orange Background = Building Façade Materials: Letters = Aluminum
Font:	Callibri
Letter Size:	8” to 16” high
Logo:	None
Mounting Structure:	Aluminum stud mounting on storefront façade
Lighting:	White LED backlighting (internally illuminated reverse channel letters)

**SIGN 3: *Blade Sign***

Location & Height:	One double-faced hanging blade sign to be mounted on the south side of the storefront near the primary entrance with a maximum height of 10’ from the surrounding grade.
Tenant Sign Panel Area:	5.84 sq. ft.

Content:	
Colors & Materials:	Color: White, orange and light orange Materials: Painted metal
Font:	Corporate font
Letter Size	Varies
Logo:	See content
Mounting Structure:	Hanging sign attached by 1.5” square aluminum tube support directly to EIFS facade with approved non-corrosive wall anchors
Lighting:	Non-illuminated

**STAFF COMMENTS:**

1. The applicant is proposing 74.5 sq.ft. of signage for the two wall signs. (The area of the blade sign is not included in the total sign area calculation.) The Saddle Creek South sign policy provides for 1.5 square of signage per linear foot of frontage (determined by where the storefront entrance is located). The proposed site appears to have approximately 24 feet of linear tenant frontage on the south side (facing the parking lot), where the entrance is located. (Please see the elevation drawing for the exact location of the demising wall of this tenant space.) Consequently, this would allow for 36 sq. ft. of signage. However, the Saddle Creek South Sign Policy also allows the DRC the option to approve up to 75 sq. ft. of signage per façade. (This conflict between the Saddle Creek South sign policy and the Sign Ordinance was discussed and the Board’s intention of the policy was stated at the November 15, 2016 DRC Sub-Committee meeting.) The recommendation for this tenant is that the total sign area for both wall signs equal no more than 75 sq. ft. together.
2. The applicant would like a second wall sign on the north elevation of the building. Per Section 14-34(b)(1)a. and b., the Design Review Commission has the authority to approve the following: “a wall sign on another wall of the occupant’s premises in lieu of a sign on a wall containing a major exterior entrance” and “more than one wall sign, when there is more than one major entrance; provided, however, that such additional sign is on a wall facing a public street or customer parking lot and containing a major entrance, and provided that any such sign does not face abutting residential areas.” The proposed wall sign on the north façade is not over an entrance. The south wall sign, where the main entrance would be located, faces the parking lot.)
3. Both wall signs encroach onto the next tenant space (see the elevation drawings for the exact location of the tenant space). However, the property management will allow this encroachment, as the sign appears to be located completely along this tenant’s space. (See letter and email on pp. 9-10 of this report.)
4. The wall signs include the names of primary products, which requires approval by the Design Review Commission per Section 14-34(e)(1). The lessee is in the process of rebranding the business and states that “Rise Biscuits Donuts and Righteous Chicken” are all part of the business name. He is

requesting that the full name and product line of “Biscuits Donuts Righteous Chicken” be allowed on the sign. (See letter and documentation on pp. 7-8 of this report.)

- 5. Both of the other tenants in this outbuilding have two wall signs, one facing Poplar Ave. and one facing the parking lot. SEE eyewear’s total wall sign area is 26 sq. ft. and Jos A Banks’s total wall sign area is 93 sq. ft.
- 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 February 8, 2018, and recommended that the applicant revise the total combined area of the wall signs to be less than 75 sq. ft. The applicant has done this.

**PROPOSED MOTION:** To approve a sign package for Rise Biscuits, Donuts & Righteous Chicken (7535 Poplar Ave. #101) at Saddle Creek South Shopping Center subject to the Commission’s discussion, staff comments in the staff report, and the documents and plans submitted with the application.

**SIGN #1**

24' Storefront  
90" | 75.25" | 90"

This stamp and signature indicates Landlord Approval of SIGNAGE DRAWINGS ON 2/21/2018.

By: Brynne Graham, Project Manager, Trademark Property

EXHIBIT Approval is only an affirmation that the sign meets minimum standards. Signage design constitutes a matter of art, required taste or aesthetic appeal.

