

DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, November 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 November 27, 2018.

1. Chairman Bruns called the meeting to order at 6:00 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; Mr. Ralph Smith; Mr. Neil Sherman; Mr. Christopher Schmidt; Mr. Tim Gibson; and Alderman Forrest Owens

DEVELOPMENT STAFF PRESENT:

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

3. Approval of Minutes for October 23, 2018

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

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

MOTION PASSED

4. CONSENT AGENDA

During the subcommittee meeting the following items were placed on Consent:

- a. Kaizen Realty – 7540 North St. – Approval of a Sign Package (Case No. 18-813).
Sam Tiwana – Owner
- b. Staks Pancake House – 7704 Poplar Ave. (Germantown Village Square) – Approval of a Wall Sign (Case No. 18-824)
Chris Haskins w/Frank Balton Signs - Applicant
- c. Chapel Cove Subdivision – Approval of a Revised Landscape Plan (Case No. 16-620).
Joyce Speicha w/Keith Collins Company – Applicant

During the executive session the following items were placed on Consent:

- d. Five Below – 7670 (Germantown Village Square) Approval of a Wall Sign (Case No. 18-842).
Previously Known as Agenda Item No. 5
Tracey Diehl w/Expedite the Diehl – Applicant
- e. Germantown Village Square – 7724 Poplar Ave. – Approval of a Compactor Enclosure (Case No. 15-520). Previously Known as Agenda Item No. 6
Mark Kozevski w/MJM Architects - Applicant
- f. 2289 West Street/7528 Second Street – Approval of Building Modifications in Old Germantown (OG) (Case No. 18-844). Previously Known as Agenda Item No. 8
John & Scarlett Lynn - Owners

Chairman Brunns reminded the Commissioners that voting on all matters on the Consent Agenda constitutes an acknowledgment that the member has read and reviewed the application materials/plans/staff reports and determined 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. Sherman made a motion to approve the Consent Agenda and it was seconded by Mr. Landwehr.

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

MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

During the subcommittee meeting the following items were placed on Consent:

- a. Kaizen Realty – 7540 North St. – Approval of a Sign Package (Case No. 18-813).

INTRODUCTION:

Case #:	18-813
Location:	7450 North St.
Applicant/Owner:	Kaizen Realty – Sam Tiwana
Current Zoning District:	“T5” Urban Center (utilizing the underlying “C-2” General Commercial zoning designation)
Description of Request:	Approval of a Sign Package (Wall Sign and Ground-Mounted Sign)

*Refer to the Disclosure Form attached for more information



DRC SUBCOMMITTEE REPORT: The DRC Subcommittee meet on November 8, 2018, and recommended placing this item on the Consent Agenda, if the applicant can more proportionally locate and resize the wall sign area on the building façade. The applicant has done this.

BACKGROUND: Per the Shelby County Assessor of Property records, the structure was built in 1900 and is 3636 sq. ft. The property was previously occupied by Trust One Bank and is now the office of Kaizen Realty. On May 22, 2018, the Design Review Commission (DRC) approved building

modifications for this tenant, specifically Hardi-Plank siding on the building, new exterior paint colors (cream, with gray trim), and new windows and doors. As conditions of approval, the DRC stated the following: 1) the existing current landscaping plan would be accepted, with the provision that anything which is damaged be replaced, and that regular maintenance occur (eg, mulching and pruning); and 2) the applicant submits a revised lighting plan to the Planning Division, which showed all existing lighting fixtures in the parking lot and on the building, and the proposed lighting fixtures along the West St. façade as removed. The applicant stated that the existing fixtures are to remain and no fixtures were installed, thus this satisfies the condition of approval.

DISCUSSION: This request is for approval of a sign package, specifically a ground-mounted sign utilizing the existing sign cabinet and installing new sign faces and a wall-mounted sign on the side façade of the building facing West St.

GROUND-MOUNTED SIGN:

Location & Height:	The sign will be 12 feet behind the pavement of West St., perpendicular to the street, with a maximum height of 5 feet above the ground.
Sign Area:	13.72 sq. ft. total (2 faces; 1 face = 6.86 sq.ft.)
Content:	
Colors & Materials:	<p>Color: Letters & Logo = Black Background = White Base = Blue (existing)</p> <p>Materials: Letters = Acrylic sticker Background = Painted Aluminum Base = Existing Aluminum Cabinet</p>
Font:	Custom brand font
Letter Height:	Varies from 4" to 9.4"
Logo:	———— (Underline: non-text element)
Logo Area:	Approximately .069 sq. ft. (approximately 19" x .52")
Mounting Structure:	Existing blue painted aluminum cabinet
Lighting:	None proposed
Landscaping	Existing boxwoods (see landscaping plan)

WALL SIGN

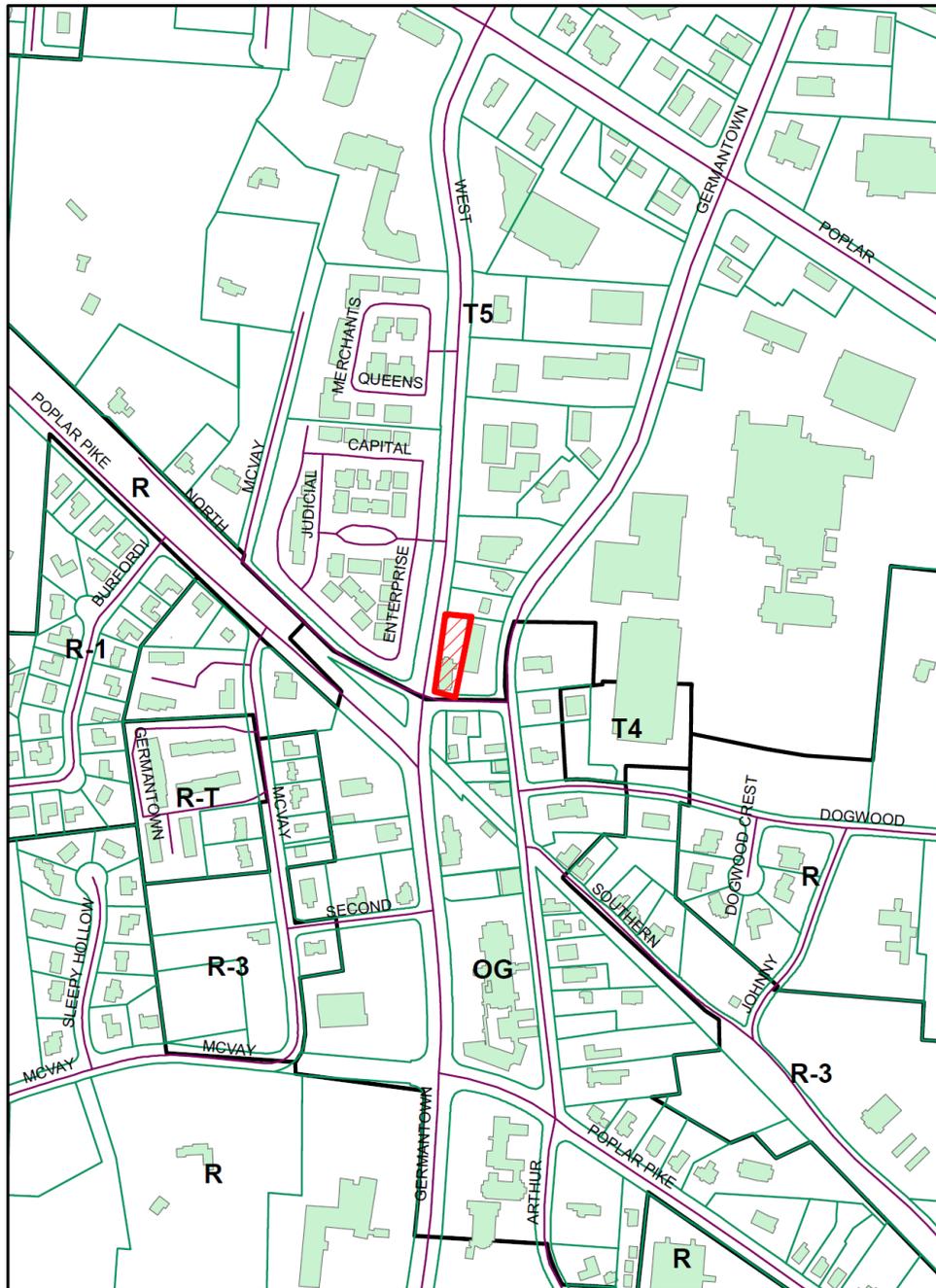
Location & Height:	Sign to be mounted on the exterior façade of the building, facing West St. (approx. 10 ft. above grade)
Total Sign Area:	12.67 sq. ft.
Content:	
Colors & Materials:	Color: Letters = Black Background = Building Facade Materials: Letters = Aluminum
Font:	Custom brand font
Letter Height:	Up to 15.76"
Logo:	 (Underline: non-text element)
Logo Size:	0.308 sq.ft. (1" x 44.36")
Mounting Structure:	Aluminum stud mounting on building façade
Lighting:	White LED (back-lit reverse channel letters)

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. Kaizen Realty is located within the "T-5" Urban Center Zoning District but is utilizing the underlying zoning designation of "C-2" General Commercial. This is governed by Section 14-34(b)(1) of the Germantown Sign Ordinance, which states in part that, "Ground-mounted signs shall be for project, building or tenant identification only in lieu of or in combination with wall signs." Additionally, per Section 14-34(c), "...where additional signs are permitted by the Design Review Commission under subsection (b)(1) of this section, or where a ground-mounted sign is used in lieu of or in combination with one or more wall signs, the total area of all such signs shall not exceed the allowable sign area for one wall sign as provided under subsection (c)(1) of this section."
 - a. Per this regulation, the maximum allowable sign area for this site is 40 sq.ft. (based on the linear footage of the front of the tenant space facing North Street). The total proposed sign area is 19.53 sq.ft., which complies with the sign ordinance.
 - i. The sign area for the proposed ground-mounted sign is 6.86 sq.ft. per face. (Only one face shall be counted towards the total sign area.)
 - ii. The sign area for the proposed wall sign is 12.67 sq. ft.
3. The wall sign is located facing West Street, although the front entrance of the building is facing North Street. Per Section 14-34(b)(1)a., 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."
4. Per Sec. 14-34(e)(7)(b), all content besides letters and numbers shall be considered a logo, of which the maximum allowable area for a logo is 10% of the total allowable sign area. That would be 4 sq. ft. for this particular tenant. The proposed signs have a non-text element (underline), which is considered a logo. The total logo area for both signs is 0.377 sq. ft. (0.069 sq.ft. + 0.308 sq. ft. = 0.377 sq.ft.), which complies with the sign ordinance.

5. The applicant has provided a landscaping plan for the proposed ground-mounted sign, which utilizes the existing boxwood plantings (see p. 6 of this staff report). Anything that is damaged shall be replaced, and regular maintenance shall occur at the time of sign installation (eg, mulching and pruning).
6. If approved, the applicant must obtain a permit from the Memphis/Shelby County Office of Code Enforcement prior to installing the signs.

PROPOSED MOTION: To approve a sign package consisting of a 12.67 sq.ft. wall sign and a 13.72 sq.ft. (6.86 sq. ft. per face) ground-mounted sign for Kaizen Realty, located at 7450 North St., subject to the Board's discussion, staff comments, and conditions in the staff report, and the documents and plans submitted with the application.

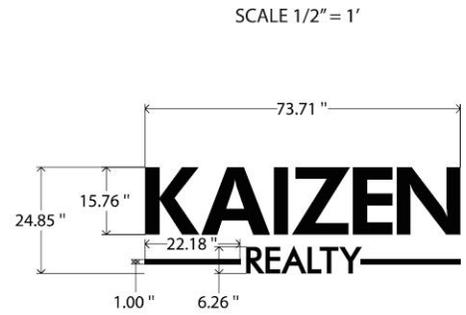


ZONING MAP

LOCATION OF GROUND-MOUNTED SIGN

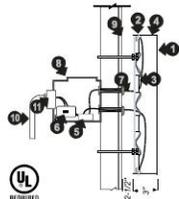


WALL SIGN



Fabricate & install (1) set of reverse channel letters .090 aluminum faces with .063 aluminum returns painted black. Letters internally back-lit by white 12 v. LED lights, powered by LED power supply contained in metal boxes behind wall. Letters stud mounted off wall 2-1/2" for halo lighting.

FONT: KAIZEN Branded fonts



1. 1/8" ALUMINUM FACES
2. MACHINE SCREWS
3. 12 V. LED LIGHTS
4. .063 PAINTED ALUMINUM RETURNS
5. LED POWER SUPPLY (VIN 100-240 VAC / V OUT 12.0 V DC)
6. DISCONNECT SWITCH ON RACEWAY END
7. 12 GAUGE WIRE PORCELAIN BUSHINGS
8. ALUMINUM BOX BEHIND WALL
9. NON-CORROSIVE ATTACHMENT HARDWARE
10. PRIMARY ELECTRICAL SUPPLY INSIDE CONDUIT
11. STANDARD ELECTRICAL JUNCTION BOX

UL
 SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF NATIONAL ELECTRIC CODE.

CIRCUITS REQUIRED ONE (1) 20 AMP, 120 VOLT CIRCUIT DEDICATED TO SIGN ONLY



APPROVED BY:		DATE:	
110 VOLT 15 AMP CIRCUIT TO BE PROVIDED AND PAID FOR BY CUSTOMER			
CUSTOMER: Kaizen Realty			
SALESMAN: JIMMY WILLIAMS		SCALE: NOTED	DRAWN BY: D. E. Cunningham
821 Vance Ave, Memphis, TN 38126		PH: 901-523-1595	FAX: 901-527-7372



**GROUND-MOUNTED
 SIGN**

**CITY OF
 GERMANTOWN
 TENNESSEE**

DATE RECEIVED: _____
 RECEIVED BY: _____

RECEIVED

OCT 18 2018

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

CITY OF GERMANTOWN

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

Action Requested (Please circle one): Administrative Sign Approval / Design Review Commission Approval

Does this sign meet every criterion included in the sign policy for this location?

