

MEETING MINUTES
CITY OF MOUNTAIN BROOK
 VILLAGE DESIGN REVIEW COMMITTEE
 FEBRUARY 19, 2020
 CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213
 CITY COUNCIL CHAMBER

Present: Lynn Ritchie, Chairman Absent: Ellen Elsas, Supernumerary
 Brian Barrett, Co-Chairman
 Stutts Everette, Supernumerary
 George Israel
 Ashley Spotswood
 Katie Wohlwend

Also present: Alice Womack: Council Liaison
 Dana Hazen: Director of Planning, Building & Sustainability
 Tyler Slaten: City Planner
 Tammy Reid: Administrative Analyst

The regular meeting of the City of Mountain Brook Village Design Review Committee was held on Wednesday, February 19, 2020, in the Council Chamber at Mountain Brook City Hall. Mrs. Ritchie called the meeting to order at approximately 8:00 a.m. It is noted that the Center State Mortgage case that carried over from last meeting was withdrawn by the applicant prior to this meeting.

1. Approval of Agenda

Mrs. Ritchie presented the agenda for consideration.

Motion: Mr. Barrett, motion to approve the agenda as presented.
 Second: Mr. Israel
 Vote: Aye: Barrett, Everette, Israel, Ritchie, Spotswood and Wohlwend
 Nay: None

The agenda stands approved as presented.

2. Approval of Minutes – January 15, 2020

Mrs. Ritchie presented the minutes from the January 15, 2020 meeting.

Motion: Mr. Israel, motion to approve the minutes as printed.
 Second: Mr. Barrett
 Vote: Aye: Barrett, Everette, Israel, Ritchie, Spotswood and Wohlwend
 Nay: None

3. **Case V-20-03: ABC Preserve, 201 Real Street**

EXHIBIT 1

John Evans, Lane Parke Retail, LLC, represented ABC Preserve. He presented the proposal for new black awnings that will be located above the store front entrance and over the rear loading doors. The awning over the front door will be the same size as the previous one at this location; the same frame will be used.

Mrs. Ritchie stated that the sign that was previously approved by VDR has been installed and looks good.

There being no further discussion, Mrs. Ritchie called for a motion.

Motion: Mr. Barrett, motion to approve the two black awnings as submitted.

Second: Ms. Spotswood

Vote: Aye: Barrett, Israel, Ritchie, Spotswood and Wohlwend

Nay: None

4. **Case V-20-04: Lane Parke Phase 2 Landscape, Park Lane/Culver Road**

EXHIBIT 2

Mr. Everette recused himself from participating in this case.

Jeff Slaton of Goodwyn, Mills & Cawood, 2701 1st Avenue S., Birmingham, presented the proposal. This amended plan accommodates the drive-through that was approved by the City Council on September 23, 2019, with the caveat that landscaping and a buffer is provided.

Overview of amendments:

- The drive-through area will be heavily planted on either side and continue out to Jemison Lane; the landscaping will provide a strong buffer as the total amount of landscaping will exceed the originally approved landscape plan. Vegetation heights: Large trees – 40 to 60 feet tall; small trees – 15 to 20 feet tall; shrubs - 3 to 6 feet tall.
- Connectivity will be maintained via crosswalks.
- A sidewalk will be adjacent to the drive-through to maintain pedestrian walkability.
- The rear facades of E5, E6 and E7 will be all brick and match materials used on the fronts, and consistent with materials used in Phase I.
- The dumpster enclosure will have a cedar wood screen door; the back is brick and will be landscaped (intermediate size trees, up to 30 feet tall).

Mrs. Ritchie called for a motion.

Motion: Mr. Barrett, motion to approve the landscape amendments as submitted.

Second: Mr. Israel

Vote: Aye: Barrett, Israel, Ritchie, Spotswood and Wohlwend

Nay: None

5. **Case V-20-05: Hollywood Feed, 2800 Cahaba Village Place, Ste. 175**

EXHIBIT 3

Mark Whiten, Signarama, 3333 Vanderbilt Road, Birmingham, presented the proposal to relocate the existing channel letter sign to two suites down from the current location and to

install four Sunbrella Jockey Red awnings. Three of the awnings will be located above the storefront windows and one over the entrance door.

Mrs. Ritchie asked if there will be signage on the awnings. Mr. Whiten said that he believes the signage will be included on the awning as shown in the photographs submitted (same signage as before). Mr. Slaten confirmed that is his understanding as well.

Mrs. Ritchie called for a motion.

Motion: Mr. Barrett, motion to approve the awning package as submitted.

Second: Ms. Spotswood

Vote: Aye: Barrett, Israel, Ritchie, Spotswood and Wohlwend

Nay: None

6. Case V-20-06: Watkins Branch Bourbon & Brasserie, 2708 Culver Road EXHIBIT 4

Justin Church presented the façade signage proposal.

Mrs. Ritchie stated that the amount of signage is over the maximum allowable aggregate. Also, there is no information about lighting.

Mr. Church said that lighting information was not included in the presented application because the sign company is not involved in the lighting portion. He stated that three lights are proposed: a sconce on each corner (2 total), plus one in the center of the façade. The lighting is necessary because it is very dark in this area at night. The lighting will be angled toward the building. Also, Mr. Church said that the owl logo will be self-illuminated; will have a glowing effect.

Discussion followed.

The Village Design Review Committee made the following suggestions regarding the submitted sign application:

- The words “Bourbon” and “Brasserie” are hard to read. Consider a different font - something cleaner; non-script. Also, white lettering may help with readability.
- The owl logo is taller than the allowable height and would require a variance approval. Two suggestions:
 - (1) Move the owl logo to a blade sign.
 - (2) Stack “WATKINS” and “BRANCH” on one side and place the owl logo on the other side for better balance.
- Proposed lighting should have flood-type LED bulbs with a 2700K correlated color temperature.

The new options may be submitted via email for committee review.

- 7. Adjournment:** The next meeting will be held on March 18, 2020. There being no further business to come before the committee, the meeting stood adjourned.



Tammy Reid, Administrative Analyst