BOXED SIGN AREA: 2'-0" X 23'-6" = 47.50 SQ FT

SCALE: 1/8" = 1'-0"

CLIENT: Eiser  
LOCATION: Saddle Creek  
DATE: 12.1.17 SALES: STB FILE: RISEPERM

CLIENT APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

channel letters • neon • illuminated awnings • shopping centers • industrial complexes SIX GENERATION FAMILY BUSINESS

FRANK BALTON & CO.  
5385 PLEASANT VIEW RD.  
MEMPHIS, TENNESSEE 38134  
901.388-1212 FAX 901-388-9485  
signs@fbalton.com www.fbalton.com

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL DEPICTION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM THE DRAWING.

Property Owner / Landlord Approval: \_\_\_\_\_  
Shopping Center Name: \_\_\_\_\_  
Date of Approval: \_\_\_\_\_

### SIGN #2

24' Storefront

90" | 50" | 90" | 48" projection

### SIDE ELEVATION



BOXED SIGN AREA: 16' X 20'-8" = 27.5 SQ FT

SCALE: 1/8" = 1'-0"

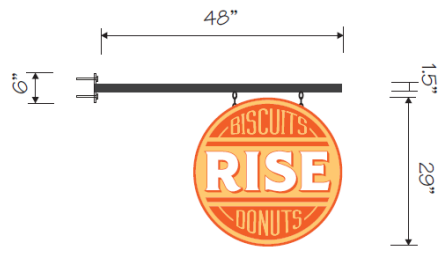
Property Owner / Landlord Approval: \_\_\_\_\_  
 Shopping Center Name: \_\_\_\_\_  
 Date of Approval: \_\_\_\_\_

CLIENT <u>Rise</u> LOCATION <u>Saddle Creek</u> DATE <u>12.1.17</u> SALES <u>STB</u> FILE <u>RISEPERM</u> CLIENT APPROVAL _____ DATE _____ channel letters • neon • illuminated awnings • shopping centers • industrial complexes	 Frank Balton & Co. Electric Signs SIX GENERATION FAMILY BUSINESS		FRANK BALTON & CO. 5385 PLEASANT VIEW RD. MEMPHIS, TENNESSEE 38134 901.388-1212 FAX 901-388-9485 signs@fbalton.com www.fbalton.com	THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL DEPICTION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM THE DRAWING.
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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### SIGN #3



48"



15"  
29"

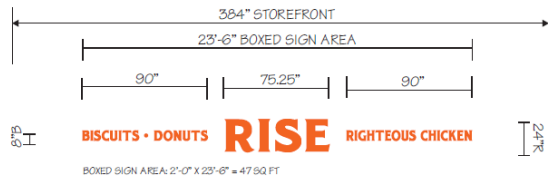
5.84 SQ FT BLADE SIGN TO BE 2" DEPTH. ARM & CABINET TO BE CONSTRUCTED OF ALUMINUM W/ PAINTED GRAPHICS.

N.T.S.

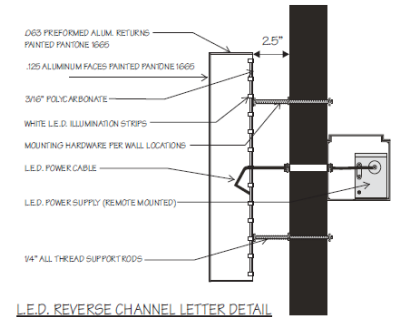
CLIENT <u>Rise</u> LOCATION <u>Saddle Creek</u> DATE <u>12.1.17</u> SALES <u>STB</u> FILE <u>RISEPERM</u> CLIENT APPROVAL _____ DATE _____ channel letters • neon • illuminated awnings • shopping centers • industrial complexes	 Frank Balton & Co. Electric Signs SIX GENERATION FAMILY BUSINESS		FRANK BALTON & CO. 5385 PLEASANT VIEW RD. MEMPHIS, TENNESSEE 38134 901.388-1212 FAX 901-388-9485 signs@fbalton.com www.fbalton.com	THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL DEPICTION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM THE DRAWING.
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SPEC SHEET



2'-0" BOXED SIGN AREA



L.E.D. REVERSE CHANNEL LETTER DETAIL

N.T.S.