Yes: ___ No: ___ If no, explain: _____

Complete this first page for each separate sign request

1. Sign Owner/Tenant: Kaizen Realty Phone No: 901-221-4041
2. Sign Owner's/Tenant's Address: 7540 North St Germantown, TN 38138 Email Address: qliwana@gmail.com
3. Sign Location Address and Name of Shopping Center: 7540 North Street, Germantown TN 38138
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: 40 feet.
 Size of tenant space: 3,636 square feet
9. Size of Sign: Width: 3 feet 9 inches; Height: 1 feet 10 inches -Sign FACE area only
 TOTAL AREA OF SIGN IN SQUARE FEET: 6.86 -Sign FACE area only
10. Height of sign at its highest point above the surrounding grade: 5 feet ___ inches.
11. Size of Letters: 1) Height 8.12 Width 6.556 Font: Custom Brand Font
 2) Height 3.22 Width 1.78 Font: Custom Brand Font
 3) Height ___ Width ___ Font: _____
12. Colors: Letters: Black SUBMIT COLOR SAMPLES
 Background: White 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).
12 Feet 0 Inches Name of Street: West St.
 ___ 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).
20 Feet 0 Inches Name of Street: West
24 Feet 6 Inches Name of Street: North
16. Sign Content (words, letters, logos): "Kaizen Realty" with bars
17. Size of logo: Horizontal ___ feet ___ inches; Vertical ___ feet ___ inches.
18. Sign Materials: Letters Black Acrylic; Sign Face Painted Aluminum
 Mounting Structure (type and materials): Existing Painted Aluminum Box Monument - 4'x5' total size of monument
19. Sign Illumination, if applicable (type, location and wattage): N/A
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: Existing Landscaping will be used



WALL SIGN

CITY OF GERMANTOWN TENNESSEE

DATE RECEIVED: _____
 RECEIVED BY: _____

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

RECEIVED

OCT 18 2018

CITY OF GERMANTOWN

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: Kaizen Realty Phone No: 901-221-4041
 2. Sign Owner's/Tenant's Address: 7540 North St. Email Address: qtiwana@gmail.com
 3. Sign Location Address and Name of Shopping Center: 7540 North St. Germantown, TN 38138
 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: 40 feet.
 Size of tenant space: 3636 square feet
 9. Size of Sign: Width: 6' feet 1" inches; Height: 2' feet 1" inches
TOTAL AREA OF SIGN IN SQUARE FEET: 12.67
 10. Height of sign at its highest point above the surrounding grade: 15 feet _____ inches.
 11. Size of Letters: 1) Height 15" Width 17" Font: Custom Brand Font
 2) Height 6" Width 4.5" Font: "
 (BARS) → 3) Height 1" Width 22" Font: N/A
 12. Colors: Letters: BLACK SUBMIT COLOR SAMPLES
 Background: N/A 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' Feet 0" Inches Name of Street: West St.
74' Feet 3" Inches Name of Street: North St.
 15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
15' Feet 0" Inches Name of Street: West St.
6' Feet 4" Inches Name of Street: North St.
 16. Sign Content (words, letters, logos): _____
Kaizen Realty
 17. Size of logo: Horizontal N/A feet _____ inches; Vertical N/A feet _____ inches.
 18. Sign Materials: Letters ALUM; Sign Face ALUM
 Mounting Structure (type and materials): STUD MOUNTED
 19. Sign Illumination, if applicable (type, location and wattage): LED / 120 V
 20. Sign Landscaping, if applicable landscape plan shall be submitted
 21. Additional Comments: no changes to landscaping - existing previously approved in place

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.

Name & Title of Applicant: Sam Tiwana Owner KAIZEN REALTY LLC
Address: 7540 NORTH ST GERMANTOWN TN 38138
Signature of Applicant: Sam Tiwana

Name & Title of Property Owner/Landlord: same as above
Address: _____
Signature of Property Owner/Landlord: Sam Tiwana

Name & Title Tenant/Lessee: same as above
Address: _____
Signature of Tenant/Lessee: Sam Tiwana

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

Name	Business <u>or</u> Home Address
<u>Sam Tiwana</u>	<u>7540 NORTH ST GERMANTOWN TN 38138</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

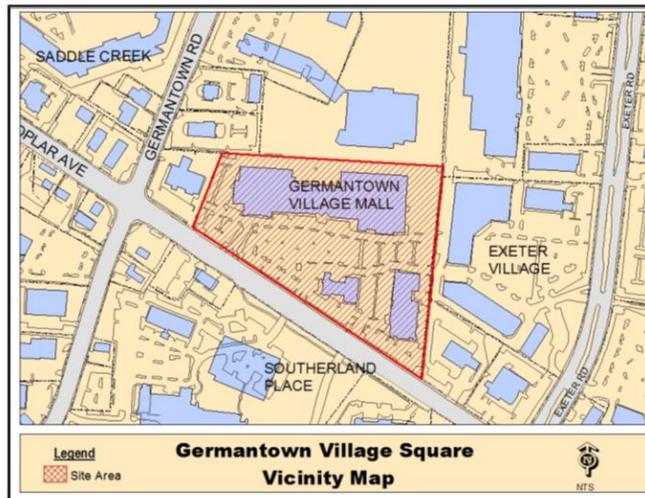
*See language in parenthesis above.

- b. Staks Pancake House – 7704 Poplar Ave. (Germantown Village Square) – Approval of a Wall Sign (Case No. 18-824)

INTRODUCTION:

Case Number:	18-824
Location:	7704 Poplar Ave. (Germantown Village Square Shopping Center)
Owner:	PEBB Enterprises – Evan Rosenblatt
Tenant:	Staks Pancake Kitchen – Brice Bailey
Applicant/Representative Name:	Frank Balton Signs – Chris Haskins, Agent
Current Zoning District:	“T5” Urban Center District (utilizing the pre-existing SC-1 district regulations)
Description of Request:	Approval of a Wall Sign

*Refer to the Disclosure Form attached for more information



DRC SUBCOMMITTEE REPORT: The DRC Subcommittee meet on November 8, 2018, and recommended placing this item on the Consent Agenda.

BACKGROUND: Germantown Village Square is currently under new ownership. On May 24, 2018, the center received approval from the Design Review Commission of a two-phase renovation project for the property: 1) painting the entire shopping center (outbuildings included) with a new color scheme; and 2) building modification to make the center’s façade appear more uniform (including removal of a tower element and the addition of stairs and railing). On July 24, 2018, the DRC approved a request from a new tenant, Staks Pancake Kitchen, that included 3 changes to the exterior of the building: 1) a storefront modification to add one (1) new exterior door that will match the existing storefront; 2) addition of an exterior cooler at the back of the building; 3) a new outdoor seating area (patio) at the front of the building. On August 28, 2018, the DRC approved an updated sign policy for the entire shopping center.

DISCUSSION: The current request is from a new tenant in the shopping center, Staks Pancake Kitchen, who is requesting a wall sign with personalized script, descriptive language and a non-text element (underline). Per the recently approved sign policy for Germantown Village Square, the letter style of wall signs shall be Optima, or similar. Only individualized letter types of regional or national chains may be approved administratively by the staff of the Economic and Community Development Department.

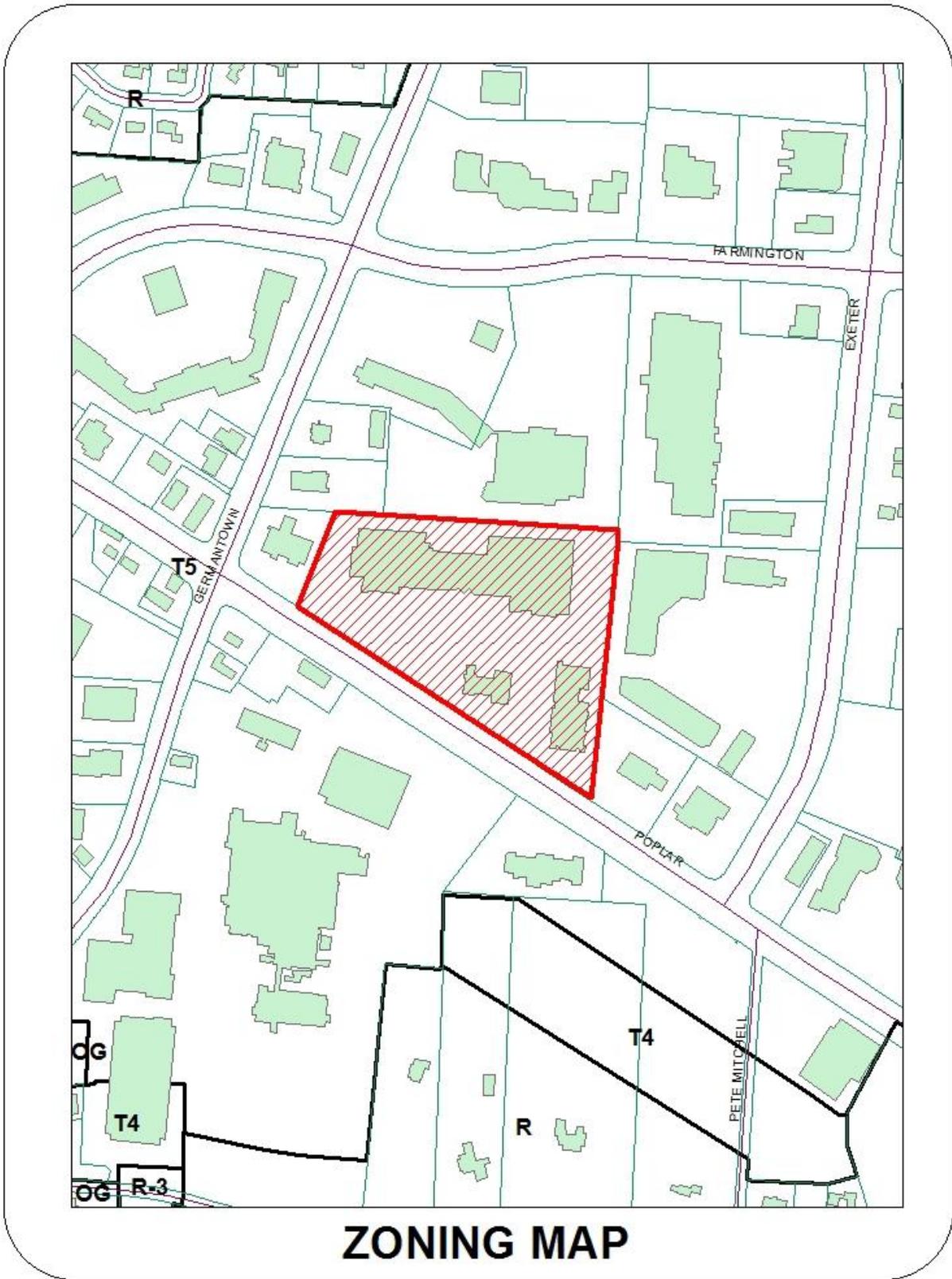
WALL SIGN

Location & Height:	Sign to be mounted on the exterior façade of the tenant space above the entrance (12 ft. from grade)
Total Sign Area:	17.47 sq. ft.
Content:	
Colors & Materials:	Color: Letters = Black Matte Background = Building Facade Materials: Letters = Aluminum
Font:	Corporate (Staks); Zurich XcN BT (Pancake Kitchen)
Letter Height:	36" high (maximum); 3" under script
Logo:	 (Underline: non-text element)
Logo Size:	1.03 sq. ft. (4" x 37")
Mounting Structure:	Aluminum stud mounting on storefront façade
Lighting:	White LED (back-lit reverse channel letters)

STAFF COMMENTS:

1. Per the recently approved sign policy for Germantown Village Square: “Logos of regional or national chain stores may be approved at landlord’s discretion and subject to the City of Germantown ECD approval. All logo area shall comply with the City of Germantown Sign Ordinance requirements. Appeals of ECD decisions may be made to the DRC.” Staks is a local chain, thus the request to use their individualized script shall be considered by the DRC.
2. The total allowable sign area is 35 sq. ft. (based on the linear footage of the entrance building wall of the tenant space). The Germantown Village Square sign policy provides for 1 square foot of signage per linear foot of tenant frontage, up to a maximum of 75 sq. ft, whichever is less. The total amount of signage for the wall sign is 17.47 sq.ft., which complies with the sign policy and city ordinance.
3. Per Sec. 14-34(e)(7)(b), all other content besides letters and numbers shall be considered a logo, of which the maximum allowable area for a logo is 10% of the total allowable sign area. That would be 1.747 sq. ft. for this particular tenant. The proposed wall sign has a non-text element (underline swoosh), which is considered a logo. It is 1.03 sq. ft., which complies both with the sign ordinance and Germantown Village Square sign policy.
4. A tenant panel on the ground-mounted project directory sign for the shopping center shall require separate approval. If the applicant applies for a tenant panel sign, he shall be permitted to use the same font design and logo as approved by the Design Review Commission for the 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.

PROPOSED MOTION: To approve a wall sign (17.47 sq.ft.) for Staks Pancake Kitchen, located at 7704 Poplar Ave. in Germantown Village Square Shopping Center, subject to the Board’s discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.



FRONT ELEVATION



APPROVED AS NOTED
 By Evan Rosenblatt, PEBB Enterprises,
 10:35 am, 10/01/18
 Note: All Signs must comply with local signage ordinances
 and meet all Building Department requirements.



