

**Architectural Review Board Meeting
FEBRUARY 5, 2019 3:30 PM
MINUTES**

MEMBERS PRESENT: Ed Johnson, Georgene Brazer, Courtney Ainsworth, Shannon Baughman, Jon Seagraves

STAFF: Scott Allison, Randy Dykes, Amanda Styer

GUEST: Shatha Al Malaei, Bubba Beasley

APPROVAL OF MINUTES:

1. Approval/Disapproval of the meeting minutes from the December 4, 2018 ARB meeting. Shannon Baughman made a motion to approve the minutes from the December 4, 2018 ARB meeting; motion seconded by Courtney Ainsworth and carried by all.

SIGN REVIEW:

1. Review of the building sign for **Perfect Color & Brows Salon** located at 10145 Ford Avenue.

Ed Johnson asked if the sign was being relocated from a previous location and Ms. Malaei replied yes.

Ed Johnson explained there is an issue with the sign location being on the side of the building instead of above the entrance door. Ms. Malaei replied there is no space on the front of the building to place the sign because of the roof so far and also there are two other tenants that occupy the downstairs front facing units so if a sign for her business went on the front entrance it may confuse people because she is located upstairs. She added the sign as shown on the rendering is on her actual tenant space upstairs.

Ed Johnson asked if she could possibly have a freestanding sign out front instead of a building sign and Assistant Planning Director Randy Dykes replied no because only one freestanding sign is permitted per building and there is already an existing one the other tenants advertise on. Mr. Johnson asked if she can place a panel on the existing freestanding sign and Mr. Dykes replied no because there are no additional spaces available on it and the sign cannot be made larger in order to add a space for her because it is legal nonconforming.

Jon Seagraves did not feel that approving the sign location on the side of the building instead of above the entrance would set a precedent due to the unique building design which doesn't allow a space for a building sign on the front of the building.

Georgene Brazer felt the applicant needed a new sign created because this one doesn't match the building and is too large for the space above the window. Ms. Malaei replied she would be willing to paint the sign and make it smaller if possible.

Courtney Ainsworth and Ed Johnson both felt if the sign background was painted the same color as the building exterior and the text was painted green to match the green on the freestanding sign it would look fine.

Jon Seagraves made a motion to approve the building sign for Perfect Color & Brows Salon located at 10145 Ford Avenue, with the following conditions. The sign background to be painted to match the building exterior, the letters to match the green on the freestanding sign, and the sign to be centered between the top of the window and the roof. The motion was seconded by Shannon Baughman and carried by all.

2. Review of the freestanding sign for **Crossroads South** located at 2801 Highway 17.

Ed Johnson asked where the sign will be located and Mr. Dykes explained a freestanding sign was approved for this business in 2016 and at that time the location was going to be in the parking lot instead of in front of the building due to an issue with trees and utilities in front of the building.

Georgene Brazer asked what color the brick will be and Assistant City Manager Mr. Allison replied the brick will match the building.

Georgene Brazer asked if the sign cabinet will be illuminated and Ed Johnson stated only the logos will be able to light up at night with the background being opaque. Bubba Beasley with the sign company replied that is fine.

There was some discussion about whether the top of the sign will be a cabinet sign or made of stainless steel and painted green. Ed Johnson explained if the top of the sign is a cabinet and not just sign structure then the text along the top would be considered sign face and would be over the maximum sign face allowable.

Jon Seagraves made a motion to approve the “option 2” rendering of the freestanding sign for Crossroads South located at 2801 Highway 17 with the following conditions. The only illuminated part of the sign to be the bottom where the tenant cabinet is and they are to have an opaque background, the brick to match the building, the top to be stainless steel painted green, the compass road to be cut so not to cover the “u” in south and the sign location to be where it was originally agreed in 2016. The motion was seconded by Shannon Baughman and carried by all.

With nothing further, Courtney Ainsworth made a motion to close the meeting; motion seconded by Shannon Baughman and carried by all.

Meeting closed at 4:17 pm.

Respectively submitted by,



Amanda Styer
Zoning Administrator