

DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, April 23, 2019
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 April 23, 2019.

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. Christopher Schmidt, Vice-Chairman; Ms. Patricia Sherman; Mr. Brian White; Mr. Tim Gibson; and Alderman Forest Owens

DEVELOPMENT STAFF PRESENT:

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

3. Approval of Minutes for March 26, 2019

Mr. Schmidt moved to approve the Design Review Commission minutes of March 26, 2019, seconded by Mr. White, with no further comments or discussions.

ROLL CALL: Alderman Owens – Yes; Ms. Sherman – Yes; Mr. Schmidt – Yes; Mr. Gibson – Yes; Mr. White – Yes; and Chairman Bruns – Yes.

MOTION PASSED

4. CONSENT AGENDA

- a. Focus Sleep Centers – 7796 Wolf Trail Cove #202 – Approval of a Wall Sign (Case No. 19-923).
Frank Balton Signs – Chris Haskins - Representative

During Executive Session the following items were placed on the Consent Agenda:

- b. results PT – 7730 Poplar Ave., Ste 2 (Germantown Village Square) – Approval of a Wall Sign (Case No. 19-924) Previously Known as Agenda Item No. 5A.
Results Physiotherapy – Brandyn Alsbrooks – Applicant/Tenant
- c. Southern Social – 2285 s. Germantown Rd. (Old Germantown) – Approval of Patio Improvements (Furniture, Awning and Lighting) (Case No. 1-624) Previously Known as Agenda Item No. 5B.
Germantown Holdings, LLC – Tom Powers, Member - Applicant

The Chairman stated he would like to remind 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 determines further discussion or presentation of an item is not necessary. He stated if there was anyone in the audience that would like an item pulled, please request so at this time, and in seeing none, he asked for a motion.

Mr. White made a motion to approve the Consent Agenda as discussed and seconded by Mr. Schmidt, with the following conditions of approval:

- Item 4b – results PT: Option 1 was selected for approval.
- Item 4c – Southern Social: The Fire Marshal’s office will need to be sure the applicant is in compliance with the patio.

ROLL CALL: Ms. Sherman – Yes; Mr. Gibson – Yes; Alderman Owens – Yes; Mr. White – Yes; Mr. Schmidt – Yes; and Chairman Bruns - Yes

MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

- a. Focus Sleep Centers – 7796 Wolf Trail Cove #202 – Approval of a Wall Sign (Case No. 19-923).

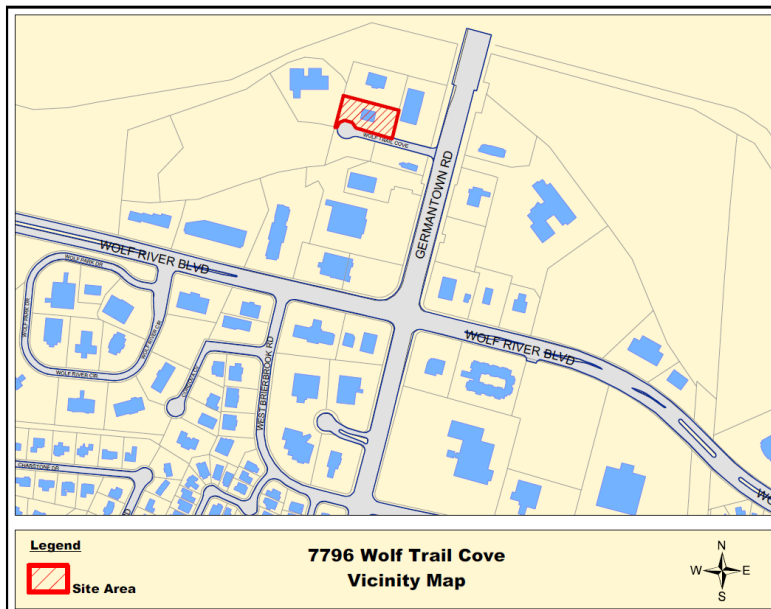
STAFF PLANNER:

Sarah Goralewski, Senior Planner

INTRODUCTION:

Project Name:	Focus sleep centers
Case Number:	19-923
Location:	7796 Wolf Trail Cove #202
Owner Name:	MHFY, LLC – Shallu Garg
Applicant/Tenant Name:	Focus Health Management, LLC – Dustin Smith
Current Zoning District:	“C-2” General Commercial
Description of Request:	Approval of a Tenant-Identification Wall Sign

*Refer to the Disclosure Form attached for more information





DRC SUBCOMMITTEE REPORT: The DRC Subcommittee met on April 11, 2019 and recommended that this item be placed on the consent agenda.

BACKGROUND: The subject property is part of the Blair James Commercial Subdivision and the building was constructed in 2009. There is no approved sign concept or sign policy for the medical buildings located in this commercial subdivision. Wolf Trail Medical Partners is the first-floor tenant in the building. There is no existing exterior signage on the building for any of the tenants. Focus sleep centers has another location in the Shops of RiverCenter with existing signage the same as the proposed signage.

DISCUSSION: The current request is from a new second floor tenant, Focus Sleep centers, who is requesting a wall sign with a corporate logo. (The first-floor tenant does not have any signage.)

WALL SIGN

Location & Height:	Sign to be mounted on the exterior façade at the top of the building (28 ft. from grade)
Total Sign Area:	33.39 sq. ft.
Content:	 Focus sleep centers
Colors & Materials:	Color: Letters = Black Matte Background = Building Façade Logo = Various shades of blue (with a matte finish) Materials: Letters = Aluminum
Font:	Tahoma
Letter Height:	12" -21"
Logo:	
Logo Size:	1.66 sq.ft.
Mounting Structure:	Aluminum stud mounting on storefront façade
Lighting:	White LED (back-lit reverse channel letters)

STAFF COMMENTS:

1. Per Sec. 14-34(c)(1) of the City of Germantown Sign Ordinance: “Wall signs shall have a maximum total sign area of 75 square feet, or one square foot for each linear foot of building wall or lease space on which the sign is erected, whichever results in the smaller sign area.” The total allowable sign area is 58.5 sq. ft. (based on the linear footage of the entrance building wall of the tenant space). The proposed wall sign is 33.39 sq.ft., which complies with the Sign Ordinance.
2. 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, and shall be considered by the DRC for approval. The maximum allowable logo area for this particular tenant would be 5.85 sq. ft. The proposed logo is 1.66 sq. ft., which complies with the Sign Ordinance.
3. The building at 7800 Wolf Trail Cove, also part of the Blair James Commercial Subdivision, mirrors the building in which Focus Sleep Centers is located. The primary tenant at 7800 Wolf Trail Cove, Women’s Health Specialists, has two tenant-identification wall signs on the east building elevation. The second wall sign, located at the top of building (in a similar location as the proposed wall sign for Focus Sleep Centers), was approved with a variance by the DRC in 2006.