EXISTING

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

CLIENT STAKS PANCAKE KITCHEN

LOCATION 7704 POPLAR AVE

DATE 5.8.18 SALES STR FILE STAKS.GTOWN.pg1

CLIENT APPROVAL _____ DATE _____

channel letters • neon • illuminated awnings • shopping centers • industrial complexes



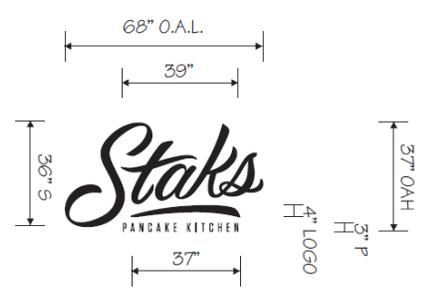
SIX GENERATION FAMILY BUSINESS

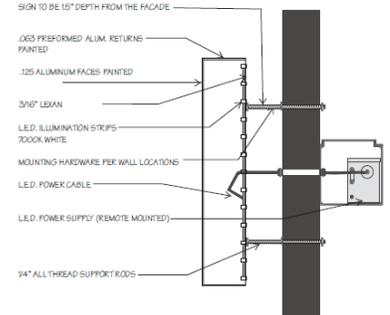
FRANK BALTON & CO.
 5385 PLEASANT VIEW RD.
 MEMPHIS, TENNESSEE 38134
 901.388-1212 FAX 901-388-9485
 signs@fbalton.com www.fbalton.com

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.

This design is the exclusive property of FRANK BALTON & CO. And cannot be copied, exhibited or shown to anyone outside of your organization without the authorized written consent of FRANK BALTON & CO.

SPEC SHEET





L.E.D. REVERSE CHANNEL LETTER DETAIL
N.T.S.

STAKS - 36" X 68" = 17 SQ/FT
 PANCAKE KITCHEN - 3" X 39" = .81 SQ/FT
 SWOOSH LOGO - 4" X 37" = 1.02 SQ/FT

OVERALL SIZE - 37" X 68" = 17.47 SQ/FT

LOGO ALLOWANCE = 1.74 SQ/FT

STAKS FONT TYPE IS A DESIGNED FONT FOR THEIR REGIONAL LOGO

APPROVED AS NOTED
 By Evan Rosenblatt, PEBB Enterprises,
 10:35 am, 10/01/18
 Note: All Signs must comply with local signage ordinances
 and meet all Building Department requirements.

CLIENT Staks

LOCATION Germantown

DATE 5.8.18 SALES STR FILE STAKS.GTOWN.pg2

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.

This design is the exclusive property of FRANK BALTON & CO. And cannot be copied, exhibited or shown to anyone outside of your organization without the authorized written consent of FRANK BALTON & CO.



**CITY OF
 GERMANTOWN
 TENNESSEE**

1930 South Germantown Road • Germantown, Tennessee 38138-2615
 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**
 Does this sign meet every criterion included in the sign policy for this location?
 Yes: No: X If no, explain: Font type is not a national or regional chain

****Complete this first page for each separate sign request****

1. Sign Owner/Tenant: Brice Bailey Phone No: 901-409-3853 ^{← 901-409-3835}
2. Sign Owner's/Tenant's Address: 7704 Poplar Ave Email Address: babaile2@gmail.com
3. Sign Location Address and Name of Shopping Center: Germantown Village Square
7704 Poplar Ave
4. Zoning District: Commercial X; 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: 350 feet.
 Size of tenant space: 2,250 square feet
9. Size of Sign: Width: 5 feet 8 inches; Height: 3 feet 1 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 17.47
10. Height of sign at its highest point above the surrounding grade: 12' feet 0 inches.
11. Size of Letters: 1) Height 36" Width 86" Font: Staks corporate designed font
 2) Height 3" Width 39" Font: Pancake Kitchen (Zurich XcN BT)
 3) Height Width Font:
12. Colors: Letters: Black Matte **SUBMIT COLOR SAMPLES**
 Background: Black Matte **SUBMIT COLOR SAMPLES**
13. Orientation of Sign to the Street: Parallel X; Perpendicular ; Angled .
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
327' Feet 0" Inches Name of Street: Poplar Ave
 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).
327' Feet 0" Inches Name of Street: Poplar Ave
 Feet Inches Name of Street:
16. Sign Content (words, letters, logos): Staks Pancake Kitchen
17. Size of logo: Horizontal 3 feet 3 inches; Vertical 0 feet 4 inches.
18. Sign Materials: Letters Aluminum; Sign Face Aluminum
 Mounting Structure (type and materials): EFIS - All thread painted to match the building facade
19. Sign Illumination, if applicable (type, location and wattage): White LED's
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:

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.

Name & Title of Applicant: FRANK BALTOWY CO - CHRIS HASKINS: INSTALLER
 Address: 5365 PLEASANT AVE NW MARIETTA GA 30067
 Signature of Applicant: [Signature]

Name & Title of Property Owner/Landlord: Pebb Germantown IND. LLC
 Address: 7900 Glades Road, Suite 600, Boca Raton, FL 33434
 Signature of Property Owner/Landlord: [Signature]
Ian Weiner, Authorized Person

Name & Title Tenant/Lessee: BRUCE BAILEY - STAKS PANCAKE KITCHEN
 Address: 7704 POPLAR AVE GERMANTOWN TN 38139
 Signature of Tenant/Lessee: [Signature]

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 Road, Suite 600, Boca Raton, FL 33434</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*See language in parenthesis above.

- c. Chapel Cove Subdivision – Approval of a Revised Landscape Plan (Case No. 16-620).

INTRODUCTION:

Development Case Number: 16-620

Location: North side of Poplar Avenue, 397.5' west of Devonshire Way

Owner:	Chapel Cove Homeowners Association –Keith Grant
Applicant Name:	Keith Collins Company – Joyce Speicha, Property Manager
Current Zoning District:	“R” Residential Zoning District
Description of Request:	Request Revised Landscape Plan Approval

*Refer to the Disclosure Form attached for more information



DRC SUBCOMMITTEE REPORT: The DRC Subcommittee meet on November 8, 2018, and recommended placing this item on the Consent Agenda and that a note is added that to the plan that all landscape material is to be replaced if any fail or maintained in good order.

BACKGROUND: Planning Commission approved a preliminary and final subdivision plan for 45 lots in 2 phases on a public street system on July 5, 2016. The Design Review Commission approved a subdivision entrance feature and landscape plan on July 26, 2016, for this development. On August 9, 2016, the Board of Zoning Appeal granted approval of a variance to Section 6-102 of the City’s Code of Ordinances to allow a fence to exceed a maximum height of 6 feet. Since the 2016 approval of this development, there have been four (4) administrative approvals for minor changes to the approved site plan as follows: 1) the removal of a street median per the fire marshal approval; 2) a change in the brick, stone and mortar material and color for the columns and brick wall at the development entrance; 3) the replacement of the wood fence along the western perimeter of Phase 2 with brick; and 4) the installation of a pedestrian gate in fencing along the western perimeter of the development.

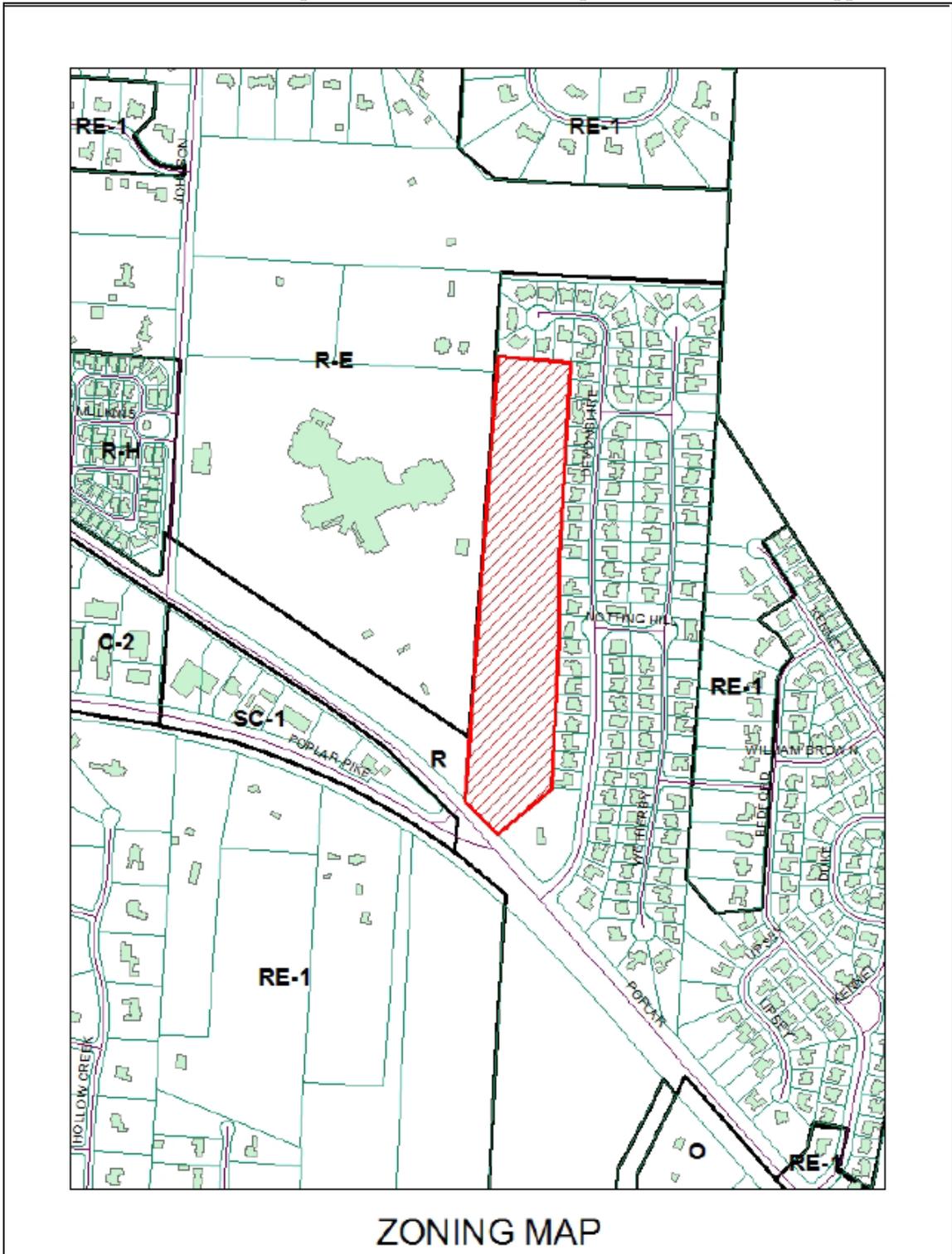
DISCUSSION: The request is for approval of revised landscaping plan. The proposed changes to the landscape plan include both planting materials and layout at the entrances into this neighborhood. The applicant representative has indicated that the intent is “to achieve a landscape that is aesthetically pleasing and cohesive with the landscape existing in the neighborhood itself”. The plan is attached.

STAFF COMMENTS:

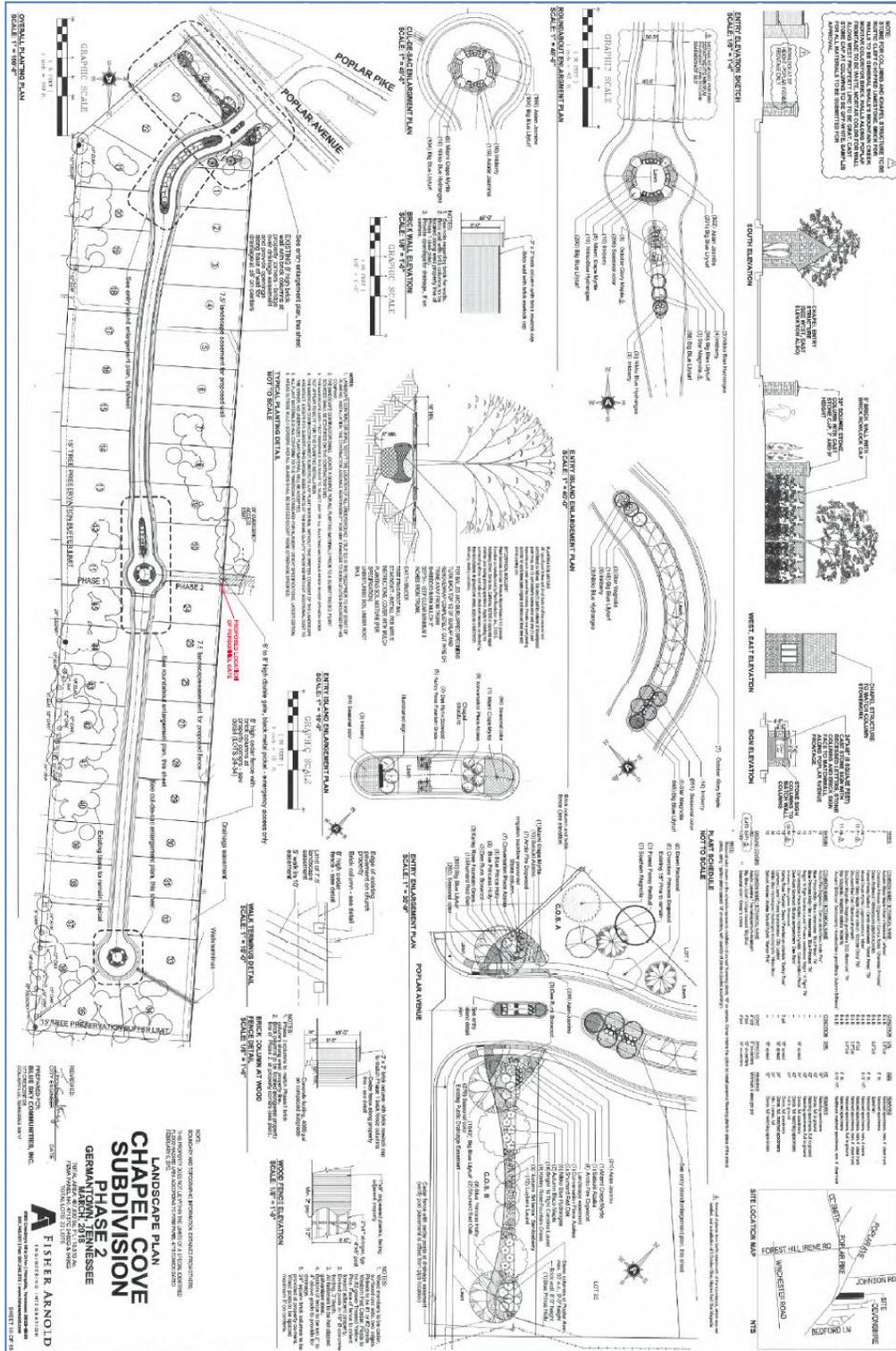
1. The site plan approved by the Planning Commission removes almost all of the trees because of the grading necessary for the construction of the lots, however, a “Tree Preservation Zone” of 15 feet was approved as part of the subdivision plat along the east side of the property adjacent to Devonshire Gardens. When the Planning Commission approved the preliminary plan and final plans, they made special note of the substantial tree removal and instructed the developer to put extra effort into the landscape plan and to use native plants where possible.