CLIENT Rise  
 LOCATION Saddle Creek  
 DATE 12.1.17 SALES STB FILE RISEPERM  
 CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
channel letters • neon • illuminated awnings • shopping centers • industrial complexes



FRANK BALTON & CO. THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL DEPICTION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM THE DRAWING.  
 5385 PLEASANT VIEW RD. MEMPHIS, TENNESSEE 38134  
 901.388-1212 FAX 901-388-9485  
 signs@fbalton.com www.fbalton.com

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<b>APPLICATION FOR REGISTRATION OF ASSUMED NAME</b>		<b>SS-4230</b>
 <b>Tre Hargett</b> Secretary of State	<b>Division of Business Services</b> <b>Department of State</b> State of Tennessee 312 Rosa L. Parks AVE, 6th FL Nashville, TN 37243-1102 (615) 741-2286 Filing Fee: \$20.00	For Office Use Only <b>-FILED-</b> Amendment # 004559918

Pursuant to the Tennessee Business Corporation Act, Tennessee Nonprofit Corporation Act, Tennessee Limited Liability Company Act, Tennessee Revised Limited Liability Company Act, or the Tennessee Revised Uniform Partnership Act, this application for registration of an assumed name is submitted to the Tennessee Secretary of State.

1. The Secretary of State Control Number is: 000930430  
 and the true name of the business entity is:  
 Rise Biscuits Saddle Creek, LLC

2. The state or country of organization is:  
 NORTH CAROLINA

3. The business entity intends to transact business under an assumed name.

4. The assumed name the business entity proposes to use is:  
 Rise Biscuits Donuts & Righteous Chicken  
*The assumed name must satisfy the statutory requirements for that type of entity.*

11/02/2017 \_\_\_\_\_  
 Signature Date  
 Managing Member \_\_\_\_\_  
 Signer's Capacity

Electronic \_\_\_\_\_  
 Signature  
 Frederic A Fordin \_\_\_\_\_  
 Name (typed or printed)

**Note: Pursuant to T.C.A. § 10-7-503 all information on this form is public record.**

— Biscuits • Donuts —  
**RISE**  
— Righteous Chicken —

**DESIGN REVIEW COMMISSION**

City of Germantown  
1930 Germantown Rd  
Germantown, TN 38138

Re: Case Number 17-750 Rise Biscuits & Donuts/Saddle Creek

To Whom It May Concern,

My name is Tom Ferguson and I am the founder and Chief Executive Officer of Rise Franchising, LLC. I am writing on behalf of ourselves as the franchisor as well as the franchisee for the state of Tennessee, Freddie Bagodonuts, LLC.

After six years of operation and growth through trial and error, we have discovered that the financial well-being of the entire company is dependent upon us luring the public into our lunchtime business. Having started primarily as a breakfast and donut operation, we have grown and expanded our menu to the lunch customers, but our name does not represent that to the public as we need it to. To that end, we have made the decision corporately to begin rolling out the name "Rise Biscuits Donuts & Righteous Chicken." All our corporate letterhead and business cards have been updated to reflect this change, as well as the signage on the last few stores to open. Saddle Creek be the fourth store to show the name this way on its sign.

I am hopeful that you will allow the store to brand as requested. It is paramount to their success, and I know that Germantown is an incredible opportunity for our company. Thank you in advance for your consideration.

Respectfully yours,



Tom Ferguson, CEO  
Rise Franchising, LLC





6th GENERATION OF SIGN CRAFTSMEN

FRANK BALTON & CO. INC. 5385 PLEASANT VIEW RD. MEMPHIS, TN 38134 (901) 388-1212 FAX (901) 388-9485 Email: signs@fbalton.com

February 20, 2018

To: City of Germantown Planning Division  
Fr: Frank Balton & Company  
Re: Rise Biscuits Donuts and Righteous Chicken

Planning Commission,

Rise Biscuits, Donuts, and Righteous Chicken is respectfully asking to use a 8 linear feet of the elevation facing West Street for the purpose of calculating allowable square footage. The building was subdivided in a way that presents from an exterior view, there is a traditional lease line architecturally (see attached rendering showing lease line). The business owner feels that this is a hardship. This 8 additional linear feet would bring his linear front to 32', which is the size of the outside architectural view.

Sincerely,

A handwritten signature in cursive script that reads "Chris Haskins".