- 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 new tenant identification wall sign (33.39 sq.ft.) for Focus sleep centers at 7796 Wolf Trail Cove #202, subject to the Commission's discussion, staff comments in the staff report, and the documents and plans submitted with the application.

FRONT ELEVATION

58'-6" FRONTAGE

Focus sleep centers

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

Property Owner / Landlord Approval: _____
 Shopping Center Name: _____
 Date of Approval: 3/20/19

EXISTING

CLIENT Focus Sleep Centers
 LOCATION 7796 Wolf Trail Cv, Germantown 38138
 DATE 2/18/19 SALES PB FILE FOCUS SLEEP2

CLIENT APPROVAL _____ DATE _____
 channel letters • neon • illuminated awnings • shopping centers • industrial complexes

Frank Balton & Co.
Electric Signs
SIX GENERATION FAMILY BUSINESS

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

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

SIDE ELEVATION

229"

Focus sleep centers

TOTAL SQ/FT = 33.39

PMS 2975 → ← PMS 298
 PMS 2718 → ← PMS 2736

21" O.A.H.
 16" logo
 12" F

16" 15" LOGO IS 1.66 SQ/FT

61"
 12" **Focus**
 53" **sleep**
 21" **centers**
 14" **centers**

2"

- 063 PERFORMED ALUM. RETURNS PAINTED BLACK
- 1/25 ALUMINUM FACES PAINTED BLACK
- LOGO PAINTED TO MATCH PANTONE 2975, 298, 2736, 2718
- 3/16" POLYCARBONATE
- L.E.D. ILLUMINATION STRIPS 7000 WHITE
- MOUNTING HARDWARE PER WALL LOCATIONS
- L.E.D. POWER CABLE
- L.E.D. POWER SUPPLY (REMOTE MOUNTED)
- 1/4" ALL THREAD SUPPORT RODS

Property Owner / Landlord Approval: _____
 Shopping Center Name: _____
 Date of Approval: _____

CLIENT Focus Sleep Centers
 LOCATION 7796 Wolf Trail Cv, Germantown 38138
 DATE 2/18/19 SALES PB FILE FOCUS SLEEP spec

CLIENT APPROVAL _____ DATE _____
 channel letters • neon • illuminated awnings • shopping centers • industrial complexes

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CITY OF GERMANTOWN TENNESSEE

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

DATE RECEIVED: _____
RECEIVED BY: _____

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: Focus Sleep Centers Phone No: 731-445-1852
2. Sign Owner's/Tenant's Address: 7796 Wolf Trail Cove #202 Email Address: dustin.smith@focushealthmgmt.com
3. Sign Location Address and Name of Shopping Center: 7796 Wolf Trail Cove #202 (not in a shopping center)
4. Zoning District: Commercial ; Residential _____; Old Germantown _____; Office _____.
5. Sign will be mounted on: Wall ; Ground _____.
6. Type Sign: Tenant Identification _____ Project Identification
 Building Identification _____ Traffic Directional
 Exterior Directory _____ Subdivision Identification
 Service Station Sign _____ Other (If other, explain on separate page)
7. Number of Sign Faces: One ; Two _____.
8. Linear feet of building frontage occupied by business where sign will be located: 58'-6" feet.
Size of tenant space: 5,000 square feet
9. Size of Sign: Width: 19 feet 2 inches; Height: 1 feet 9 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 33.39.
10. Height of sign at its highest point above the surrounding grade: 28 feet 0 inches.
11. Size of Letters: 1) Height 12" Width 61" Font: FOCUS (TAHOMA)
2) Height 21" Width 53" Font: sleep (TAHOMA)
3) Height 14" Width 77" Font: centers (TAHOMA)
12. Colors: Letters: Black **SUBMIT COLOR SAMPLES**
Background: Black **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).
58 Feet 0 Inches Name of Street: Wolf Trail Cove
____ 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).
58 Feet 0 Inches Name of Street: Wolf Trail Cove
____ Feet ____ Inches Name of Street: _____
16. Sign Content (words, letters, logos): Focus Sleep Centers with logo
17. Size of logo: Horizontal 1 feet 3 inches; Vertical 1 feet 4 inches.
18. Sign Materials: Letters Aluminum; Sign Face Aluminum
Mounting Structure (type and materials): Brick - allthread (concealed and painted to match the building)
19. Sign Illumination, if applicable (type, location and wattage): 7000 White LED's / 120 volts / 5 amps
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: _____

All applicable parties shown below must sign the application:

Name & Title of Applicant (please print) Frank Balton Sign Co - Chris Haskins
Address: 5385 Pleasant View Rd Memphis, TN 38134
Phone No: 901-388-1212 Email Address: haskins@fbalton.com
Applicant Signature: _____

Name & Title of Property Owner/Landlord (please print) MHFY, LLC / Shallu Garg
Address: 252 N. Mendenhall Rd. Memphis, TN 38117
Phone No: 901-517-7072 Email Address: shellyg.tn@gmail.com
Property Owner/Landlord Signature: _____

Name & Title of Tenant/Sign Owner (please print) Focus Health Management, LLC - Dustin Smith
Address: 7796 Wolf Trail Cove #202
Phone No: 731-445-1852 Email Address: dustin.smith@focushealthmgmt.com
Tenant/Sign Owner Signature: _____

Name of Sign Erecting Company Same as Applicant
Address: _____
Phone No: _____ Email Address: _____

****NO EMAIL APPLICATIONS WILL BE ACCEPTED. IN PERSON OR MAIL ONLY.****

.....
Please Note: Following approval of your sign application from the City of Germantown, a sign permit must be obtained from Shelby County Construction Code Enforcement for the installation of all approved sign(s) on the subject property. SCCCE may be contacted at 901-222-8374.

.....
FOR APPROVING AUTHORITY ONLY

- APPROVED COMMENTS: _____
- DISAPPROVED

Date Signature Title

DISCLOSURE OF OWNERSHIP INTERESTS

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

1. **For Profit Entities.** If the owner of the land which is the subject of this Application (including all owners, lessees and developers) is a for-profit entity, i.e. individual, sole proprietor, general partnership, limited partnership, corporation, limited liability company, R.E.I.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner. (If another business entity owns 10% or more of the ownership interests in the Owner, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Name & Title of Applicant: Frank Balton Sign Co - Chris Haskins
Address: 5385 Pleasant View Rd Memphis, TN 38134
Signature of Applicant: _____

Name & Title of Property Owner/Landlord: MHFY, LLC / Shallu Garg
Address: 252 N. Mendenhall Rd. Memphis, TN 38117
Signature of Property Owner/Landlord: _____

Name & Title Tenant/Lessee: Focus Health Management, LLC - Dustin Smith
Address: 7796 Wolf Trail Cove #202
Signature of Tenant/Lessee: _____

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

Name	Business or Home Address
<u>MHFY, LLC</u>	<u>7796 Wolf Trail Cove</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*See language in parenthesis above.