2. All landscaping materials are to be replaced if any is damaged or dies and that regular maintenance must occur (e.g., mulching and pruning) in these areas to keep the plants in good health.

PROPOSED MOTION: To approve a revised landscape plan for Chapel Cove Subdivision, located on north side of Poplar Avenue, 397.5' west of Devonshire Way, subject to the Board's discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.



Currently Approved Landscape Plan
 (Enlarge Copy of Plan included in Web Packet)



Chapel Cove Subdivision

Germantown, TN

Letter of Intent

City of Germantown,

Gurley's Azalea Garden, Inc. is proposing a landscape renovation for the front landscape, open space on the Southwest Corner of the subdivision, and the median nearest the front entrance off Poplar Avenue.

Gurley's will extend out the Front West side bed and add evergreen hollies in a "L-fashion" from Poplar Ave to the existing brick wall and towards the entryway into the subdivision. In this bed we have replaced all plantings with flowering and evergreen shrubs to better fit the quality of landscape you will see from the homes in the subdivision. There will be an area for seasonal color outlined by a row of Variegated Liriope for contrast. We plan to remove any existing tree(s) from the existing plan. Any shrubs worth saving from this bed will be moved to the West side bed behind the front entry wall.

For the guard house bed (front median), we proposed removing all existing plantings. Our goal was to simplify this space with a double row of Dwarf Mondo Grass and have seasonal color behind that in front of the signage. Located behind the signage will be a simple row of Wintergreen Boxwoods and flanking the four corners of the guard house will be 33" American Boxwoods. The new sod will be provided by others. We plan to transplant the existing Crapemyrtle from this area to the West side bed behind the subdivision wall.

On the East side of the subdivision entrance, we will be changing the bed shape primarily nearest the front entryway into the subdivision. We have existing hollies and Red Twig Dogwoods that will be transplanted to either behind West side wall or far Eastern side of front bed per the plan. We plan to remove the large tree nearest the front entry and transplanting two Crapemyrtles and one Oak per the plan. Gurley's is proposing to match the other side of the entry bed with Emily Brunner Hollies, Encore Azaleas, and Soft Touch Hollies w/ American Boxwood accents. To soften the view of the first house on the right side from Poplar Avenue, we will plant a staggered row of 'Claudia Wannamaker' Magnolias. We plan to transplant (move back) select Virginia Sweetspires located in the existing wetland area and plant Swamp Iris, Black-Eyed Susan, and Purple Coneflower along with some 'Limelight' Hydrangea on the East & West sides of the wetland area. These plant choices will give you 3 different flowering times during the season to provide interest from Spring- Fall. This portion of the bed will be outlined by Soft Touch Holly (evergreen). Transplants from various locations will be planted on the far East side of the front bed will be (8) Needlepoint Holly, (8) smaller Hollies, (2) Crapemyrtles, and (1) Oak tree along with (90) Liriope to fill in with the existing Liriope. This will reinforce the planting bed on this side with height, color, and evergreen shrubs.

In the open space behind the wall on the West side, we will be transplanting (5) Tulip Magnolias and (1) Oak from the front beds. The groundcover in the beds will remain as is. We will be adding (6) transplanted Cherry Laurels from the front, as well.

By renovating this landscape, we will achieve a landscape that is aesthetically pleasing and cohesive with the landscape existing in the neighborhood itself. We thank you for your consideration and continuing the beautification of Germantown's subdivisions.

Regards,

Andrew Butas

Gurley's Azalea Garden, Inc.



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...)
(Circle which one above applies)
- 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: SEE PLANS
- Other; Explain _____

Project Name: CHAPEL COVE

Project Address: POPLAR AVENUE

Previous Tenant: _____

Applicant's Name & Title: CHAPEL COVE HOME OWNERS ASSOCIATION, INC (JOYCE SPIECHA)

Mailing Address: 3036 CENTRE OAK WAY, GERMANTOWN TN 38138

Email Address: JSPIECHA@KEITHCOLLINS.CO.COM telephone: 901-753-4170

Property Owner's Name & Title: CHAPEL COVE HOME OWNERS ASSOCIATION, INC

Mailing Address: _____

Email Address: _____ Telephone: _____

Developer's Name & Title: _____

Mailing Address: _____

Email Address: _____ Telephone: _____

Lessee's Name & Title: _____

Mailing Address: _____

Email Address: _____ Telephone: _____

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.

Applicant Name & Title: JOYCE SPIECHA, PROPERTY MANAGER
Address: 3036 CENTRE OAK WAY, GERMANTOWN, TN 38139
Signature of Applicant: _____

Property Owner Name & Title: CHAPER COVE HOME OWNERS ASSOCIATION INC PRESIDENT
Address: POPLAR
Signature of Property Owner: BY ROUCH LIST

Lessee Name & Title: _____
Address: _____
Signature of Lessee: _____

Developer Name & Title: _____
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.

During the executive session the following items were placed on Consent:

- d. Five Below – 7670 (Germantown Village Square) Approval of a Wall Sign (Case No. 18-842).
Previously Known as Agenda Item No. 5

INTRODUCTION:

Case Number: 18-842

Location: 7670 Poplar Ave (Germantown Village Square Shopping Center)

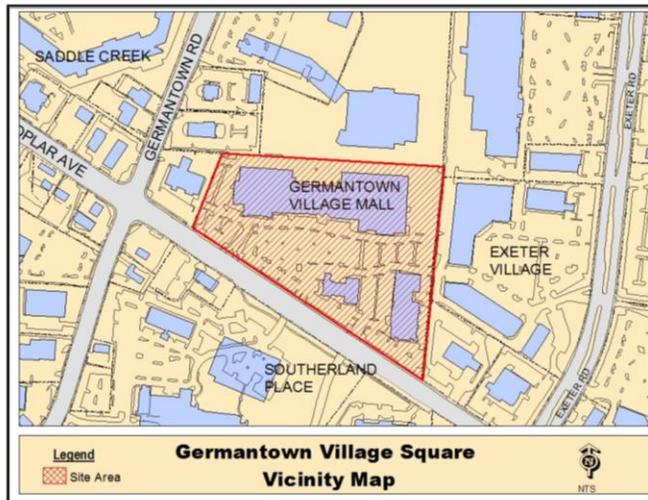
Property Owner: Pebb Enterprises – Evan Rosenblatt

Tenant: Five Below – Jim Hall

Applicant Name: Expedite the Diehl – Tracey Diehl, Agent

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

Description of Request: Request Approval of a Wall Mounted Sign Location
*Refer to the Disclosure Form attached for more information



DRC SUBCOMMITTEE REPORT: The DRC Subcommittee met on November 8, 2018, and recommended placing this item on the Consent Agenda if the applicant revises the tenant’s lease agreement to include the overhead canopy area in front of the store. Applicant & tenant agreed and have provided a newly executed lease agreement as required documentation (included in the DRC web packet).

BACKGROUND: Germantown Village Square is currently under new ownership. On May 24, 2018, the center received approval from the Design Review Commission of a two-phase renovation project for the property: 1) painting the entire shopping center (outbuildings included) with a new color scheme; and 2) building modification to make the center’s façade appear more uniform (including removal of a tower element and the addition of stairs and railing). On July 24, 2018, the DRC approved a request from a new tenant (Staks Pancake House) in the shopping center that included 3 changes to the exterior of the building: 1) a storefront modification to add one (1) new exterior door that will match the existing storefront; 2) addition of an exterior cooler at the back of the building; 3) a new outdoor seating area (patio) at the front of the building. On August 28, 2018, the DRC approved an updated sign policy for the entire shopping center.

DISCUSSION: The applicant is requesting approval to allow their recent administratively approved wall sign to spread-out within their new lease area in the storefront sign band area. This request is based on a

newly executed tenant lease agreement that now includes the overhead canopy area in front of the store as was recommended by the DRC subcommittee. Below are the specifics of the sign:

SIGN: Wall-Mounted Tenant Identification

Location & Height:	One sign to be mounted above the public entrance on the wall of the building façade, facing Poplar Avenue; 22 feet above surrounding grade.
Total Sign Area:	53.45 sq. ft.
Content/Logo:	
Colors & Materials:	Color: Letters = SW6959 (Blue Chip) Background = Existing building facade Materials: Letters = Aluminum & Lexan
Font:	Aerial Type Logo Font
Letter Height Size:	33"
Mounting Structure:	Attached building wall with Aluminum Studs
Lighting:	White LED's 6000K (Back Lit Illumination)

STAFF COMMENTS:

1. The tenant lease space has a front building façade of 55 linear feet. The total allowable wall sign area is 55 sq. ft., based a ratio of 1 sq. ft. for every linear foot of building façade. On October 2, 2018, the applicant received administrative approval of a new wall sign for 53.45 sq. ft., which conforms to both the sign ordinance and the shopping center sign policy.
2. On August 8, 2018, the shopping center property management received approval of an updated sign policy to address the needs of current and future tenant signage in this shopping center. The policy provides the following: "Signage shall be located above storefront and centered between lease lines. The sign shall be centered vertically within the signage field. Alternate locations are subject to landlord and DRC approval." A detail from the recently adopted sign policy is on page 6 of this staff report that reflects the location of signs for tenants in spaces near the building tower façade element.
3. The applicant has revised the tenant's lease agreement to include the front canopy area in front of the store. A copy of the newly executed lease agreement included in the DRC web packet.
4. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.

PROPOSED MOTION: To approve the wall sign location for five Below, located at 7670 Poplar Ave in Germantown Village Square Shopping Center, subject to the Board's discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.

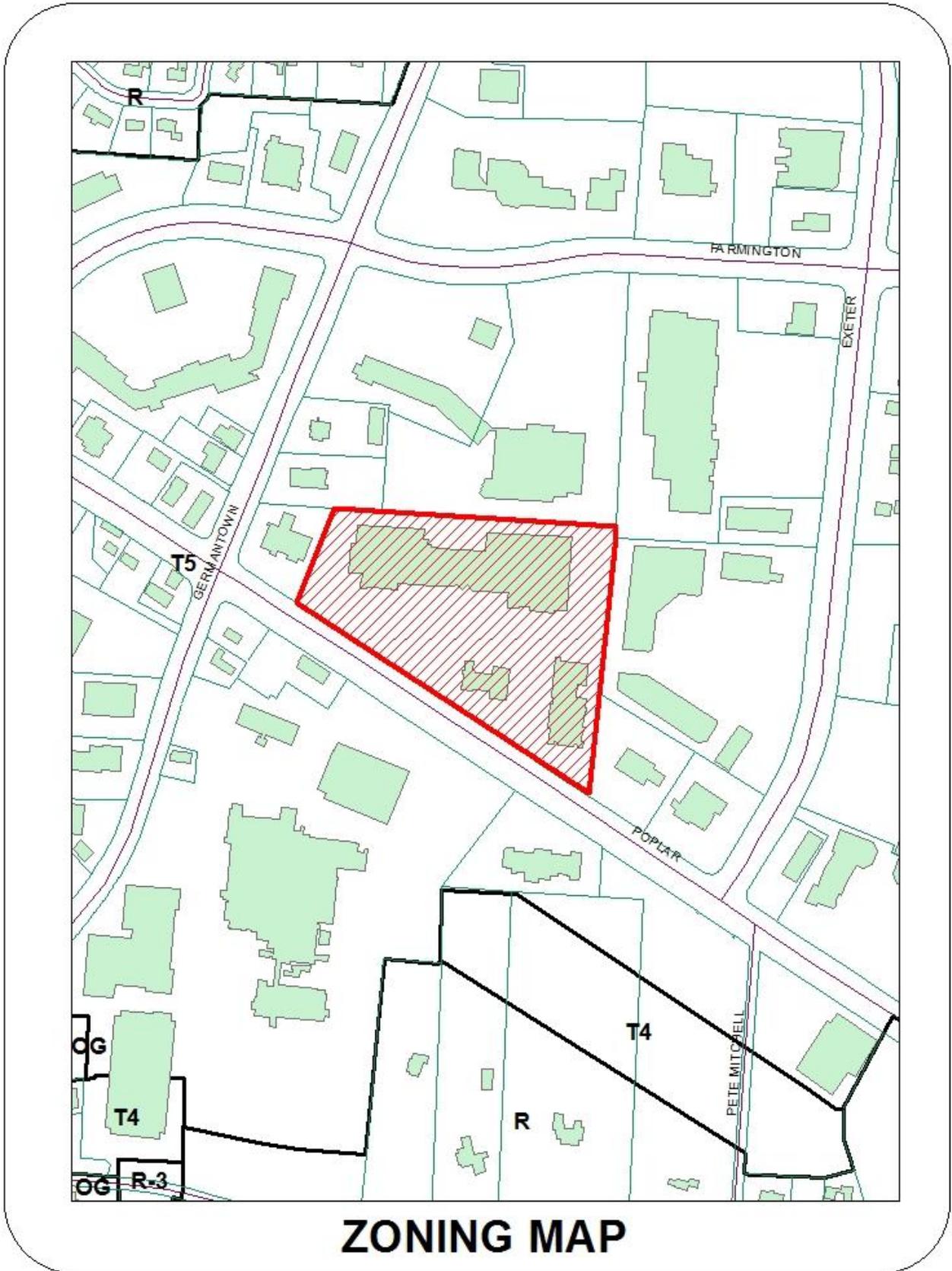
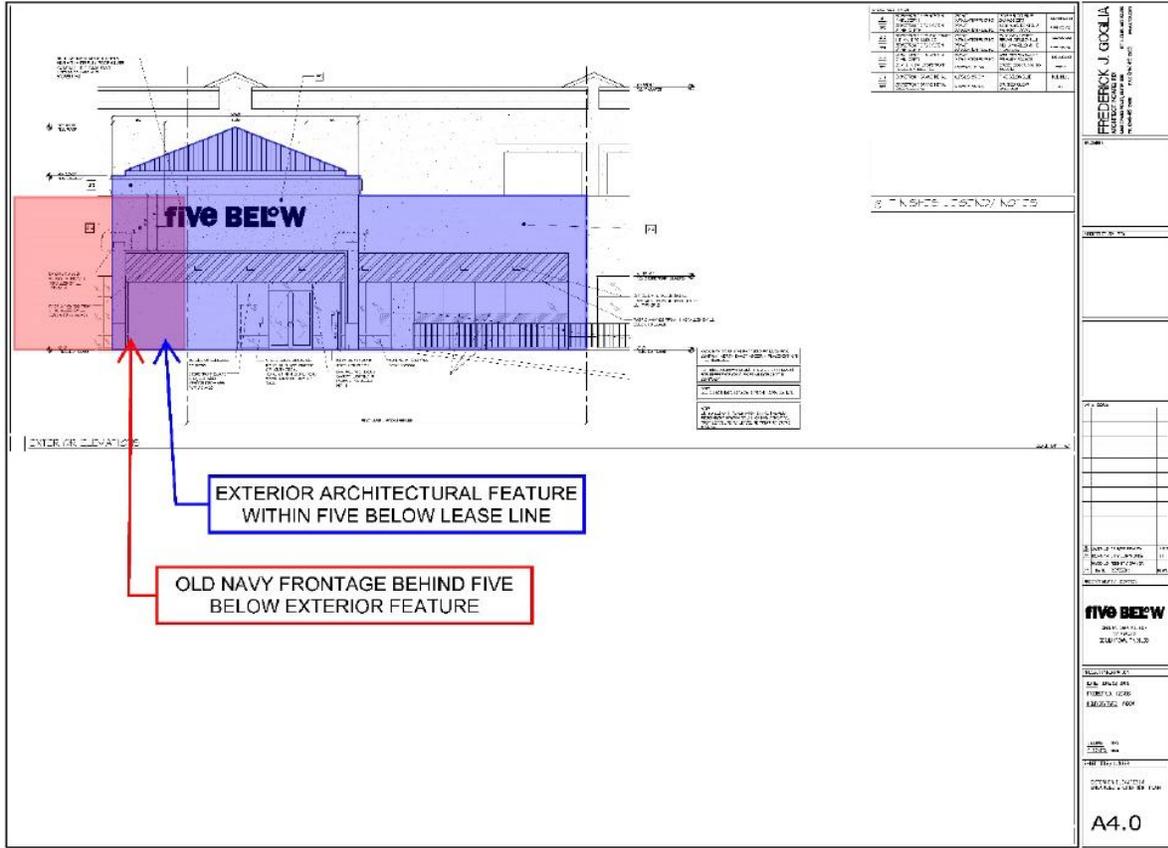


