

**DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, July 24, 2012
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 July 24, 2012. Chairman Saunders called the meeting to order at 6:03 p.m. requesting the roll call. Ms. Regina Gibson called the roll of the Board and established a quorum:

COMMISSIONERS PRESENT:

Mr. Keith Saunders, Chairman; Mr. Ralph Smith, Vice Chairman; Mr. Paul Bruns; Mr. Parker McCaleb; Alderman Greg Marcom; Mr. Eric Alter; and Mr. John Walker

DEVELOPMENT STAFF PRESENT:

Mr. Andy Pouncey, Economic and Development Services Director; Mr. Wade Morgan, Chief Planner; Ms. Regina Gibson, Administrative Secretary and Mr. Robert McLean, Attorney

1. Approval of Minutes for June 26, 2012

Mr. Marcom moved to approve the Design Review Commission minutes of June 26, 2012, seconded by Mr. McCaleb, with no further comments or discussions.

ROLL CALL: Mr. Walker – Yes; Mr. Alter - Yes; Mr. Bruns – Abstain; Alderman Marcom – Yes; Mr. Smith – Yes; Mr. McCaleb – Yes; Chairman Saunders – Yes.

MOTION PASSED

Comment: The Chairman stated the Commission reviewed the items on tonight's agenda in the Executive Session meeting and the following items were added to the Consent Agenda:

2. CONSENT AGENDA

- a. The Solana Senior Living Community – 8199 Poplar Ave., – Request Approval of a Ground-Mounted Project Identification Sign.
Austin Tudor, w/Joyce Signs - Applicant
- b. School of Rock – 9309 Poplar Ave., Suite 102 – Request Approval of a Wall-Mounted Tenant Identification Sign.
Chris Haskins, w/Frank Balton Sign Co – Applicant

Comment: The Chairman stated he would like to remind the Commissioners that voting on all matters on the Consent Agenda constitutes an acknowledgement that the member has read and reviewed the application materials/plans/staff reports and 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. Sherman made a motion to approve the Consent Agenda as discussed, seconded by Mr. McCaleb.

ROLL CALL: Mr. Bruns – Yes; Mr. Smith – Yes; Mr. McCaleb – Yes; Alderman Marcom – Yes; Mr. Alter – Yes; Mr. Walker – Yes; Chairman Saunders - Yes


MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

a. The Solana Senior Living Community – 8199 Poplar Ave., - Request Approval of a Ground-Mounted Project Identification Sign.

BACKGROUND: The Planning Commission approved the final site plan on August 3, 2010. The Design Review Commission approved the preliminary and final landscaping, building elevation and material plans on September 28, 2010. The BMA approved the development contract on October 25, 2010.

DISCUSSION:

: Location & Height:	The sign is proposed to be located on the wall located to the rear of the water feature and waterfall, 50 feet behind the curb of Poplar Avenue.
Content:	 <p>THE SOLANA[®] SENIOR LIVING</p> <p>14-3/8" h 7" h</p>
Colors & Materials:	Color: Duranodic bronze letters Materials: aluminum letters
Font:	custom font
Sign Area:	48.75 sq. ft.
Logo:	none
Logo Area:	NA.
Mounting Structure:	stud-mounted to the masonry wall
Lighting:	none

STAFF COMMENTS:

1. If the sign is approved by the DRC, the applicant shall apply to the Shelby County Office of Construction Code Enforcement for a sign permit.

SIGN SUBCOMMITTEE REPORT: The sign subcommittee did not meet in July.


PROPOSED MOTION: To approve the request for a ground-mounted project identification sign for the Solana Senior Living development at 8199 Poplar Ave., subject to staff comments.

b. School of Rock – 9309 Poplar Ave., Suite 102 – Request Approval of a Wall-Mounted Tenant Identification Sign –

BACKGROUND: the School of Rock is locating in the space previously occupied by Famous Cheeseburgers. The DRC approved a wall-mounted sign for that business February 24, 2004. Lane Music and Germantown Sports are also located in the same building.

DISCUSSION: A wall sign including a logo is proposed. DRC approval is need because the building and commercial subdivision do not have a sign policy that would allow administrative approval.

WALL SIGN:

: Location & Height:	The sign is proposed to be located above the customer entrance 16.5 ft. above the sidewalk.
Content:	
Colors & Materials:	Color: black letters Materials: aluminum letters
Font:	Custom font
Sign Area:	14.74 sq. ft.
Logo:	Guitar incorporated into the text; see graphic above
Logo Area:	1.6 sq. ft.
Mounting Structure:	stud-mounted to the building sign band
Lighting:	backlighted with white LED



STAFF COMMENTS:

1. The wall sign complies with the sign regulations in terms of size, construction and logo area.
2. If the sign is approved by the DRC, the applicant shall apply to the Shelby County Office of Construction Code Enforcement for a sign permit.

SIGN SUBCOMMITTEE REPORT: The sign subcommittee did not meet in July.

PROPOSED MOTION 1: To approve the request for a wall-mounted tenant identification sign for the School of Rock at 9309 Poplar Ave., # 102, subject to staff comments.

3. The Enclave PUD Phase 5 – North of Wolf River Blvd and west of Forest Hill-Irene Road – Request Preliminary and Final Plan Approval –

BACKGROUND: The Board of Mayor and Aldermen approved an Outline Plan for the Enclave PUD on February 9, 2004. The Planning Commission had recommended approval of the Outline Plan on January 6, 2004. The Board of Mayor and Aldermen approved a revised development contract for Phase 4 on June 11, 2012. The Planning Commission approved the preliminary and final plats for phase 5 on July 10, 2012.

DISCUSSION: Phase 5 consists of 41 lots on a 13.08 acre section of The Enclave PUD. It is an extension of Phase 4 to the south and provides street stubs to the north and west for eventual Phase 6. The landscape plan proposes Nuttall Oaks within the grass strip along the public streets of the development and October Glory Red Maples along the private alleys. The trees are to be planted as part of the construction of each house, so as to avoid damage by construction equipment and work with the location of driveways. The spacing yields generally one street tree and one rear yard tree per lot. Loblolly Pines are proposed within the single common open space area and Green Giant Cedars are proposed within the landscape buffer along the drainage channel/Forest Hill-Irene Rd. right-of-way.

STAFF COMMENTS:

1. The Phase 4 landscape plan calls for root barriers within the 5.5 ft. landscape strip between the curb and sidewalk. Staff recommends the continuation of this practice in Phase 5.
2. The planting of the trees on each lot will be the responsibility of the homebuilder. Shelby County Code Enforcement will note that requirement on each building permit and Germantown staff will inspect for the trees prior to final approval of the house.

SIGN SUBCOMMITTEE REPORT: The landscape subcommittee did not meet in July.

PROPOSED MOTION: To approve the landscape plan for Phase 5 of The Enclave PUD, subject to staff comments.

Mr. Bruns moved to approve this motion as discussed and seconded by Mr. McCaleb.

ROLL CALL: Mr. Bruns – Yes; Mr. Smith – Recused; Mr. McCaleb – Yes; Alderman Marcom – Yes; Mr. Alter – Yes; Mr. Walker – Yes; Chairman Saunders – Yes.

MOTION PASSED

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:20 p.m.