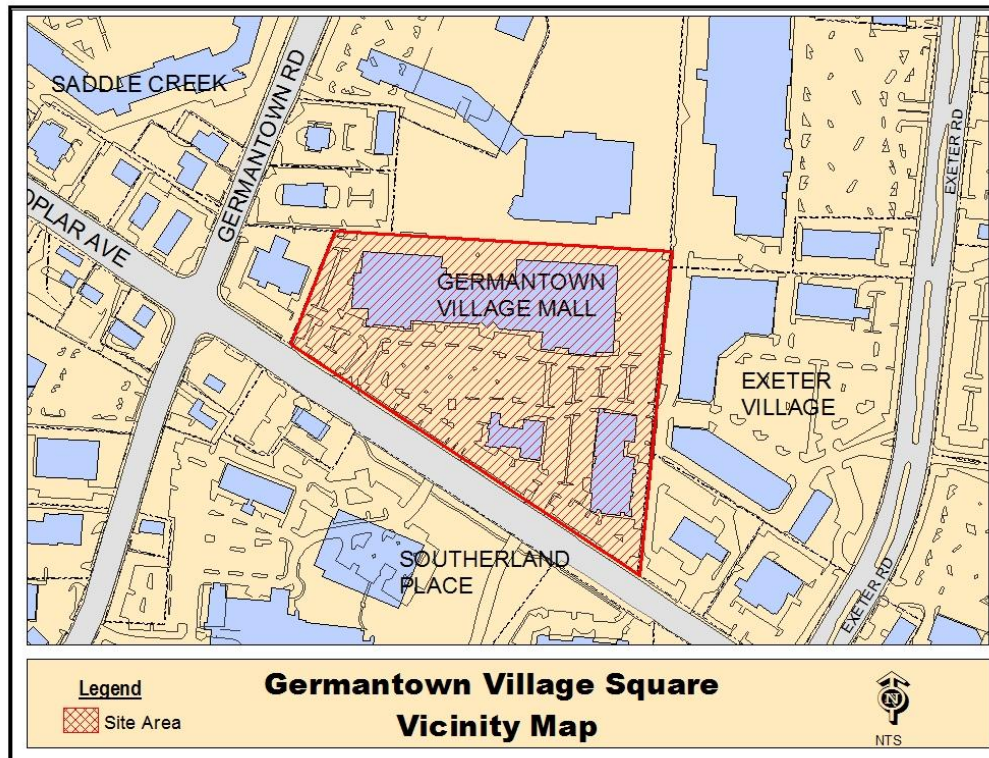
- b. results PT – 7730 Poplar Ave., Ste 2 (Germantown Village Square) – Approval of a Wall Sign (Case No. 19-924) Previously Known as Agenda Item No. 5A.

STAFF PLANNER: Sarah Goralewski, Senior Planner

INTRODUCTION:

Project Name:	results PT
Case Number:	19-924
Location:	7730 Poplar Ave., Ste. 2 (Germantown Village Square)
Owner Name:	PEBB Enterprises, LLC – Evan Rosenblatt
Applicant/Tenant Name:	Results Physiotherapy – Brandyn Alsbrooks
Current Zoning District:	“T5” Urban Center (utilizing the underlying SC-1 Zoning District)
Description of Request:	Approval of a Wall Sign

*Refer to the Disclosure Form attached for more information







DRC SUBCOMMITTEE REPORT: The DRC Subcommittee met on April 11, 2019, and recommended that the applicant revise the proposed sign drawing to address the following: 1) no digital overlay/sticker on the logo face, rather it should be a painted, aluminum channel construction like the lettering; 2) present two options for the painted logo: a) corporate colors of orange and blue; and b) solid black. The applicant confirmed that it would be challenging to paint the logo with the proposed gradient orange and blue.

Thus, the logo would have to be solid blue and orange, if it is to be painted. Various corporate locations have the gradient orange and blue for the logo, while others have solid orange and blue.

BACKGROUND: On May 24, 2018, Germantown Village Square Shopping Center received approval from the Design Review Commission (DRC) of a two-phase renovation project on 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 a 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 a revised sign policy for the shopping center. On November 27, 2018, the DRC approved a request for changes to accommodate another new tenant (Burger Fi) that included the following: 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 DRC also approved a new compactor enclosure at the rear of the building to replace an existing dumpster enclosure on November 27, 2018; and on January 14, 2019, staff administratively approved the addition of HVAC Conduit Lines on the rear building façade. On February 26, 2019, the DRC approved rear building modifications, behind Five Below.

DISCUSSION: The current request is from a new tenant in the shopping center, results PT, who is requesting a wall sign with a corporate logo. While logos of regional or national chains may be approved administratively by staff of the Economic and Community Development Department, per the shopping center sign policy, the colors of the proposed logo do not comply with the recently approved sign policy. Additionally, the logo depicts two hands. (Human forms in signage require DRC approval.)