EXHIBIT A (continued)



LOCATION MAP



SIGNA	33" Five Below
Sign Type:	Individual reverse-lit channel letters
Illumination:	Black R LED
Square Footage:	53.45

NOTE: Signage placement for this option is outside of Lease Line.

Front (South) Elevation OPTION 1
Scale: 3/32" = 1'-0"

Storefront Work:

- LL to engineer and build up parapet
- LL to engineer new storefront glass, 10'-6" high, 4'-0" min panel width, no upper mullions
- LL to locate storefront doors per Tenant's final plans
- LL to install walkway lighting, 6'-0" min O.C., with additional door light
- LL to install decorative sconces per Five Below plans
- LL to install HILTI eyebolts in facade for temporary banners, see A40 for loc.
- LL to procure and install fabric awnings, Sunbrella Black 4'-0" proj.
- LL to install curb cut near storefront entry
- LL to provide unobstructed permanent access to sign mount area / electric connect area
- LL to provide electrical to center of all applicable sign mountable areas.

Tenant Signs:

- Primary Sign: 33" backlit blue channel letters
- Pylon Panel: LL to provide tenant with a sign panel on the common pylon sign. If a panel is not available, tenant should have the right to take an open panel should one become available

Tenant approved finishes to be installed by LL:

- Facade bump up: 3" Dryvit 456 Oyster Shell
- Signage EIFS: 1" Dryvit FIBED11021S
- Frame EIFS: 4" wide Dryvit 310 China White
- Cornice EIFS: 1" Dryvit 310 China White
- Plasters: 2" Dryvit 113 Amarillo White
- Any other finishes to be reviewed / approved by Five Below

DRAWINGS ARE FOR LEASE PURPOSES ONLY.
ALL MEASUREMENTS TO BE FIELD VERIFIED
PRIOR TO FABRICATION.

Allowable Square Footage this Elevation:	55.00
Formula 55' x 1 = 55sf	
Actual Square Footage this Elevation:	53.45

This drawing is the property of Apex Sign Group. It is for the exclusive use of Apex Sign Group and the party for which it was prepared. The recipient is not to reproduce, copy, or otherwise use this drawing without the prior written consent of Apex Sign Group. Drawing shall remain the property of Apex Sign Group. No part of this drawing shall be used for any other purpose without the prior written consent of Apex Sign Group.

apexsigngroup.com

Five Below
 Gemantown Village
 7670 Poplar Ave
 Germantown, TN 38138

Project ID#: 115513
 Project Mgr: Robert Young
 Designer: Emily Hardy
 Created on: 05/30/2018

REVISION

R1_06/01/18_SB Create second option for Sign A, update specs on page 4 per city requirement.

R2_06/05/18_JD Removed stacked option.

R3_06/18/18_MD Moved sign B location.

R4_09/10/18_SB Removed option 2.

R5_09/12/18_KF - Updated color for Cfs, removed all lamp signage from package.

R6_09/14/18_SB Update sign B monument example and sign panel placement.

Recently Adopted Sign Policy - Typical Wall Signage Locations:





CITY OF GERMANTOWN TENNESSEE

DATE RECEIVED: _____
 RECEIVED BY: _____

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

PERMANENT SIGN APPLICATION (ADMINISTRATIVE/DESIGN REVIEW COMMISSION)

Action Requested (Please circle one): Administrative Sign Approval / Design Review Commission Approval
 Does this sign meet every criterion included in the sign policy for this location?

Yes: ___ No: X If no, explain: the sign crosses the lease line

****Complete this first page for each separate sign request****

1. Sign Owner/Tenant: Five Below Phone No: (215) 307-5977
2. Sign Owner's/Tenant's Address: 2670 Poplar Ave Email Address: Jim.Hall@fivebelow.com
3. Sign Location Address and Name of Shopping Center: Germantown Village
4. Zoning District: Commercial X; 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 1; Two ___
8. Linear feet of building frontage occupied by business where sign will be located: 55 feet.
 Size of tenant space: 9500 square feet
9. Size of Sign: Width: 19 feet 5.25 inches; Height: 2 feet 9 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 53.45
10. Height of sign at its highest point above the surrounding grade: 22 feet 0 inches.
11. Size of Letters: 1) Height 2"-9" Width varies Font: Aerial Type logo font
 2) Height ___ Width ___ Font: _____
 3) Height ___ Width ___ Font: _____
12. Colors: Letters: Blue Chip Swis959 **SUBMIT COLOR SAMPLES**
 Background: _____ **SUBMIT COLOR SAMPLES**
13. Orientation of Sign to the Street: Parallel X; Perpendicular ___; Angled ___
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
374 Feet 0 Inches Name of Street: Poplar
 ___ 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).
374 Feet 0 Inches Name of Street: Poplar
 ___ Feet ___ Inches Name of Street: _____
16. Sign Content (words, letters, logos): Five Below
17. Size of logo: Horizontal ___ feet ___ inches; Vertical ___ feet ___ inches.
18. Sign Materials: Letters Aluminum-Lexan; Sign Face Aluminum
 Mounting Structure (type and materials): Aluminum studs
19. Sign Illumination, if applicable (type, location and wattage): Reverse Channel LED Illumination
White LED's 6000K
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: N/A

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.

Name & Title of Applicant: Travis Diehl owner of Expedite the Patch
 Address: 6487 Millwood Drive Canal Winchester, OH 43110
 Signature of Applicant: [Signature]

→ Name & Title of Property Owner/Landlord: Pebo Germantown, INC, LLC and Pebo Germantown
 Address: 7900 Glade Road Suite 600 Fingert, FL 33434 LEB, LLC
 Signature of Property Owner/Landlord: [Signature]

→ Name & Title Tenant/Lessee: Five Below Inc
 Address: 1319 Market Street Suite 1900 Philadelphia, PA 19103
 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.

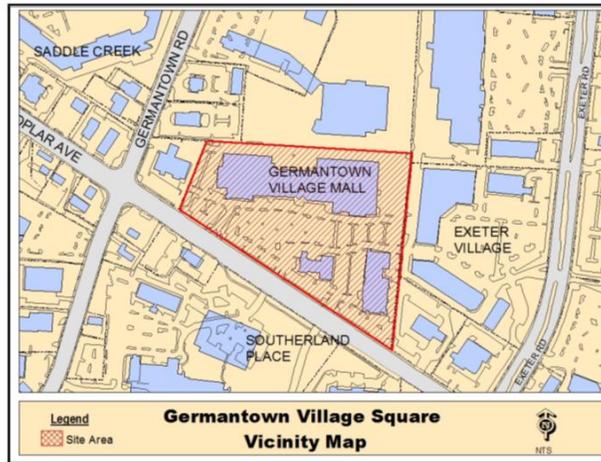
- Germantown Village Square – 7724 Poplar Ave. – Approval of a Compactor Enclosure (Case No. 15-502). Previously Known as Agenda Item No. 6

INTRODUCTION:

Case Number: 15-502
 Location: 7724 Poplar Ave
 Owner: PEBB Enterprises – Evan Rosenblatt
 Applicant/Representative Name: Mark Kozevski w/ MJM Architects
 Current Zoning District: “T5” Urban Center District (utilizing the pre-existing SC-1 district regulations)

Description of Request: Approval of a Compactor Enclosure

*Refer to the Disclosure Form attached for more information



BACKGROUND: Germantown Village Square is currently under new ownership. On May 24, 2018, the center received approval from the Design Review Commission of a two-phase renovation project for the property: 1) painting the entire shopping center (outbuildings included) with a new color scheme; and 2) building modification to make the center's façade appear more uniform (including removal of a tower element and the addition of stairs and railing). On July 24, 2018, the DRC approved a request from a new tenant (Staks Pancake House) in the shopping center that included 3 changes to the exterior of the building: 1) a storefront modification to add one (1) new exterior door that will match the existing storefront; 2) addition of an exterior cooler at the back of the building; 3) a new outdoor seating area (patio) at the front of the building.

DISCUSSION: The Current request is for approval of a compactor enclosure at the rear of the building. This proposed enclosure would replace an existing dumpster enclosure and require the removal of two existing parking spaces, which the applicant has indicated will be relocated on the site. The compactor will be 8'4" tall with a chute that will extend beyond the height of the 9' screen fence/wall enclosure. Specific details of the compactor are reflected in the cut sheets submitted with the applicant's application and will be included in the DRC packet.

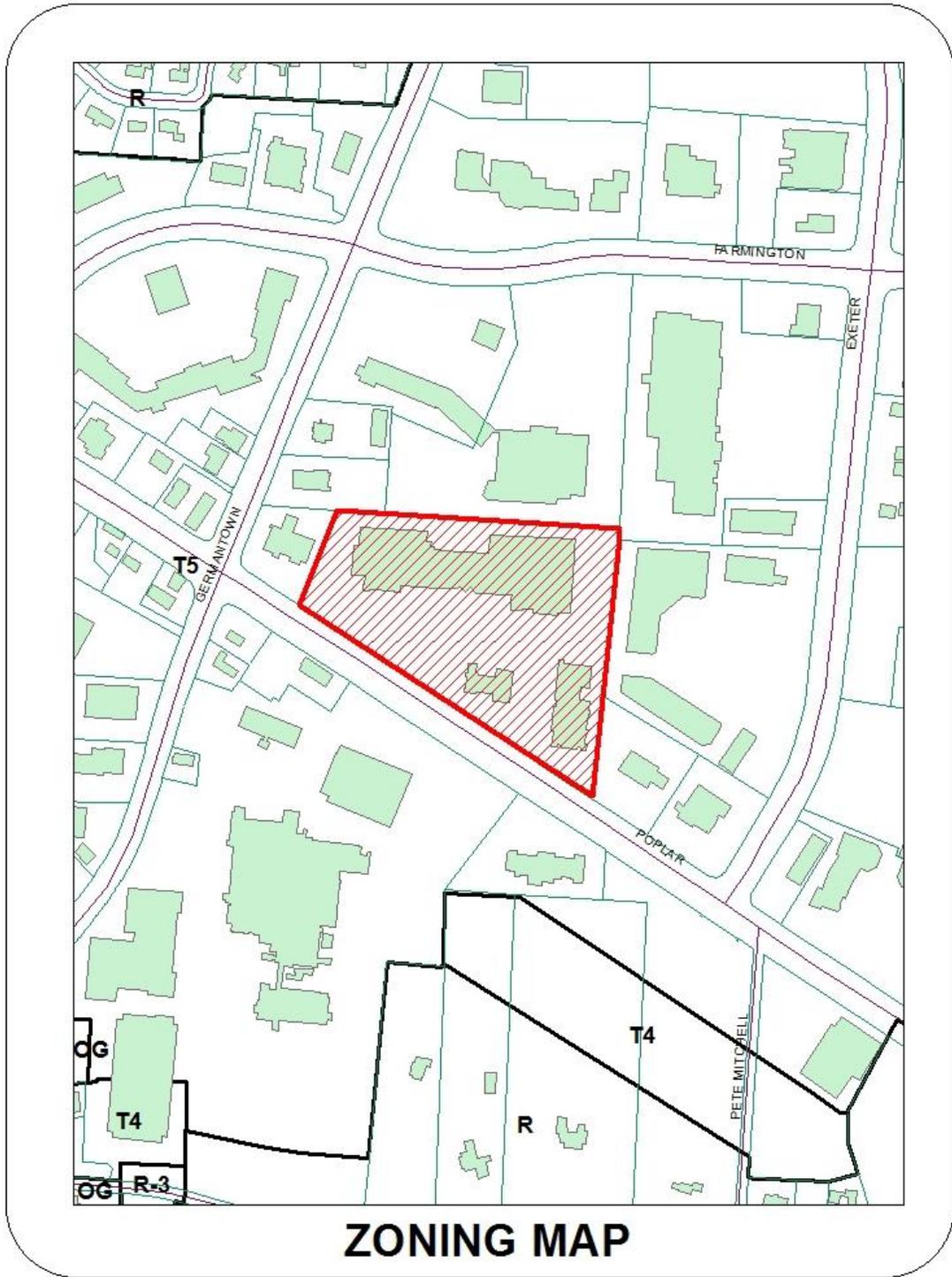
STAFF COMMENTS: *(Staff updated comments on the revised drawing and documentation submitted per the DRC recommendation are shown below in BOLD italic text)*

