

FARRAGUT VISUAL RESOURCES REVIEW BOARD - Minutes

The Farragut Visual Resources Review Board met on Tuesday, May 22, 2012 in the Board Room at the Farragut Town Hall. James Marks presided. Members in attendance were James Marks, Tyler Mallison, Duane Winkler, Cindy Hollyfield, Marty Layman, and Linda Johnson.

1. Minutes:

The April 24, 2012 minutes were approved as submitted.

2. Ground Sign Applications:

- a) **BW Fullington & Associates** – 11002 Kingston Pike, Suite 203
Tenant panel in existing ground mounted sign

The staff reviewed this item and felt that some modifications were needed in order to comply with the Town's legibility requirements. A discussion ensued and a motion was made by Hollyfield to recommend that the word "Associates" be abbreviated and the font thickened to enhance legibility. Hollyfield also recommended as another option the layout used in the title block included with the sign drawing. The motion was seconded by Layman and passed unanimously.

- b) **Rockwell Farm Subdivision**
Replacement of existing ground mounted sign

The staff reviewed this item and noted that, due to maintenance related issues with their existing entrance features, the Rockwell Homeowners Association is proposing to replace their existing entrance walls and signage with something similar to the Sheffield Subdivision. Rich Pierre was present on behalf of the homeowners association.

The staff recommended approval of the replacement subject to setback compliance and verification, the proposed exterior lighting meeting Town requirements, and the landscape placement being coordinated with Town staff to ensure that no visibility issues will arise. A brief discussion ensued. Board member Layman moved to approve the replacement walls and signage subject to staff's recommendation. Motion was seconded by Hollyfield. Motion passed unanimously.

- c) **Publix and Shops** – 11656-11682 Parkside Drive
60 square foot internally illuminated ground mounted sign near the western access

The staff reviewed this item and noted that there are two ground mounted signs proposed in association with the Publix and shops that are currently under construction along Parkside Drive. The first sign to be installed on the west end of the development is primarily for the Publix but will also contain four tenant panels. The staff recommended approval of this sign subject to verification of setbacks and overall height.

Danny Kirby was present on behalf of the applicant. A general discussion ensued and a motion was made by Winkler to approve the ground mounted sign proposed on the west end of the development subject to the staff's recommendation. Motion was seconded by Johnson and passed unanimously.

- d) **Publix and Shops** – 11656-11682 Parkside Drive
60 square foot internally illuminated ground mounted sign near the eastern access

The staff noted that the ground mounted sign proposed on the east end of the Publix and shops development was purely a tenant panel sign but would otherwise be visually identical to the sign proposed on the west end of the development. The staff recommended approval subject to verification of setbacks and overall height.

A motion was made by Marks to follow staff's recommendation. Motion was seconded by Layman and passed unanimously.

3. **Landscape Plan Applications:**

- a) **Longhorn Steakhouse** – 11644 Parkside Drive

The staff reviewed this item and recommended approval subject to the landscape plan being modified, if necessary, to reflect any changes that may occur to the site plan that would affect landscaping. After a very short discussion a motion was made by Winkler to approve the landscape plan subject to staff's recommendation. The motion was seconded by Hollyfield and passed unanimously.

- b) **Fairfield Inn & Suites** – northeast intersection of N. Campbell Station Road and Snyder Road

The staff reviewed this item and recommended approval subject to the landscape plan being modified, if necessary, to reflect any changes that may occur to the site plan that would affect landscaping. After a very brief discussion a motion was made by Mallison to approve the landscape plan subject to staff's recommendation. The motion was seconded by Hollyfield and passed unanimously.