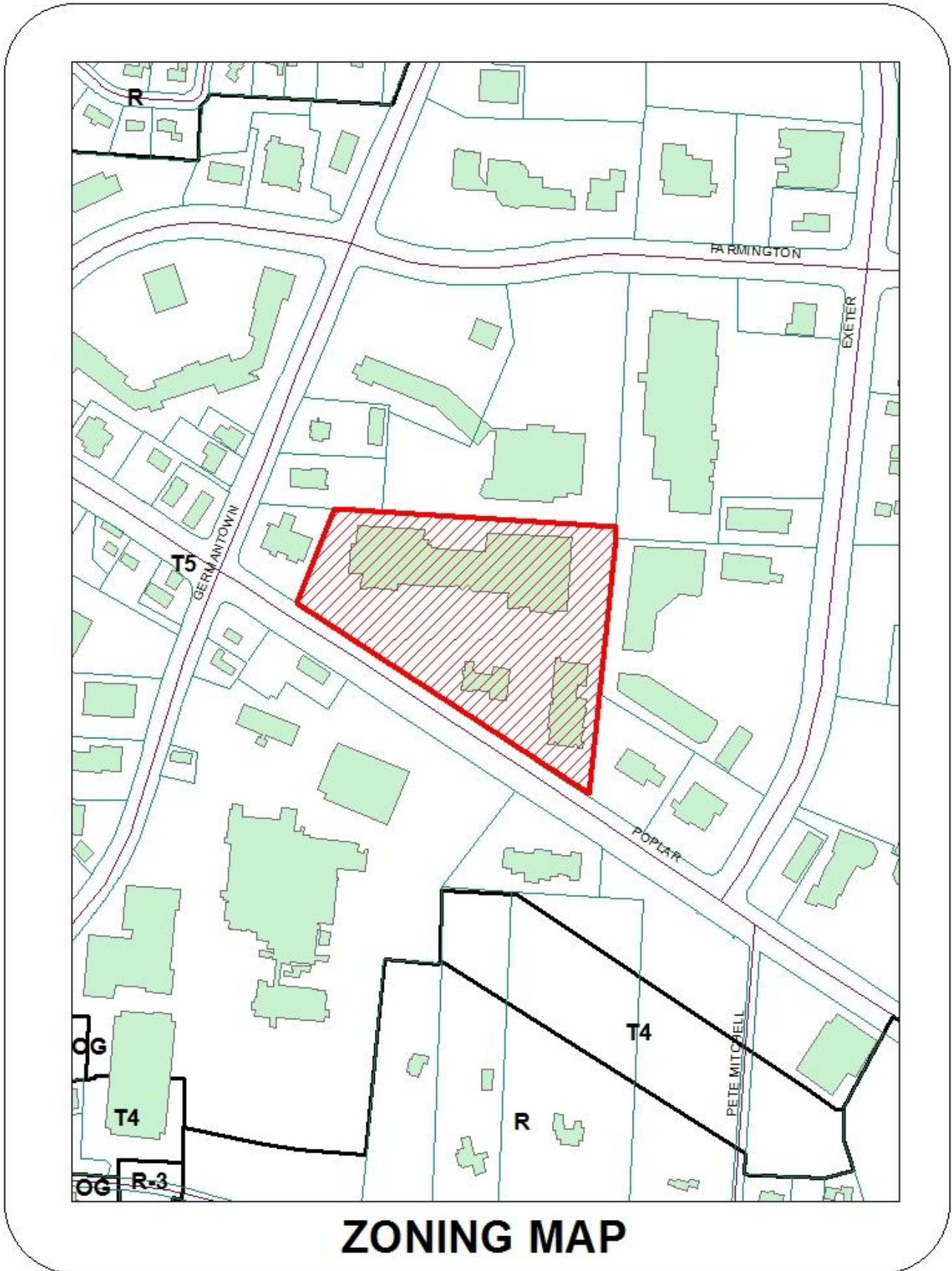
WALL SIGN

Location & Height:	Sign to be mounted on the exterior façade of the tenant space above the entrance (16’9” from grade)
Total Sign Area:	23 sq. ft.
Content:	Option 1:  results PT Option 2:  results PT
Colors & Materials:	Color: Letters = Black Matte Background = Building Façade Logo = Orange (PMS 158) and Blue (Pantone Process Blue) Materials: Letters = Aluminum Logo = Aluminum
Font:	Block
Letter Height:	19” high (maximum); logo = 24”
Logo:	Option 1:  Option 2: 
Logo Size:	2.83 sq.ft.
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.”
 - a. While results PT is a regional chain, with over 140 locations in 9 states, the proposed orange color does not comply with the recently approved sign policy. Thus, DRC approval is required for the proposed color. (See p. 6. for approved sign colors per the sign policy.)
 - b. Per Sec. 14-4(1) of the City of Germantown Sign Ordinance, “Signs which show pictures of human figures, animals or food, except for Design Review Commission approved logos, and signs which contain characters, cartoons or statements of an obscene, indecent or immoral character which would offend public morals or decency.” The logo consists of two hands, and thus requires approval by the DRC.
2. The total allowable sign area is 29.78 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 proposed wall sign is 22.1 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 2.978 sq. ft. for this particular tenant. The proposed logo is 2.834 sq. ft., which complies.
4. A tenant panel on the ground-mounted project directory sign for the shopping center shall require a 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. In accordance with Sec. 14-31(e), all window and door decals shall equal no more than 1 sq.ft. total for the entire storefront and shall only include the following information: “...numerals, names, addresses, hours, credit information, etc.”
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 new tenant identification wall sign (22.1 sq.ft.) for results PT at 7730 Poplar Ave. Ste. 2, subject to the Commission’s discussion, staff comments in the staff report, and the documents and plans submitted with the application.



OPTION 1: BLUE AND ORANGE LOGO (CORPORATE COLORS)

TOTAL 22.083 sq. ft.

LOGO IS REVERSE ALUMINUM CHANNEL LETTER

REVERSE ILLUMINATED CHANNEL LETTERS

QUANTITY: ONE (1) SET
RETURN DEPTH: 3"
COLOR: BLACK LETTERS - PMS COLORS ON LOGO
FACE TYPE: ALUMINUM
ILLUMINATION: WHITE L.E.D.
MOUNTING: STUD MOUNT WITH 1 1/2" STANDOFFS
PAINT HANDS PMS C.COLORS SHOWN BELOW

■ PANTONE PROCESS BLUE ■ PMS 158

Building Fascia, Polycarbonate back, 1/4" U.L. Lexan, LEDs, Aluminum face and returns, #8 x 3/4 Steel Metal Screw, 1 1/2" x 1" x 3/16" Aluminum Clip, 3/16" Nut, Building Framing, 1/4x3/8 Steel Studs: Small Letters (Minimum), 3/8x1/8 Steel Studs: Large Letters (Minimum), Penetration, Primary Power Source, Power Supply.

COMMONWEALTH SIGN COMPANY

1824 Berry Blvd.
 Louisville, KY 40215
 502.368.7554
 Fax 502.361.4490
 www.commonwealthsign.com

CLIENT	Results PT
ADDRESS	7730 Poplar Ave., Ste#2, Germantown, TN
FILENAME	Results PT Germantown Channel Letters 2
SALESPERSON	Mark Kidwell
ARTIST	Robert Gastinger
ART RENDERED DATE	11-01-18
TYPE	CHECKED
Proposal	
SCALE	1/2" = 1'
REVISIONS / DATES	00-00-00 00-00-00 00-00-00 00-00-00 00-00-00 00-00-00
PAGE	1 OF 1
SALES FINAL APPROVAL	
CUSTOMER APPROVAL	

OPTION 2: BLACK LOGO

TOTAL 22.083 sq. ft.