1. As part of the staff report at the July 24th DRC's review of the modifications requested for Staks Pancake House, staff recommended the following: "Prior to requesting approval of any additional tenant or site modifications at Germantown Village Square shopping center, the property management shall present ECD staff with an overall redevelopment plan of the shopping center, which includes any site plan revisions, a current and future parking layout, and circulation plan." To date, the applicant has not complied with this recommendation but continue to submit applications (both signs and building/site modifications) for changes to this center in a piecemeal fashion. *(The DRC subcommittee requested that the applicant complies with this recommendation. The staff has not received a revised "as built" site plan for this shopping center.)*
2. This DRC application is one of four on this month's DRCsc agenda for changes at Germantown Village Square Shopping Center that includes one application for site modification, one application for storefront modification and two for tenant signage.
3. Current Request - Exterior Compactor Enclosure Addition: At the rear of the building, the applicant is proposing to remove two parking spaces and add 8'4" compactor with chute, screened by a wooden

fence with a gate that will be painted to match the existing building. The enclosure screen fence/wall & gate is to be 9' tall. The applicant's Letter of Intent is on page 9 of this staff report.

4. Staff reiterates the following comments concerning the removal of parking spaces:
 - a. The Germantown Village Square Shopping Center was developed under the SC-1 (Shopping Center) zoning, utilizing Sec. 23-440(1) to determine the required parking. The parking calculation for the shopping center was based on primary uses such as offices and retail, not personal services or restaurants. On February 12, 1990, the shopping center received a parking variance from the Board of Zoning Appeals (BZA) for 40 spaces. Per the original approvals, the shopping center had 947 parking spaces with the approved variance. *A second BZA variance was approved on March 11, 2008, to allow the further reduction of parking space by 2 for a total of 931. Given there was a change in the total building square footage for this shopping center from 200,473 to 201,473, the BZA approved an overall reduction in parking to allow 1 space for every 217 square foot of building area, which reduces the total number of required spaces to 928. Presently, the shopping center has 935 spaces (based on 2018 updated survey submit by the applicant. However, a site count by staff indicates that the total number parking spaces on this site are 917, which recognized that some spaces have been removed (along with the rear property line) for a connector drive to the neighboring Germantown Crossing shopping center and for the realignment of handicapped parking spaces. With the recent approval of the outdoor cooler for Staks Pancake House, two additional parking spaces were removed, also reducing the current number spaces for the shopping center. This current request to remove two more space (parallel to the rear building façade at the northeast corner, where the new compactor is to be located); if unable to relocate, would allow this shopping center further reduce the number of required parking spaces.*
 - b. *Based on information from the applicant and research from the staff, there appear to be some disagreement in what the current total gross building square footage is for this center and how much parking is actually on site and if it conforms with the parking requirement for the SC-1 District, subject to the two previously approved BZA variances. In order to untangle this issue of required parking, a revised "as built" site plan of the overall shopping center is needed to determine if additional approvals of variances/warrants from the Board of Zoning Appeals and/or Planning Commission are required on this site.*
5. Concerns about parking space relocation: A site visit reflected the addition of more than a total of six new parking spaces behind the shopping center near the area of the trash compactor. These spaces were not reviewed or approved by the City prior to the applicant paint the physical lines on the pavement, and therefore, may not conform to the City Code. *(Per City Fire Marshall, the site plan has been revised to show the removal of these added spaces.) Comments from Fire Marshall are included in the DRC web packet.*
6. Staff is concerned that based on the change to this site and other surround areas, that there could be some site issues for the entire shopping center (grease trap, drainage, parking, circulation, and trash dumpster location, etc...) that the Planning Commission should address prior to the DRC's review of any application for design modification to accommodate new uses or additional site modifications. *(Staff will continue to be concerned about this issue until a revised "as built" site plan for this shopping center has been submitted and is reviewed for compliance with previous approvals.)*
7. If approved, the applicant shall obtain a building permit from Shelby County Construction Code Enforcement Office prior to commencing work.

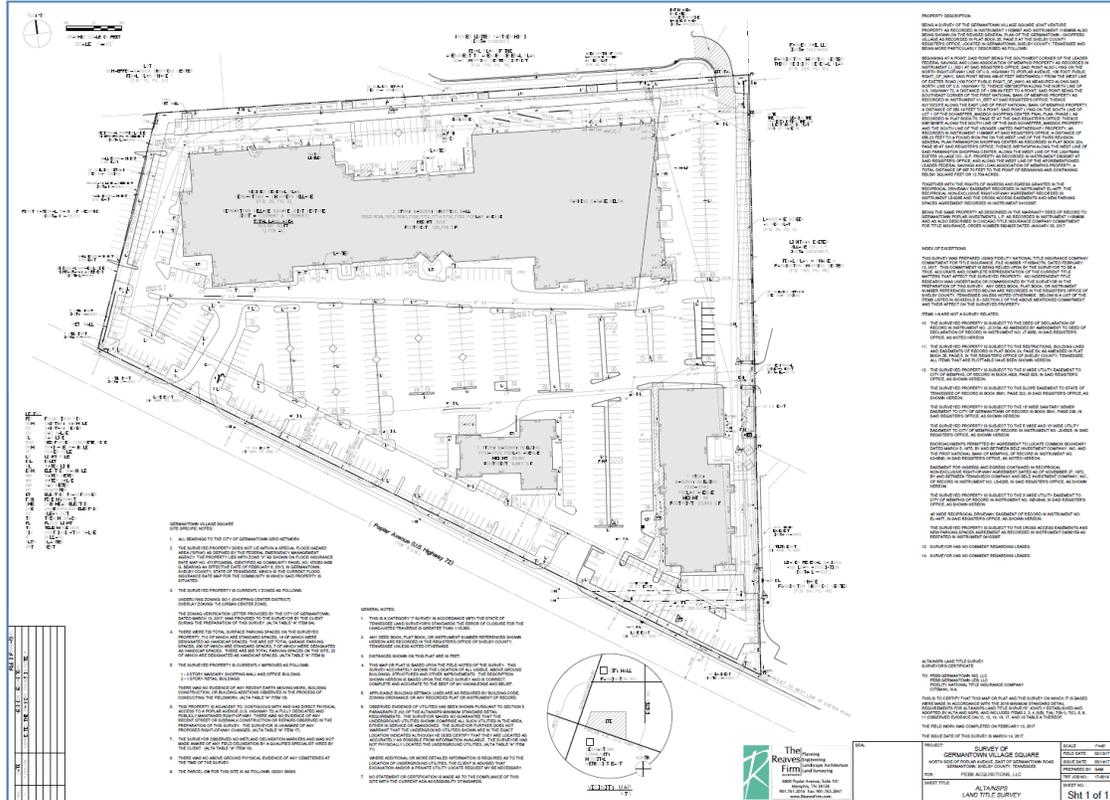
PROPOSED MOTION: To approve a Compactor Enclosure for Germantown Village Square Shopping Center, located at 7724 Poplar Ave., subject to the Board's discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.



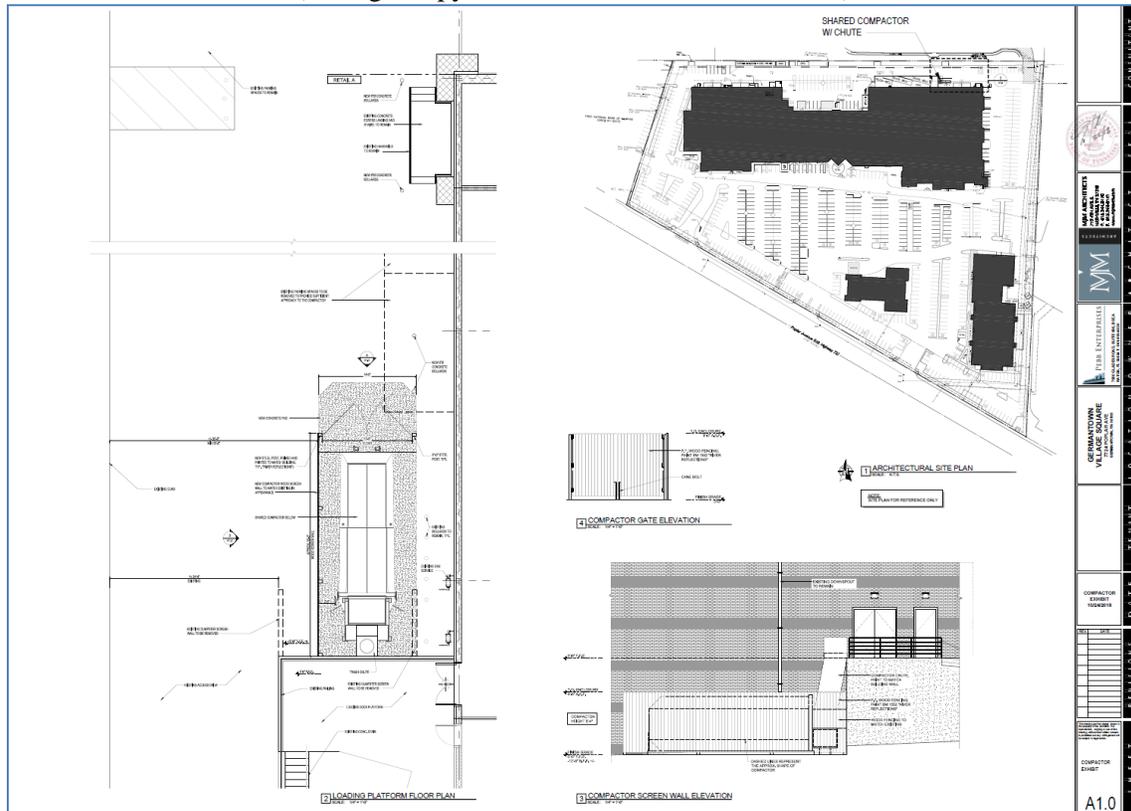
Photos: Existing Entrance (Eastern Side) at Rear of Building & Location of Proposed Compactor



SHOPPING CENTER LAND SURVEY, 2018 Update
 (Enlarge Copy of Plan included in Web Packet)



PROPOSED SITE PLAN MODIFICATION W/COMPACTOR ENCLOSURE
 (Enlarge Copy of Plan included in Web Packet)



PROPOSED COMPACTOR PROTOTYPE
(Enlarge Copy of Plan included in Web Packet)



265XP PRECISION SERIES
SELF-CONTAINED COMPACTOR

WASTEQUIP®

Introducing the first ever Precision Series self-contained compactor that's designed and engineered for performance

GUARDIAN CONTROL SYSTEM

- » Automatic maintenance tracking
- » Superior 24 volt controls and NEMA 4 rated enclosure

LARGEST ACCESS OPENING FOR MAINTENANCE / SERVICE

- » Easy to inspect and access cylinders and hoses

PRECISION GUIDED RAM

- » Glides smoothly above floor on UHMW guides
- » Ram penetrates 7" into container to minimize spring-back

LONGEST STANDARD WARRANTY

- » 5-year structural warranty

UL US

Patent Number 9,358,745



ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
GRAPHICS

Letter of Intent:

The scope of this project includes the removal of the existing (2) 8yd dumpster enclosure and dumpsters. It will be replaced with a shared compactor. A screen wall and gates will be provided, finishes will match existing and be painted to match the building wall. This remodel will also require the removal of (2) parallel parking spaces along the building rear and (2) new parking spaces will be provided opposite side of the drive lane. See plans for clarification.

MJM ARCHITECTS
712 4TH AVE S
NASHVILLE, TN 37210
615-224-8170
fax. 615-244-8141
www.mjmarsh.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 Final Plan Change in Use
(Site plan, building elevations, landscaping, lighting, etc...) (Complete "OG" Checklist)
(Circle which one above applies)

Wireless Transmission Facility Landscaping (only) Lighting (only)

Revision/amendment to an approved plan
Description of requested change: _____

Other; Explain Preliminary enlarged plan at rear of building.

Project Name: Germantown Village Square - Compactor

Project Address: 7724 Poplar Avenue, Germantown Village Square Center, Germantown, TN 38138

Previous Tenant: N/A

Applicant's Name & Title: Mark Kozevski - MJM Architects

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

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

Property Owner's Name & Title: 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 & Title: 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 & Title: N/A

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 dumpster enclosure to be removed and replaced with a compactor and screen wall. Screen wall
to match existing screen walls on site. Materials to be wood, painted to match the building. A chute from
the loading dock platform to the compactor will also be installed, painted to match the building.