Chris Haskins  
Frank Balton & Company

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

From: **Bryne Grisham** <BGrisham@trademarkproperty.com>  
Date: Wed, Feb 14, 2018 at 2:40 PM

Design Review Commission  
February 27, 2018  
Page | 26

Subject: RE: Rise Sign Request (Saddle Creek South)  
To: "Goralewski, Sarah" <[sgoralewski@germantown-tn.gov](mailto:sgoralewski@germantown-tn.gov)>, Chris Haskins <[haskins@fbalton.com](mailto:haskins@fbalton.com)>, Cameron Ross <[cross@germantown-tn.gov](mailto:cross@germantown-tn.gov)>

For this tenant we are going to allow this as we are trying to make it look like the end cap is one tenant.

Brynne Grisham  
*Project Manager*  
O: [817.639.2705](tel:817.639.2705) C: [832.776.8885](tel:832.776.8885)  
W: [trademarkproperty.com](http://trademarkproperty.com)

**From:** Goralewski, Sarah [mailto:[sgoralewski@germantown-tn.gov](mailto:sgoralewski@germantown-tn.gov)]  
**Sent:** Wednesday, February 14, 2018 1:26 PM  
**To:** Brynne Grisham <[BGrisham@trademarkproperty.com](mailto:BGrisham@trademarkproperty.com)>; Chris Haskins <[haskins@fbalton.com](mailto:haskins@fbalton.com)>; Cameron Ross <[cross@germantown-tn.gov](mailto:cross@germantown-tn.gov)>  
**Subject:** Rise Sign Request (Saddle Creek South)

Brynne,

We are trying to clarify the sign application for Rise Biscuits Donuts Righteous Chicken.

Is Rise's signage allowed to encroach onto Jos A Banks' tenant space? (See redlined drawings.)

Thanks.

--

*Sarah L. Goralewski, AICP*  
Planner II  
City of Germantown  
Economic and Community Development Department - Planning Division  
[1920 S. Germantown Rd.](http://1920.S.Germantown.Rd)  
Germantown, TN 38138  
[\(901\) 757-7295](tel:901.757.7295)  
[sgoralewski@germantown-tn.gov](mailto:sgoralewski@germantown-tn.gov)  
[www.germantown-tn.gov](http://www.germantown-tn.gov)



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

## PERMANENT SIGN APPLICATION (ADMINISTRATIVE/DESIGN REVIEW COMMISSION)

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/Tenant: FRED FORNIN Phone No: 919.237.1000
  - Sign Owner's/Tenant's Address: 7535 POPULAR AVE #101 Email Address: FRED@RISETN.COM
  - Sign Location Address and Name of Shopping Center: SADDLE CREEK - SOUTH  
7535 POPULAR AVE #
  - 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: 24 feet.  
 Size of tenant space: 1511 square feet
  - Size of Sign: Width: 23 feet 6 inches; Height: 2 feet 0 inches  
**TOTAL AREA OF SIGN IN SQUARE FEET: 47**
  - Height of sign at its highest point above the surrounding grade: 12 feet 0 inches.
  - Size of Letters: 1) Height 24" Width 25.25" Font: RISE  
 2) Height 8" Width 90" Font: BISCUITS DONUTS  
 3) Height 8" Width 90" Font: RIGHTEOUS CHICKEN
  - Colors: Letters: ORANGE-DARK SUBMIT COLOR SAMPLES  
 Background: ORANGE-DARK 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).  
44 Feet 0 Inches Name of Street: POPULAR AVE  
83 Feet 0 Inches Name of Street: WEST ST
  - Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
44 Feet 0 Inches Name of Street: POPULAR AVE  
83 Feet 0 Inches Name of Street: WEST ST
  - Sign Content (words, letters, logos): BISCUITS DONUTS RISE RIGHTEOUS CHICKEN
  - Size of logo: Horizontal \_\_\_\_\_ feet \_\_\_\_\_ inches; Vertical \_\_\_\_\_ feet \_\_\_\_\_ inches.
  - Sign Materials: Letters ALUMINUM; Sign Face ALUMINUM  
 Mounting Structure (type and materials): EPIS- ALL TITRAN
  - Sign Illumination, if applicable (type, location and wattage): WHITE LED'S 120V 5AMPS
  - Sign Landscaping, if applicable landscape plan shall be submitted
  - Additional Comments: SIGN FACE POPULAR AVE