LOGO IS REVERSE ALUMINUM CHANNEL LETTER

REVERSE ILLUMINATED CHANNEL LETTERS

QUANTITY: ONE (1) SET
RETURN DEPTH: 3"
COLOR: BLACK LETTERS - PMS COLORS ON LOGO
FACE TYPE: ALUMINUM
ILLUMINATION: WHITE L.E.D.
MOUNTING: STUD MOUNT WITH 1 1/2" STANDOFFS

Building Fascia, Polycarbonate back, 1/4" U.L. Lexan, LEDs, Aluminum face and returns, #8 x 3/4 Steel Metal Screw, 1 1/2" x 1" x 3/16" Aluminum Clip, 3/16" Nut, Building Framing, 1/4x3/8 Steel Studs: Small Letters (Minimum), 3/8x1/8 Steel Studs: Large Letters (Minimum), Penetration, Primary Power Source, Power Supply.

COMMONWEALTH SIGN COMPANY

1824 Berry Blvd.
 Louisville, KY 40215
 502.368.7554
 Fax 502.361.4490
 www.commonwealthsign.com

CLIENT	Results PT
ADDRESS	7730 Poplar Ave., Ste#2, Germantown, TN
FILENAME	Results PT Germantown Channel Letters 2
SALESPERSON	Mark Kidwell
ARTIST	Robert Gastinger
ART RENDERED DATE	11-01-18
TYPE	CHECKED
Proposal	
SCALE	1/2" = 1'
REVISIONS / DATES	00-00-00 00-00-00 00-00-00 00-00-00 00-00-00 00-00-00
PAGE	1 OF 1
SALES FINAL APPROVAL	
CUSTOMER APPROVAL	



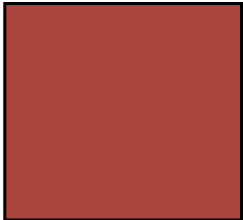
Black (Matte)



Dark Gray (BM #1552: "River Reflections")



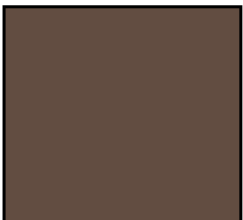
Cream (BM #OC-19 "Sea Pearl", Matte)



Red (BM #2006-20: "Sangria", Matte)



Blue (SW #6959 "Blue Chip", Matte)



Brown (BM #211-20 "Grizzly Bear Brown", Matte)



CITY OF
GERMANTOWN
 TENNESSEE

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

DATE RECEIVED: _____
 RECEIVED BY: _____

PERMANENT SIGN APPLICATION
(ADMINISTRATIVE/DESIGN REVIEW COMMISSION)

Action Requested (Please circle one): Administrative Sign Approval / Design Review Commission Approval
 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: Results Physiotherapy Phone No: 615-373-1350
2. Sign Owner's/Tenant's Address: 7730 Poplar Ave., Suite 2, Memphis, TN 38138 Email Address: facilities@resultspt.com
3. Sign Location Address and Name of Shopping Center: 7730 Poplar Ave., Suite 2, Memphis, TN 38138
Germantown Village Square
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: 29.78 feet.
 Size of tenant space: 2,743 square feet
9. Size of Sign: Width: 11' feet 1/2" inches; Height: 2 feet 0 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 18.11864
10. Height of sign at its highest point above the surrounding grade: 16' feet 9" inches.
11. Size of Letters: 1) Height 14.75" Width var. Font: Block (lower case)
 2) Height 19" Width var. Font: Block (upper case)
 3) Height _____ Width _____ Font: _____
12. Colors: Letters: BLACK / color logo SUBMIT COLOR SAMPLES
 Background: _____ SUBMIT COLOR SAMPLES
13. Orientation of Sign to the Street: Parallel ; Perpendicular _____; Angled _____.
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets). N/A - wall sign
 _____ Feet _____ Inches Name of Street: _____
 _____ Feet _____ Inches Name of Street: _____
15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
 _____ Feet _____ Inches Name of Street: _____
 _____ Feet _____ Inches Name of Street: _____
16. Sign Content (words, letters, logos): RESULTS PT Logo
17. Size of logo: Horizontal 0 feet 19.18" inches; Vertical 2 feet 4.5" inches.
18. Sign Materials: Letters ALUMINUM; Sign Face ACRYLIC
 Mounting Structure (type and materials): N/A - FLUSH MOUNT INDIVIDUAL LTRS
19. Sign Illumination, if applicable (type, location and wattage): LED - INTERNAL
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: N/A

 All applicable parties shown below must sign the application:

Name & Title of Applicant (please print) Brandyn Alsbrooks - Clinic Staging Coordinator
 Address: 800 Crescent Centre Dr., Suite 140, Franklin, TN 37067
 Phone No: 256-443-6548 Email Address: brandyn.alsbrooks@resultspt.com
 Applicant Signature: *Brandyn Alsbrooks*

Name & Title of Property Owner/Landlord (please print) Pebb Germantown IND, LLC and Pebb Germantown LEB, LLC
 Address: 7900 Glades Road, Suite 600, Boca Raton, FL 33434
 Phone No: 561-613-4020 Email Address: erosenblatt@pebbent.com
 Property Owner/Landlord Signature: *[Signature]*

Name & Title of Tenant/Sign Owner (please print) Results Physiotherapy - Sign Owner
 Address: 800 Crescent Centre Dr., Suite 600, Franklin, TN 37067
 Phone No: 615-373-1350 Email Address: facilities@resultspt.com
 Tenant/Sign Owner Signature: *Brandyn Alsbrooks*

Name of Sign Erecting Company Commonwealth Sign Company
 Address: 1824 Berry Blvd., Louisville Ky 40215
 Phone No: 502-368-7554 Email Address: mark@commonwealthsign.com

****NO EMAIL APPLICATIONS WILL BE ACCEPTED. IN PERSON OR MAIL ONLY.****

Please Note: Following approval of your sign application from the City of Germantown, a sign permit must be obtained from Shelby County Construction Code Enforcement for the installation of all approved sign(s) on the subject property. SCCCE may be contacted at 901-222-8374.