All applicable parties shown below must sign the application:

Mark Kozevski - Project Manager

Print Name & Title of Applicant

PEBB Germantown IND, LLC c/o: Ian Weiner

PEBB Germantown LEB, LLC c/o: Ian Weiner

Print Name & Title of Property Owner

PEBB Enterprises c/o: Eric Hochman

Print Name & Title of Developer

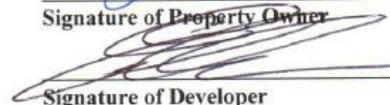
N/A

Print Name & Title 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 Planning Division - Department of Economic and 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.

Applicant Name & Title: Mark Kozevski - Project Manager
Address: 712 4th Ave S. Nashville, TN 37210
Signature of Applicant: 

Property Owner Name & Title: PEBB Germantown IND, LLC & PEBB Germantown LEB, LLC
Address: 7900 Glades Rd, Suite 600, Boca Raton, FL 33434
Signature of Property Owner: 

Lessee Name & Title: N/A
Address: _____
Signature of Lessee: _____

Developer Name & Title: PEBB Germantown IND, LLC & PEBB Germantown LEB, LLC
Address: 7900 Glades Rd, Suite 600, Boca Raton, FL 33434
Signature of Developer: 

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, Suite 600,</u> <u>Boca Raton, FL 33434</u>
<u>Bruce H. Weiner 2016 Trust II</u>	<u>7900 Glades Rd, Suite 600,</u> <u>Boca Raton, FL 33434</u>
<u>Bruce H. Weiner 2016 Trust I</u>	<u>7900 Glades Rd, Suite 600,</u> <u>Boca Raton, FL 33434</u>

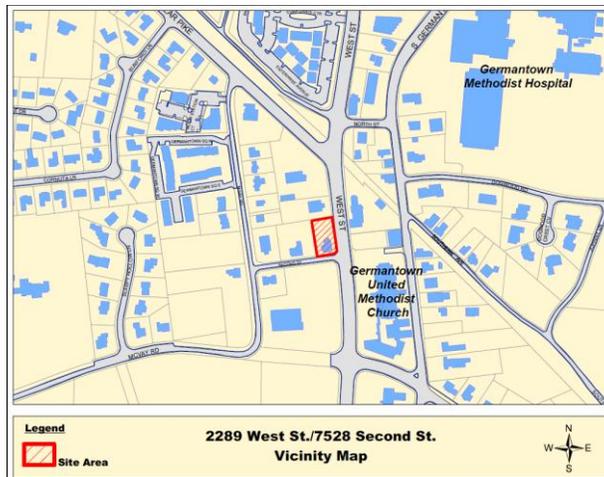
*See language in parenthesis above.

f. 2289 West Street/7528 Second St. – Approval of Building Modifications in Old Germantown (OG) (Case No. 18-844). Previously Known as Agenda Item No. 8

INTRODUCTION:

Case #:	18-844
Location:	2289 West St./7528 Second St.
Applicant/Owner:	John & Scarlette Lynn
Current Zoning District:	“OG” Old Germantown
Description of Request:	Approval of a Building Modification

*Refer to the Disclosure Form attached for more information



DRC SUBCOMMITTEE REPORT: The DRC Subcommittee meet on November 8, 2018, and requested that the applicant revise the façade improvement request an alternative to vinyl siding.

BACKGROUND: Per the Shelby County Assessor of Property records, the structure was built in 1910 and is 1700 sq. ft. Per the property owner, the building has two tenant spaces (each addressed on different streets). Over the years, various tenants of different uses have occupied the building, including the Wild Bird House, a real estate office, Scarlett Lee’s Antiques, a day care, We 3 Kings and Original Ink.

DISCUSSION: This request is for approval of a building modification. The original request consisted of covering the existing wood siding with vinyl siding, as well as wrapping all wood trim with the vinyl siding, to upgrade the outside of the building. The DRC requested that the applicant present an alternative to the vinyl siding, as wood is the preferred exterior building material for the Old Germantown (OG) zoning district.

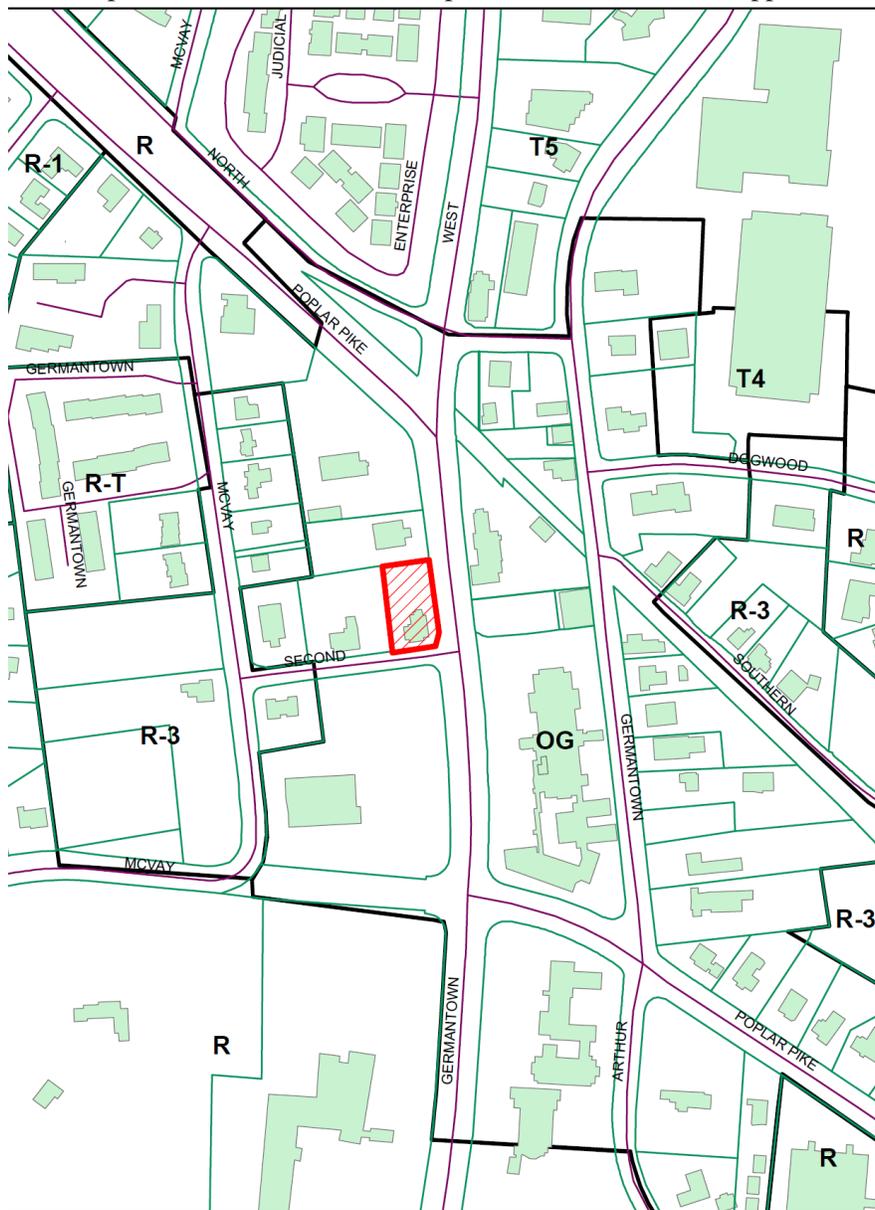
The applicant has revised the request to repaint the building ultra white, to match the approved paint color of the White Chapel (2216 S. Germantown Rd.), next to the Methodist Le Bonheur Hospital. (On January 27, 2015, the DRC approved building modifications to the White Chapel, including the exterior white paint, to match other traditionally historic churches.) The trim and railings would be painted the same color. The brick wainscoting and shutters on the building as well as the existing landscaping, exterior lighting and parking lot layout are all to remain the same.

STAFF COMMENTS:

1. The exterior building, including all trim and railings, would be painted Valspar Ultra White (7006-24).

2. Per Section 3.8 of the Design Review Manual, “Special Requirements for the Old Germantown (OG) District,” “materials used should be predominantly wood, with siding mounted horizontally.”
3. Any signage would require separate review and approval by the Design Review Commission.
4. If approved, the applicant shall obtain all required building permits from Shelby County Construction Code Enforcement Office prior to commencing work.

PROPOSED MOTION: To a building modification (exterior painting) for a structure located at 2289 West St./7528 Second St., in Old Germantown, subject to the Board’s discussion, staff comments, and conditions in the staff report, and the documents and plans submitted with the application.

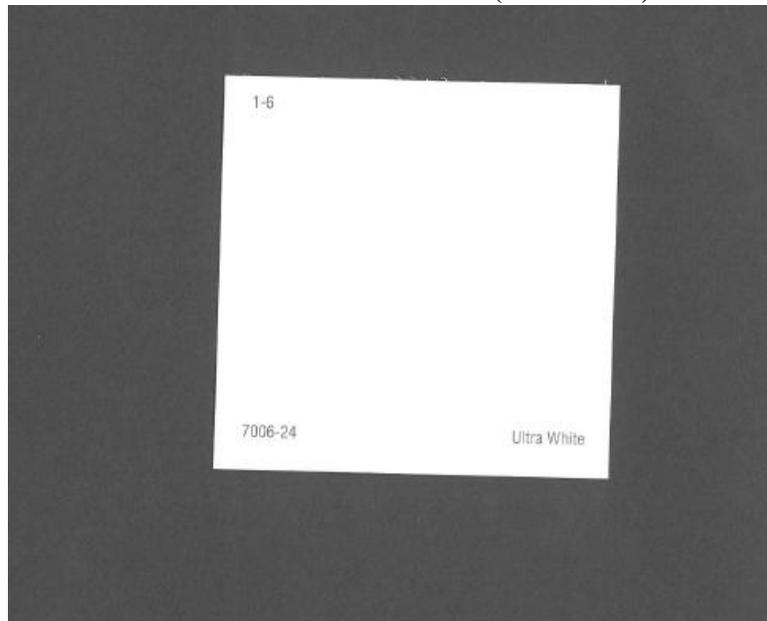


ZONING MAP

EXISTING BUILDING (see photos in agenda packet for details)



PROPOSED PAINT COLOR (Ultra White)





Clayton Howard (Easley Contractors)

3136 Summer Ave. Memphis Tn. 38112 | 901-483-9848 |
c.howard@msn.com

10/23/2018

City Of Germantown
OG Development
1930 South Germantown Rd.
Germantown Tn. 38138

Dear Design Review Commission

1. Applying for approval to paint exterior of building 2289 West Street in Germantown. Property is located at the corner of 2nd and West. Existing wood caulked and prep for paint. See attached paint colors.
2. Existing porch columns, rails, doors, walk ways ect. will remain the same. See attached trim paint color.

Clayton Howard

Easley Contractors
3136 Summer Avenue
Memphis, TN 38112
(901) 452-0681 office
(901) 452-0220 fax
(901)483-9848 mobile

Specializing in insurance repairs, and remodeling.





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

RECEIVED

OCT 24 2018

CITY OF GERMANTOWN

Specific Approval Requested:

Preliminary Plan Final Plan Change in Use
(Site plan, building elevations, landscaping, lighting, etc...) (Complete "OG" Checklist)
(Circle which one above applies)

Wireless Transmission Facility Landscaping (only) Lighting (only)

Revision/amendment to an approved plan
Description of requested change: _____

Other; Explain Change exterior to vinyl siding.

Project Name: 2289 West Street

Project Address: 2289 West Street Germantown Tn. 38138

Previous Tenant: N/A

Applicant's Name & Title: John & Scarlett Lynn

Mailing Address: 2645 Fox Hill Cir. E. G'town, TN. 38139

Email Address: twobizzybeez@yahoo.com Telephone: _____

Property Owner's Name & Title: John & Scarlett Lynn

Mailing Address: _____

Email Address: _____ Telephone: _____

Developer's Name & Title: N/A

Mailing Address: _____

Email Address: _____ Telephone: _____

Lessee's Name & Title: N/A

Mailing Address: _____

Email Address: _____ Telephone: _____

DRC Project Review Application
Page 2

Zoning District where project is to be located: _____

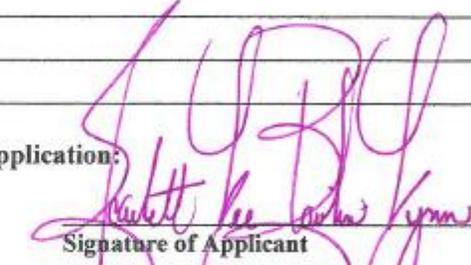
Describe project item(s) to be reviewed: (please attach additional sheets or letter of description if needed)

Siding

All applicable parties shown below must sign the application:

Scarlett Lee Dowlin-Wynn President

Print Name & Title of Applicant



Signature of Applicant

SAME

Print Name & Title of Property Owner



Signature of Property Owner

"

Print Name & Title of Developer

"

Signature of Developer

"

Print Name & Title of Lessee

"

Signature of Lessee

By these signatures, we attest that all of the required information associated with this application has been submitted to the Planning Division - Department of Economic and 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:

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 Name & Title: Scarlett Rose Poplin-Lynn President
Address: 2645 Fox Hill Circle E. Germantown, TN. 38139
Signature of Applicant: [Signature]

Property Owner Name & Title: _____
Address: _____
Signature of Property Owner: [Signature]

Lessee Name & Title: _____
Address: _____
Signature of Lessee: _____

Developer Name & Title: _____
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. Burger Fi – 7708 Poplar Ave. (Germantown Village Square) – Approval of a Storefront/Site Modification (Case No. 18-843). Previously Known as Agenda Item No. 7

INTRODUCTION:

Case Number: 18-843

Location: 7708 Poplar Ave. (Germantown Village Square Shopping Center)

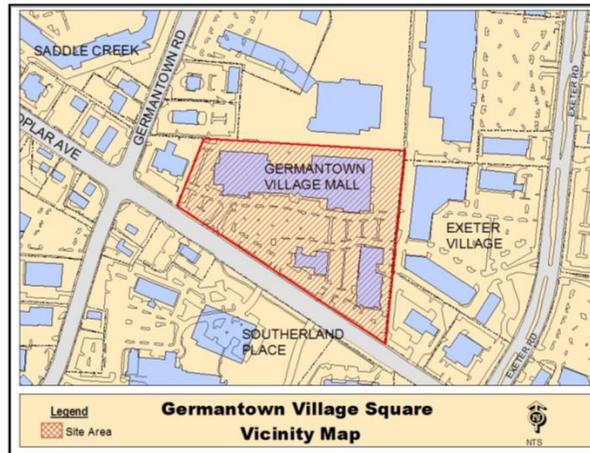
Owner: PEBB Enterprises – Evan Rosenblatt

Tenant:: MMBB Holdings, LLC (Burger Fi) – David Rodriguez

Applicant/Representative Name: MJM Architects – Mark Kozevski, Agent

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

Description of Request: Approval of Storefront Modification (Outdoor Patio, Rear Service Door, Grease Trap & Dumpster Enclosure)
*Refer to the Disclosure Form attached for more information



DRC SUBCOMMITTEE REPORT: The DRC Subcommittee met on November 8, 2018, and recommended the applicant revise the site drawings to provide additional details on the landscaping in the existing sidewalk planters, the relocation of the required grease trap, revised southern façade elevation, and a trip generation/traffic analysis. The applicant has complied with DRC recommendations, which are shown on revised documents and plans included in the DRC web packet.