# 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: _____

## PERMANENT SIGN APPLICATION (ADMINISTRATIVE/DESIGN REVIEW COMMISSION)

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/Tenant: FRED FORSDIN Phone No: 919.237.1000
  - Sign Owner's/Tenant's Address: 7535 POPULAR AVE #101 Email Address: FRED@RISETN.COM
  - Sign Location Address and Name of Shopping Center: SADDLE CREEK - SOUTH  
7535 POPULAR AVE #
  - 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: 24 feet.  
Size of tenant space: 1511 square feet
  - Size of Sign: Width: 20 feet 48 inches; Height: 1 feet 4 inches  
TOTAL AREA OF SIGN IN SQUARE FEET: 27.5
  - Height of sign at its highest point above the surrounding grade: 12 feet 0 inches.
  - Size of Letters: 1) Height 16" Width 50" Font: RISE  
2) Height 8" Width 90" Font: BISCUITS DONUTS  
3) Height 8" Width 90" Font: RIGHTeous CHICKEN
  - Colors: Letters: ORANGE-DARK SUBMIT COLOR SAMPLES  
Background: ORANGE-DARK 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).  
44 Feet 0 Inches Name of Street: POPULAR AVE  
83 Feet 0 Inches Name of Street: WEST ST
  - Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
44 Feet 0 Inches Name of Street: POPULAR AVE  
83 Feet 0 Inches Name of Street: WEST ST
  - Sign Content (words, letters, logos): BISCUITS DONUTS RISE RIGHTeous CHICKEN
  - Size of logo: Horizontal \_\_\_\_\_ feet \_\_\_\_\_ inches; Vertical \_\_\_\_\_ feet \_\_\_\_\_ inches.
  - Sign Materials: Letters ALUMINUM; Sign Face ALUMINUM  
Mounting Structure (type and materials): EFIS-ALL THREAD
  - Sign Illumination, if applicable (type, location and wattage): WHITE LED'S 120V 5 AMPS
  - Sign Landscaping, if applicable landscape plan shall be submitted \_\_\_\_\_
  - Additional Comments: SIGN FACES INTERNAL PARKING LOT



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

## PERMANENT SIGN APPLICATION (ADMINISTRATIVE/DESIGN REVIEW COMMISSION)

Action Requested (Please circle one): Administrative Sign Approval Design Review Commission Approval  
 If request is for administrative sign approval, do this sign meet every criterion included in the sign policy for this location? Yes:  No:  If no, explain: \_\_\_\_\_

- \*\*\*\*\*
1. Sign Owner/Tenant: FRED FORZAN Phone No: 919.237.1000
  2. Sign Owner's/Tenant's Address: 7535 POPLAR AVE 101 Email Address: FREDO@RISETN.COM
  3. Sign Location Address and Name of Shopping Center: SADDLE CREEK SOUTH  
7535 POPLAR AVE
  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 24 feet.  
 Size of tenant space: 1511 square feet
  9. Size of Sign: Width: 2.4 feet 0 inches; Height: 3 feet 7 inches  
 TOTAL AREA OF SIGN IN SQUARE FEET: 5.68
  10. Height of sign at its highest point above the surrounding grade: 13 feet 0 inches. - TO MAINTAIN
  11. Size of Letters: 1) Height 36" Width 48" Font: CALLIGRAPHY  
 2) Height \_\_\_\_\_ Width \_\_\_\_\_ Font: \_\_\_\_\_  
 3) Height \_\_\_\_\_ Width \_\_\_\_\_ Font: \_\_\_\_\_  
 10' FROM BOTTOM OF SIGN TO GRADE
  12. Colors: Letters: WHITE, ORANGE, LIGHT ORANGE SUBMIT COLOR SAMPLES  
 Background: LIGHT ORANGE 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).  
44 Feet 0 Inches Name of Street: POPLAR AVE  
83 Feet 0 Inches Name of Street: WEST ST
  15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).  
83 Feet 0 Inches Name of Street: WEST ST  
44 Feet 0 Inches Name of Street: POPLAR AVE
  16. Sign Content (words, letters, logos): BISCUITS - RISE - DONUTS
  17. Size of logo: Horizontal \_\_\_\_\_ feet \_\_\_\_\_ inches; Vertical \_\_\_\_\_ feet \_\_\_\_\_ inches.
  18. Sign Materials: Letters PAINT; Sign Face ALUMINUM
  19. Mounting Structure (type and materials): 1.5" SQ TUBE PAINTED BLACK - ATTACHED TO ECAS
  19. Sign Illumination, if applicable (type, location and wattage): NON-LIGHTED
  20. Sign Landscaping, if applicable landscape plan shall be submitted \_\_\_\_\_
  21. Additional Comments: \_\_\_\_\_