FOR APPROVING AUTHORITY ONLY

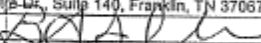
- APPROVED COMMENTS:
- DISAPPROVED

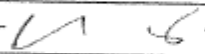
Date	Signature	Title
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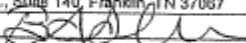
DISCLOSURE OF OWNERSHIP INTERESTS

In order to assist staff and appointed and elected officials of the City of Germantown 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: Brandyn Alsbrooks - Clinic Staging Coordinator
 Address: 800 Crescent Centre Dr., Suite 140, Franklin, TN 37067
 Signature of Applicant: 

Name & Title of Property Owner/Landlord: Pebb Germantown IND, LLC and Pebb Germantown LEB, LLC
 Address: 7900 Glades Road, Suite 600, Boca Raton, FL 33434
 Signature of Property Owner/Landlord: 

Name & Title Tenant/Lessee: David Bromfield - Vice President of Development
 Address: 800 Crescent Centre Dr., Suite 140, Franklin, TN 37067
 Signature of Tenant/Lessee: 

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

Name	Business or Home Address
<u>Stedins Barstoss GR LLC</u>	<u>481 N. Michigan Ave., Suite 3300, Chicago, IL 60611</u>
<u>Bruce Weiner</u>	<u>7900 Glades Road, Suite 600, Boca Raton, FL 33434</u>
<u>Bruce H. Weiner 2016 Trust I</u>	<u>7900 Glades Road, Suite 600, Boca Raton, FL 33434</u>
<u>Bruce H. Weiner 2016 Trust II</u>	<u>7900 Glades Road, Suite 600, Boca Raton, FL 33434</u>

*See language in parenthesis above.

- c. Southern Social – 2285 s. Germantown Rd. (Old Germantown) – Approval of Patio Improvements (Furniture, Awning and Lighting) (Case No. 1-624) Previously Known as Agenda Item No. 5B.

PLANNING STAFF: Cameron Ross, ECD Director

INTRODUCTION:

Subject: Southern Social Restaurant

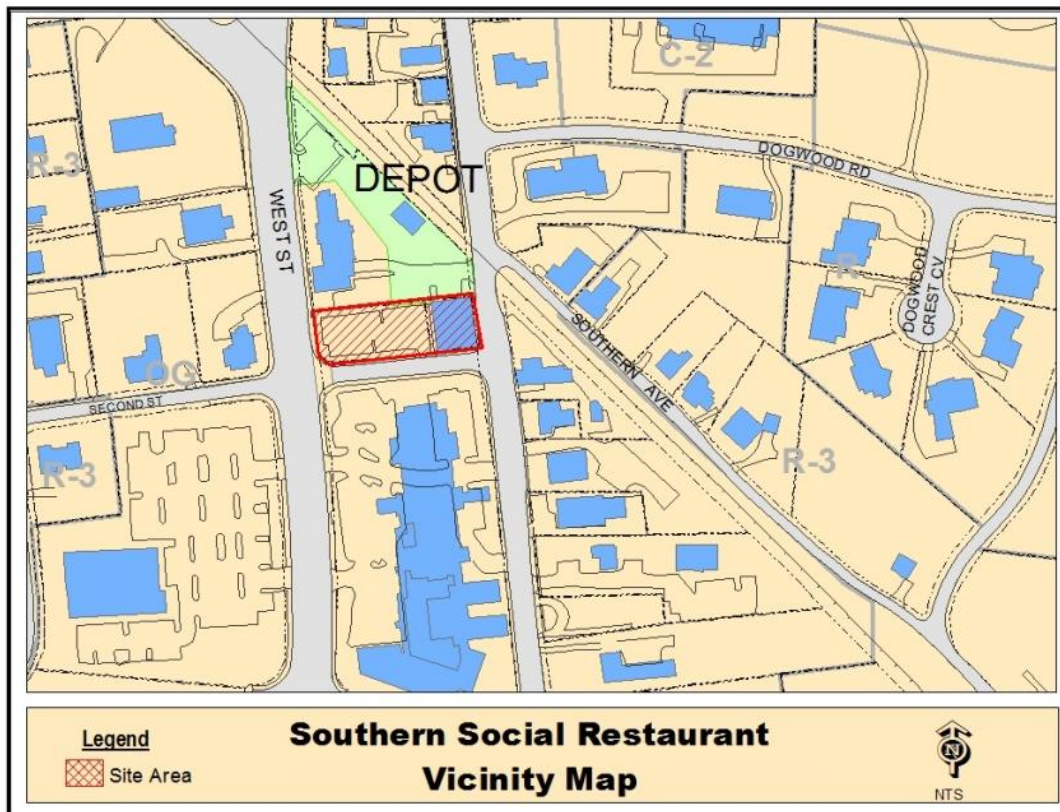
Case Number: 16-624

Location: 2285 S. Germantown Road

Owner/Applicant Name: Tom Powers w/Germantown Holdings, LLC - Representative

Current Zoning District: “OG” Old Germantown District

Description of Request: Approval of Patio Improvements (Furniture, Awning, and Lighting)
*Refer to the Disclosure Form attached for more information



DRC SUBCOMMITTEE REPORT: The DRC Subcommittee met on April 11, 2019, and requested that the applicant provide additional information concerning the sail color for the outdoor rear deck, window frame color for the patio enclosure, cut sheets for the café lighting, approval from the City Fire Marshal’s office and approval of a Right-Of-Way use permit. The applicant has clarified that the current request is only for the patio area in front of the building along South Germantown Road and includes only the replacement of the existing awning, new dining furniture, and café lighting. This application request does not seek any change to the existing outdoor rear deck (sail awnings) nor does it include a request to enclose the front patio area.

The applicant has been unable to provide a cut sheet for the patio lighting as they are the standard commercial grade lighting found at the local Home Depot. The applicant has agreed to provide a sample of the proposed lighting at the April 23rd DRC meeting.

A copy of this application was submitted to the City Fire Marshal office for review. Comments from the department are included under the Staff Comment section of this report. The Fire Marshal recommends that DRC approval of this application should be contingent upon the site complying with their comments for use of the patio as an outdoor dining area.

Staff is currently working with the applicant to secure an encroachment agreement with the City for use of the Right-Of-Way (Germantown Road frontage along the front of the building) for the new patio dining area.

BACKGROUND: The site is located in Old Germantown. Previous businesses at this located included Elfo's restaurant in 2008 and Three Rivers Grill in 1998. On May 24, 2016, the DRC approved building modifications and a landscape plan for Southern Social Restaurant, which opened in late 2016. The DRC approved a single wall sign for this restaurant on June 28, 2016.

DISCUSSION: This request is for additional façade improvements to an existing building. The improvements consist of new patio dining furniture, awning, and café lighting. The specifics of the request are provided with the application and documents, beginning on p. 5 of this report and in the DRC web packet.