BACKGROUND: Germantown Village Square is currently under new ownership. On May 24, 2018, the center received approval from the Design Review Commission of a two-phase renovation project for the property: 1) painting the entire shopping center (outbuildings included) with a new color scheme; and 2) building modification to make the center’s façade appear more uniform (including removal of a tower element and the addition of stairs and railing). On July 24, 2018, the DRC approved a request from a new tenant (Staks Pancake House) in the shopping center that included 3 changes to the exterior of the building: 1) a storefront modification to add one (1) new exterior door that will match the existing storefront; 2) addition of an exterior cooler at the back of the building; 3) a new outdoor seating area (patio) at the front of the building.

DISCUSSION: The current request is for a new tenant (Burger Fi Restaurant) within a portion of the outbuilding that used to house the Bank of Bartlett. The proposal is as follows: 1) a storefront

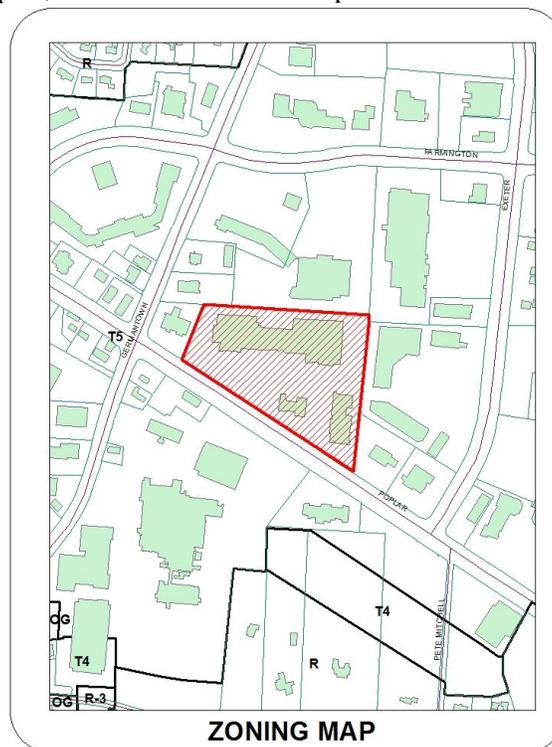
modification to add a new outdoor seating area (patio) on the western side of the building, 2) to add a new rear entry service door; 3) to add a new grease trap, 4) to modify the existing dumpster enclosure. The applicant has provided a letter of intent (see p. 8 of staff report) as well as the plans and documents with the agenda packet, including revisions as requested by the DRC subcommittee.

STAFF COMMENTS: *(Staff updated comments on the revised drawing and documentation submitted per the DRC recommendation are shown below in BOLD italic text)*

1. As part of the staff report at the July 24th DRC's review of the modifications requested for Staks Pancake House, staff recommended the following: "Prior to requesting approval of any additional tenant or site modifications at Germantown Village Square shopping center, the property management shall present ECD staff with an overall redevelopment plan of the shopping center, which includes any site plan revisions, a current and future parking layout, and circulation plan." To date, the applicant has not complied with this recommendation but continue to submit applications (both signs and building/site modifications) for changes to this center in a piecemeal fashion. *(The DRC subcommittee requested that the applicant comply with this recommendation but did not indicate a time frame for them to do so. As of the writing of this report update, the staff has not received a revised "as built" site plan for this shopping center.)*
2. This DRC application is one of four on this month's DRCsc agenda requesting changes at Germantown Village Square Shopping Center that includes one application for site modification (Compactor Enclosure), one application for storefront modification (Patio/Rear Service Door/Grease Trap Addition & Dumpster Enclosure Modification) and two for tenant signage (five Below & Staks).
3. Current Request - Storefront modification: The applicant is proposing to remove two landscape beds along the west side of the building and add an outdoor patio area and to add a new rear service door on the north side of the building near an existing dumpster enclosure. The existing drive-thru window and southern and western storefront entrances are to remain as is to be used by the new tenant.
 - a. **Patio:** The applicant has provided cut sheets (see documents in web packet) for the patio furniture along with material samples. The Patio furniture includes tables, chairs, benches, and umbrellas. *(No Change.)*
 - b. **Service Door:** Other than a note stating that the service door will be painted the same color as the building, specific information on the service door and building lighting as shown on the plans have not been provided with this application. Recommend that the applicant provide more detail information prior to the DRC consideration of this request. *(No Change.)*
 - c. **Southern Elevation:** The design plan shows that there will be no entrances from the Poplar side of the building. However, the building elevation for the southern façade does show an entrance. The design plan should be revised to show the correct information. *(This issue has been satisfactorily revised on the newly submitted drawings.)*
 - d. **Grease Trap:** *The revised drawings reflect the relocation of the new grease trap to a more appropriate location as recommended by staff.*
 - e. **Dumpster Enclosure:** *The drawing has been revised to illustrate the modification of the existing dumpster enclosure configuration to allow a second dumpster to be added within the area.*
 - f. **Existing Landscape Planters:** *Per the recommendation of the DRC, the applicant has revised the drawing to provide additional details on the landscaping in the existing sidewalk planters to remain on site.*

4. The Planning Division has discussed this change of use with the City Engineer and it was determined that prior to the DRC consideration of this application, that the applicant should be required to provide a traffic analysis to assess the impact of the change of use for this outbuilding from a bank to a restaurant with a pick-up window. *(The applicant's engineer has submitted the requested information. It has been reviewed by the City Engineering Department and their comments along with the submitted traffic analysis are included with web packet. Staff is still concerned about this issue.)*
5. Staff is concerned that based on the change to this site and other surround areas, that there could be some site issues for the entire shopping center (new grease trap locations, increased drainage, parking count analysis, circulation plan, and trash dumpster location, etc...) that the Planning Commission should address prior to the DRC's review of any new application for design modification to accommodate new uses. *(Staff will continue to be concerned about this issue until a revised "as built" site plan for this shopping center has been submitted and is reviewed for compliance with previous approvals.)*
6. A site visit reflected that there is only one trash dumpster enclosure for this outbuilding which is being used exclusively by McAlister's. The site plan for this new restaurant doesn't reflect how trash will be handled for this business nor does there appear to be sufficient room behind the building to add a new dumpster location with some site changes. *(The applicant has addressed this concern on the revised site drawings.)*
7. Any signage shall be approved by a separate application.
8. If approved, the applicant shall obtain building permits from Shelby County Construction Code Enforcement Office prior to commencing work.

PROPOSED MOTION: To approve a Storefront Modification to include the addition of an outdoor patio, rear service door, grease trap & a modified dumpster enclosure) for Burger Fi, located at 7708 Poplar Ave. in Germantown Village Square Shopping Center, subject to the Board's discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.



HOME » POLYWOOD® MOD 36" X 73" DINING TABLE



HOME » POLYWOOD® MOD BENCH



PROPOSED PATIO UMBRELLAS
(Enlarge Copy of Plan included in Web Packet)

bay master™ aluminum classic

promotional parasols

The Bay Master series of parasols with marine-grade aluminum struts is our most durable promotional parasol collection. Intended for most commercial settings, this parasol features an extremely durable and rigid aluminum strut system. Proven in high traffic areas, ocean-front installations and exposed street-side locations, the Bay Master Classic with Aluminum Struts is guaranteed to endure most types of weather conditions.





ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
GRAPHICS

Letter of Intent:

The scope of this project is limited to the removal of two small landscape beds to allow sufficient room for an outdoor seating area and a new service door near the dumpster enclosure. Existing paint colors will remain and have been previously reviewed and approved by the DRC. Existing sidewalk extents and parking spaces remain as-is. Building signage is for reference only. Tenant will submit for sign approval at another time.

MJM ARCHITECTS
712 4TH AVE S
NASHVILLE, TN 37210
615-224-8170
fax. 615-244-8141
www.mjmach.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 Final Plan Change in Use
(Site plan, building elevations, landscaping, lighting, etc...) (Complete "OG" Checklist)
(Circle which one above applies)
- Wireless Transmission Facility Landscaping (only) Lighting (only)
- Revision/amendment to an approved plan
Description of requested change: _____
- Other; Explain _____

Project Name: Germantown, TN - BurgerFi

Project Address: 7708 Poplar Avenue, Germantown Village Square Center, Germantown, TN 38138

Previous Tenant: Bank of Bartlett

Applicant's Name & Title: Mark Kozevski - MJM Architects

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

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

Property Owner's Name & Title: 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 & Title: 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 & Title: MMBB Holdings LLC

Mailing Address: 141 Rojay Dr, Lexington, KY 40503

Email Address: Davidr@mvpzandme.com Telephone: 662-776-9068

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 facade to remain. Two small landscape beds to be removed to allow sufficient space for outdoor seating. New outdoor seating area and new service door near dumpster enclosure.

Existing dumpster enclosure to be modified to accommodate a second dumpster, (two total dumpsters). New dumpster enclosure to mimic the original in appearance, painted "River Reflections." Grease trap added in drive lane south of site.

All applicable parties shown below must sign the application:

Mark Kozevski - Project Manager

Print Name & Title of Applicant
PEBB Germantown IND, LLC c/o: Ian Weiner
PEBB Germantown LEB, LLC c/o: Ian Weiner
Print Name & Title of Property Owner

PEBB Enterprises c/o: Eric Hochman

Print Name & Title of Developer

David Rodriguez

Print Name & Title of Lessee

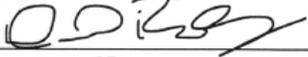


Signature of Applicant

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 Planning Division - Department of Economic and 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.

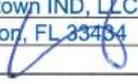
DRC Project Review Application
Page 3

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.

Applicant Name & Title: Mark Kozevski - Project Manager
Address: 712 4th Ave S, Nashville, TN 37210
Signature of Applicant: 

Property Owner Name & Title: PEBB Germantown IND, LLC & PEBB Germantown LEB, LLC
Address: 7900 Glades Rd, Suite 600, Boca Raton, FL 33434
Signature of Property Owner: 

Lessee Name & Title: MMBB Holdings LLC
Address: 141 Rojay Dr, Lexington, KY 40503
Signature of Lessee: 

Developer Name & Title: PEBB Germantown IND, LLC & PEBB Germantown LEB, LLC
Address: 7900 Glades Rd, Suite 600, Boca Raton, FL 33434
Signature of Developer: 

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, Suite 600,</u> <u>Boca Raton, FL 33434</u>
<u>Bruce H. Weiner 2016 Trust II</u>	<u>7900 Glades Rd, Suite 600,</u> <u>Boca Raton, FL 33434</u>
<u>Bruce H. Weiner 2016 Trust I</u>	<u>7900 Glades Rd, Suite 600,</u> <u>Boca Raton, FL 33434</u>

*See language in parenthesis above.

DISCUSSION:

Mr. Evan Rosenblatt w/Pebb Enterprises is the owner(s) of the Germantown Village Square Shopping Center. He explained they were not ignoring staffs requests and promises to get the parking back to what they were presently. After giving specific direction to the paving company, they realized later that the company did not complete the project as expected. In order to meet the lease dates for Burger Fi, they would need to have the building permit by January 2019.

Chairman Bruns explained all staff is asking is for the exact parking count of what presently exists. Although there may be a discrepancy in the building square footage and the parking garage that is included, give staff those details in a report so they can make the proper decision. Also instructed him to determine exactly what they have and fill out the proper applications so this project can be moved along in a timely manner.

After much discussion Chairman Bruns called for a motion.

Mr. Sherman moved to approve the storefront modifications which includes the addition of an outdoor patio, rear service door, grease trap and a modified dumpster enclosure for Burger Fi, located at 7708 Poplar Ave. in the Germantown Village Square Center, subject to the commissions discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application, seconded by Mr. Schmidt, with no further comments or discussions.

Alderman Owens requested the motion be amended to say subject to the required documentation being submitted, to move forward to the Board of Zoning Appeals for a variance or satisfy the Zoning Ordinance requirements. Mr. Sherman accepted the amendment.

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

MOTION PASSED

OLD BUSINESS: The Chairman asked if there was any old business. There was none.

NEW BUSINESS: Chairman Bruns recognized two members that would not be returning next year and thanked them for their many years of service.

ADJOURNMENT

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