**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: FRANK BALTON & CO - CHRIS HASKINS  
Address: 8885 PLEASANT VIEW RD MEMPHIS TN 38134  
Signature of Applicant: Chris Haskins

Property Owner/Landlord: Shops at Saddle Creek Inc., c/o Heitman  
Address: 191 N. Wacker Drive, Chicago, IL 60606  
Signature of Property Owner/Landlord: [Signature]

Tenant/Lessee: RISE BISCUITS - FRED FOREMAN  
Address: 7585 POPLAR AVE #101  
Signature of Tenant/Lessee: [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.

---

**BOARD DISCUSSION:**  
Mr. Balton w/Balton Signs was there to answer any questions that the commission might have.

The commission explained the challenge would be centering their sign over the door in order for it to be esthetic while meeting the necessary sign requirements since part of this sign footage already belongs to

JoS A Bank and therefore can't be used again. After much discussion Chairman Bruns called for a motion.

Mr. Hurley made a motion to approve a sign package for Rise Biscuits, Donuts & Righteous Chicken (7535 Poplar Ave. #101) at Saddle Creek South Shopping Center subject to the Commission's discussion, staff comments in the staff report, and the documents and plans submitted with the application, conditional upon it remaining within 36 sq ft per face being the north side facing Poplar and outside facing Park. The text is centered and located entirely on the tenants space being on the north of the Poplar side as recommended in the subcommittee meeting, seconded by Mr. Landwehr.

ROLL CALL: Mr. Schmidt – Yes; Mr. Hurley – Yes; Alderman Owens – Yes; Mr. Gibson – Yes; Mr. Sherman – Yes; Mr. Landwehr – Yes; Chairman Bruns - Yes

#### MOTION PASSED

6. Amendment to the Regulation on the Term of Design Review Commission – Approval to Modify and Amend Sec 2-169 of the Municipal Code (Case No. 17-759). Previously Agenda Item No. 7

#### INTRODUCTION:

Applicant Name: City of Germantown

Case Number: 17-759

Description of Request: Request Approval to Modify and Amend Section 2-169 of the Municipal Code

DISCUSSION: The specific request pertains to changing the Design Review Commission term from one year to two years and to stagger the member's appointments so that only half of the members will be up for reappointment each year. Two-year appointments will allow seasoned members and new members the opportunity to work together of using historical knowledge of past issues or cases to make future decisions that are beneficial to the City. The implementation of staggered terms will be by the Board of Mayor and Aldermen.

The proposed amendments are below (strikethrough indicates deleted text with new text to be added in red):

Sec. 2-169. - Terms.

Terms of all commission members shall be for ~~one~~ **two years** and shall expire on December 31 each year, or until their successors are appointed. **Appointments shall be staggered so that only half of the members shall be appointed in alternate years. The Implementation shall be done by the Board of Mayor and Alderman.** Any commission member may be removed at any time without cause upon a majority vote of the board of mayor and aldermen. If a vacancy is created or a new appointment is necessary, resulting from an increase of the membership, the mayor is to appoint the replacement member, to fill the unexpired term, or to add the additional member.

DRC SUBCOMMITTEE REPORT: The DRC Subcommittee met on February 8, 2018, and did not make a recommendation on this item.

PROPOSED MOTION: To approve the amendment to Section 2-169 of the Municipal Code of Ordinances to change the length of DRC members terms from one year to two years and to stagger the timing of members appointments, subject to the Commission's discussion and staff comments in the staff report.



Mr. Landwehr made a motion to approve the amendment to Section 2-169 of the Municipal Code of Ordinances to change the length of DRC members terms from one year to two years and to stagger the timing of members appointments, subject to the Commission's discussion and staff comments in the staff report, seconded by Alderman Owens.