STAFF COMMENTS:

1. The applicant scope of work is as follows: "We will be replacing the existing awning over the new patio on Germantown Rd. The existing awning only covers half of the patio. The new awning will extend to follow the perimeter of the patio. The cafe lights will be installed at the edge of the awning canopy, hanging just below the fabric. The furniture plan will consist of tables and chairs for dining. Chairs as shown in the submitted picture—high-quality polyethylene weave with aluminum frames. Tables are to be covered with white linen tablecloths."
2. This application request does not include the review of the patio enclosure or the sails for the rear patio deck. These items will be brought back to the DRC if the applicant chooses to pursue them at a later date.
3. As an example, the applicant has provided pictures of their Memphis Restaurant (Flight) that reflects the same type of patio improvements (excluding the patio enclosure material) as proposed for Southern Social patio that fronts Germantown Road. A sample of the awning material that will be available at the DRC meeting.
4. The applicant is currently working with staff to secure an encroachment agreement with the City for use of ROW (frontage along the front of the building) for the new patio dining area.
5. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to starting any work on this site.

City Fire Marshal Office:

315.4.1 Storage beneath overhead projections from buildings.

Where buildings are protected by automatic sprinklers, the outdoor storage, display and handling of combustible materials under eaves, canopies or other projections or overhangs are prohibited except where automatic sprinklers are installed under such eaves, canopies or other projections or overhangs.

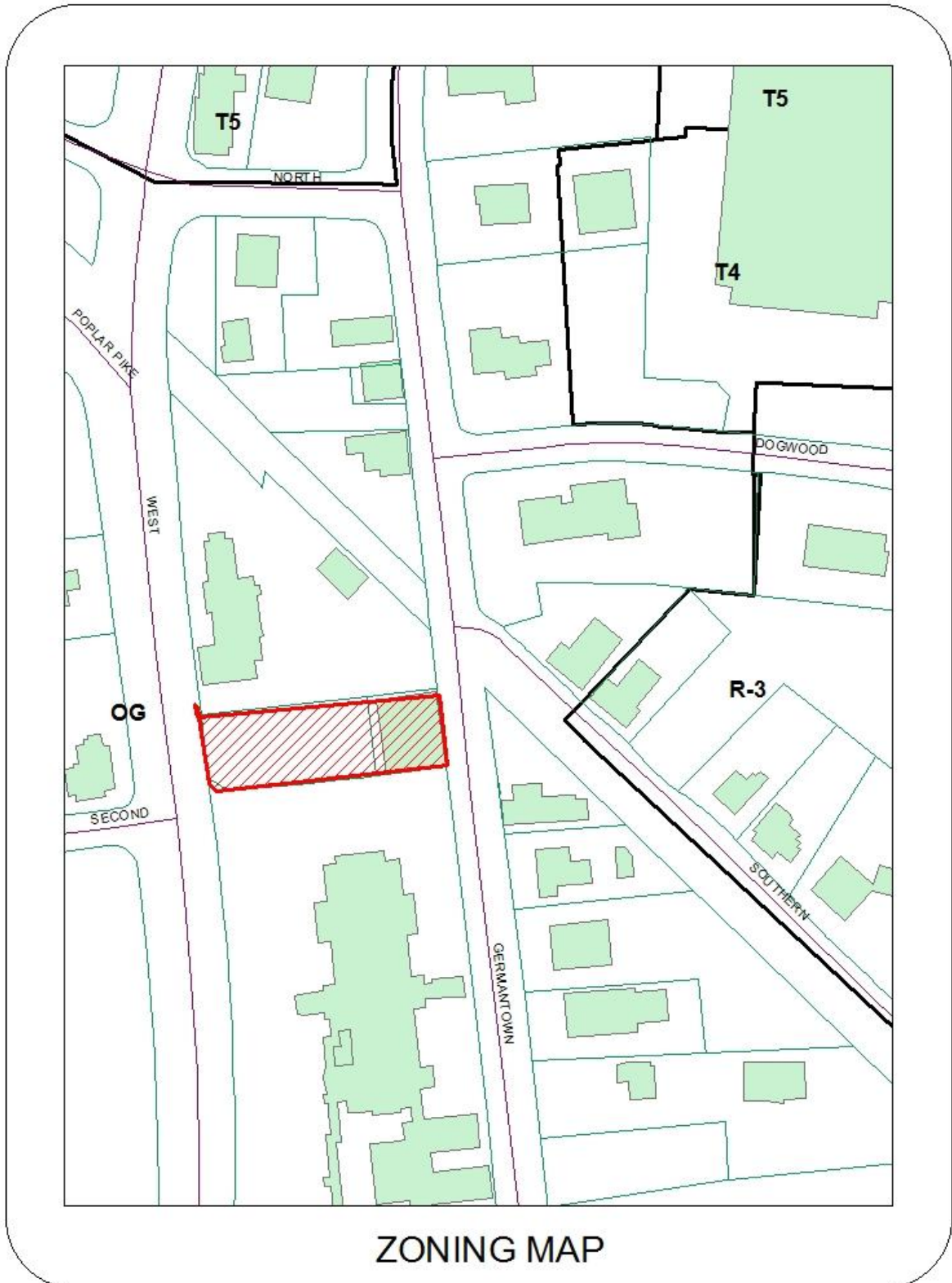
1004.5 Outdoor areas. *Yards, patios, courts* and similar outdoor areas accessible to and usable by the building occupants shall be provided with *means of egress* as required by this chapter. The *occupant load* of such outdoor areas shall be assigned by the *building official* in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, *means of egress* requirements for the building shall be based on the sum of the *occupant loads* of the building plus the outdoor areas.

1029.8 Common path of egress travel. The *common path of egress travel* shall not exceed 30 feet (9144 mm) from any seat to a point where an occupant has a choice of two paths of egress travel to two *exits*.