ROLL CALL: Mr. Gibson – Yes; Alderman Owens – Yes; Mr. Hurley – Yes, Mr. Schmidt – Yes; Mr. Landwehr – Yes; Mr. Sherman – Yes; Chairman Bruns - Yes

MOTION PASSED

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7. Design Review Commission By-Laws Amendments – Approval to Modify and Amend Design Review commission By-Laws (Case No. 17-760). Previously known as Agenda Item No. 8

INTRODUCTION: The Design Review Commission bylaws establish the practices and procedures of the Design Review Commission meeting, subcommittees and the handling of development plans. They can be amended by a two-thirds majority vote of the entire membership of the Design Review Commission at any time by placing on the agenda of any regular meeting an item for their amendment.

DISCUSSION: The specific request pertains to changing the Design Review Commission term from one year to two years and to stagger the member's appointments so that only half of the members will be up for reappointing each year. Two-year appointments will allow seasoned members and new members the opportunity to work together of using historical knowledge of past issue or cases to make future decisions that are beneficial to the City. The implementation of staggered terms will be by the Board of Mayor and Aldermen.

Changes are also being sought to Article VI Procedures, to clarify how an upcoming agenda may be revised by the DRC prior to a scheduled meeting. The existing language is unclear as to when a change may occur and how it must be approved by Commission members. The new language will ensure that the process to follow is clear and understandable to all.

Additional changes are recommended to Article VII Committees, specifically the sign sub-committee. It is recommended that the word "sign" be dropped and that the sub-committee meets to review all applications filed prior to each regularly scheduled Commission meeting. Because of the increase in the complexity of the applications filed for DRC review, this change will allow more time, other than during executive session, to review and consider all requests prior to the members taking official votes on any item. Also, this change allows the Commission the opportunity to provide each applicant with productive feedback on their project prior to the regular meeting; thereby, allowing the applicant to incorporate their recommendation into their request without the need to delay the project 30-days until the next regular meeting.

The proposed amendments are below (Additions are indicated by red, underlined text and deletions are ~~struck through~~):

#### Article III Election of Officers

3. The term of office of each officer of the Design Review Commission shall be ~~one (1)~~ two (2) years, or until the election and qualification of his/her successor. Terms shall be staggered so that only half of the members shall be appointed each year. The implementation shall be done by the Board of Mayor and Alderman.

#### Article VI Procedure

2. An agenda of matters to be presented at the meeting shall be prepared not later than one (1) week prior to the General Meeting of the Design Review Commission and no additions to the agenda **prior to the scheduled meeting** shall be allowed except by unanimous consent of the entire membership of the Design Review Commission. The agenda may be amended or added to only by the unanimous consent of the members present at the meeting and only upon motion presented at the meeting to add a matter to the agenda.

#### Article VII Committees

3. There shall be a ~~Sign~~ Sub-committee composed of ~~five (5)~~ **all** members of the Design Review Commission.
  - a. The ~~Sign~~ Subcommittee shall meet on the second Thursday of each month, or on such other time as acceptable to the membership, prior to the regularly scheduled Design Review Commission meeting.
  - b. The ~~Sign~~ Subcommittee shall review all proposed ~~sign-related requests~~ **applications to be reviewed at the next regularly scheduled Design Review Commission meeting** and make a recommendation to the full Design Review Commission.
  - c. A majority of the ~~Sign~~ Subcommittee membership shall constitute a quorum (5). A quorum shall be present before any business is transacted.

DRC SUBCOMMITTEE REPORT: The DRC Subcommittee met on February 8, 2018, and did not make a recommendation on this item.

PROPOSED MOTION: To approve the modification and amendment of Articles III, VI, VII of the Design Review Commission By-Laws, subject to the Commission's discussion and staff comments in the staff

Mr. Gibson moved to approve the modification and amendment of Articles III, VI, VII of the Design Review Commission By-Laws, subject to the Commission's discussion and staff comments in the staff, seconded by Mr. Schmidt.

ROLL CALL: Mr. Landwehr – Yes; Mr. Sherman – Yes; Mr. Gibson – Yes; Alderman Owens – Yes; Mr. Hurley – Yes; Mr. Schmidt – Yes; Chairman Bruns – Yes.

MOTION PASSED

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#### NEW BUSINESS

Staff made a brief presentation to the commission on the following items concerning outstanding administrative issues: (1) Umbrellas for Rise Biscuits, Donuts, and Righteous Chicken, (2) Revised Landscape Plan for Domino's, and (3) RTU Screening Plan for Casablanca.

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#### ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 7:08 p.m.