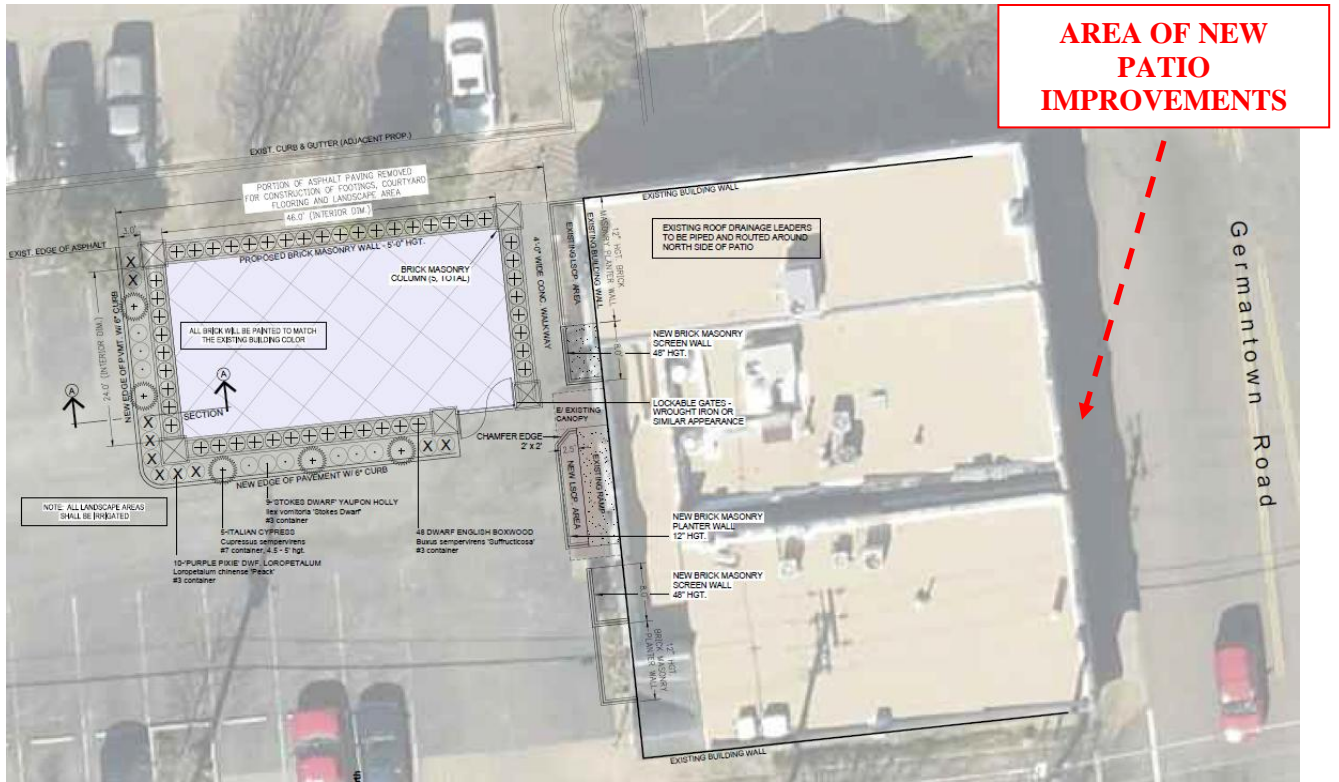
Exceptions:

1. For areas serving less than 50 occupants, the *common path of egress travel* shall not exceed 75 feet

PROPOSED MOTION: To approve for Patio Improvements (Furniture, Awning, and Lighting) for Southern Social Restaurant, located at 2285 S. Germantown Road, subject to the Board's discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.



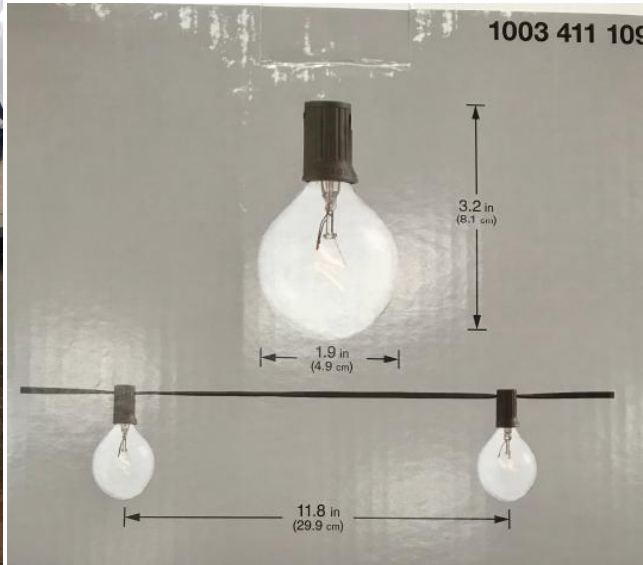
CURRENT SITE LAYOUT



New Patio Furniture



New Patio Café Lighting



EXISTING PATIO WITH AWNING THAT COVER HALF OF AREA



PATIO WITH NEW AWNING THAT COVER ENTIRE AREA



PICTURES OF PATIO IMPROVEMENT EXAMPLE
(Flight Restaurant –Downtown Memphis)





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

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: _____

Other; Explain Replacement of Awning

Project Name: Awning Replacement 38138

Project Address: 2285 S. Germantown Rd, Germantown, TN

Previous Tenant: Germantown Holdings, LLC

Applicant's Name & Title: Tom Powers, Member-LLC, Germantown Holding LLC 38138

Mailing Address: 2285 S. Germantown Rd, Germantown, TN 38138

Email Address: southernsocialgermantown@gmail.com Telephone: 901-754-5555

Property Owner's Name & Title: G.H. Pidgeon Sr. For The Pidgeon Co.

Mailing Address: 18540 Hwy 57, Moscow, TN 38057

Email Address: kburcham@pidgeonco.com Telephone: 901-877-1222

Developer's Name & Title: N/A

Mailing Address: _____

Email Address: _____ Telephone: _____

Lessee's Name & Title: Germantown Holdings LLC

Mailing Address: 2285 S. Germantown Rd, Germantown, TN 38138

Email Address: southernsocialgermantown@gmail.com Telephone: 901-754-5555

**DRC Project Review Application
Page 2**

Zoning District where project is to be located: Old Germantown

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

Awning Replacement, Cube Lights, ~~Paint~~

All applicable parties shown below must sign the application:

Tom Powers - Member
Print Name & Title of Applicant

[Signature]
Signature of Applicant

George A. Pidgeon Sr. Family Trust
Print Name & Title of Property Owner

[Signature]
Signature of Property Owner

n/a
Print Name & Title of Developer

n/a
Signature of Developer

Tom Powers - Member
Print Name & Title of Lessee

[Signature]
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: Tom Powers - Member, LLC
 Address: 2285 S. Germantown Rd, Germantown, TN 38138
 Signature of Applicant: [Signature]

Property Owner Name & Title: George A. Wilcox Family Trust
 Address: 19540 Hwy 57, Morgan, TN
 Signature of Property Owner: [Signature]

Lessee Name & Title: Tom Powers - Member, LLC
 Address: 2285 S. Germantown Rd, Germantown, TN 38138
 Signature of Lessee: [Signature]

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

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

Name	Business or Home Address
<u>Germantown Holdings LLC</u>	<u>2285 S. Germantown Rd, Germantown, TN 38138</u>
<u>Tom Powers</u>	<u>2285 S. Germantown Rd, Germantown, TN 38138</u>
<u>Russ Graham</u>	<u>2285 S. Germantown Rd, Germantown, TN 38138</u>
_____	_____
_____	_____
_____	_____

*See language in parenthesis above.

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

NEW BUSINESS: The Chairman asked if there was any new business. There was none.

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:03 p.m.

Mr. Paul Bruns, Chairman
Design Review Commission
