

**MEETING MINUTES**  
**CITY OF MOUNTAIN BROOK**  
 VILLAGE DESIGN REVIEW COMMITTEE  
 NOVEMBER 16, 2022  
 CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213  
 CITY COUNCIL CHAMBER

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The regular meeting of the City of Mountain Brook Village Design Review Committee was held on Wednesday, November 16, 2022 at 8:00 a.m. The meeting was conducted in person and Zoom video conferencing was available. The roll was marked as follows:

Present:        Brian Barrett, Co-Chairman George Israel Katie Wohlwend David Blackmon, Supernumerary	Absent:         Lynn Ritchie, Chairman Stutts Everette, Supernumerary Ashley Spotswood
Staff present:   Graham Smith, Council Liaison Tyler Slaten, City Planner Tammy Reid, Administrative Analyst	

Mr. Barrett called the meeting to order.

**1. Approval of Agenda**

Mr. Barrett presented the agenda for consideration.

Motion:     Mr. Israel, motion to approve the agenda as presented.  
 Second:     Mr. Blackmon  
 Vote:         Aye: Unanimous  
                   Nay: None

The agenda stands approved as presented.

**2. Approval of Minutes – October 19, 2022 Regular Meeting**

Mr. Barrett presented the minutes for consideration.

Motion:     Mr. Israel, motion to approve the minutes as presented.  
 Second:     Mr. Blackmon  
 Vote:         Aye: Unanimous  
                   Nay: None

The minutes stand approved as submitted.

**3. Case V-22-37: Ladybird Taco BHM, LLC. – 300 Rele Street**

**EXHIBIT 1**

David Tanner, Sign Up LLC, and BrookVeazey, Ladybird Taco: The applicant is proposing new façade signage and a sidewalk café for Ladybird Taco in Lane Parke. The signage includes two façade signs on each corner of the tenant space. The façade sign on the side of the building has a proposed logo that is 28 inches in height which requires a variance. The signage is non-lit; the restaurant is only open for breakfast and lunch.

Committee comments:

- For better readability, consider solid lettering, no border.
- Consider removing the armadillo from the logo and moving the rose portion of the logo closer to the lettering.
- Reduce dead space to decrease total amount of signage.
- A variance is required for the signage as submitted.
- The City Council will need to execute a Hold Harmless Agreement for the applicant to proceed with the outdoor café.

Motion: Mr. Israel: Motion to approve the outdoor seating as presented, upon execution of the Hold Harmless Agreement with the city.

Recommendations regarding the façade signage (both sides):

- For better readability, consider solid lettering, no border.
- Consider removing the armadillo from the logo and moving the rose portion of the logo closer to the lettering.
- Reduce dead space to decrease total amount of signage.
- Please remit amendments via email for committee review and final approval.

Second: Mr. Blackmon

Vote: Aye: Unanimous

Nay: None

**4. Case V-22-38: Saint Peter’s Anglican Church, 3207 Montevallo Road**

**EXHIBIT 2**

Mick Britton, Kingfisher Signs, and a representative from Saint Peter’s Anglican Church attended the meeting. The applicant is proposing a new logo and lettering on the existing monument sign at Saint Peter’s Anglican Church. The ground lighting will remain.

Motion: Mr. Israel, motion to approve the new logo and lettering on the existing monument sign at Saint Peter’s Anglican Church. Note: The in-ground lighting should meet the 2,800 – 3,000 degrees Kelvin color temperature requirement.

Second: Mr. Blackmon

Vote: Aye: Unanimous

Nay: None

**5. Case V-22-39: Condado, 2800 Cahaba Village**

**EXHIBIT 3**

Carlos Robinson (via Zoom): The applicant is proposing signage that includes two internally illuminated façade signs, an internally illuminated retro projecting marquee sign and door signage.

## Committee comments:

- The lettering overpowers the façade.
- The proposed square footage is over the allowed amount.
- Reduce or illuminate the sign on the side of the building.
- Consider reducing the entrance sign to fit within the masonry opening to avoid the need for a variance.
- Tagline on front signage – consider changing from all upper letters to sentence case to increase readability.
- Consider the impact of the blade sign lighting on the residents above the restaurant. A timer for the lights could be a solution should there is an issue.
- Bulb color temperature should be 2,800 to 3,000 degrees Kelvin.

Motion: Mr. Blackmon, motion to approve the blade sign as presented, with the condition that the lighting is no greater than 3,000 degrees Kelvin color temperature, and that a timer is installed to regulate use should the tenants above the restaurant have an issue with light intrusion.

## Committee recommendations for remaining signage:

- Reduce or eliminate the side signage.
- Consider reducing the entrance sign to fit within the masonry opening.
- Tagline on front signage – consider changing from all upper letters to sentence case: Tacos – Tequila - Margaritas
- Please submit amendments via email for committee review.

Second: Mrs. Wohlwent  
Vote: Aye: Unanimous  
Nay: None

**6. Case V-22-40: Santos Coffee, 2738 Cahaba Road****EXHIBIT 4**

Gina Childers, *inVision This*, presented the application via Zoom. The applicant is proposing new façade signage and awning for Santos Coffee. This is the former Starbucks location and the applicant is proposing to change the awning from green to black. The façade signage is proposed to be flat cut dimensional letters. Outdoor seating is also proposed.

Mr. Slaten stated there is a Hold Harmless Agreement that must be executed with the city for the outdoor seating.

Motion: Mr. Israel, motion to approve the sign and awning for Santos Coffee as submitted. The applicant will need to secure the Hold Harmless Agreement with the city for the outdoor seating.

Second: Mr. Blackmon  
Vote: Aye: Unanimous  
Nay: None

**7. Case V-22- 41: Southern States Bank, 100 Office Park Drive****EXHIBIT 5**

David Brandt, Fravert Services: The applicant is proposing new façade signage for Southern States Bank in Office Park. The proposal features the face lit façade sign to be 49.19 square feet in size,

and with a 46 inch tall logo, both of which require a variance. The new proposed total would be 156 square feet, which will require a variance as well.

Committee comments:

- The maximum allowable square feet total is 107 sf, not to exceed 120 sf, for this location.
- Consider removing the drive-thru window signage to reduce total square footage.
- Considering reducing the size of the directional signs.
- Reduce façade sign lettering and logo.
- Reduce dead space.

Motion: Mr. Blackmon: The committee requests that the signage for Southern States Bank is reduced, with the goal of 107 square feet total aggregate, not to exceed 120 square feet total.

Suggestions:

- Consider removing the signage at the drive-thru window.
- Consider reducing the size of the directional signs.
- Reduce façade sign lettering and logo.
- Please submit amendments via email for committee review and final approval.

Second: Mr. Israel

Vote: Aye: Unanimous

Nay: None

## 8. Case V-22-42: Sons Donuts, Lane Parke

**EXHIBIT 6**

David Brandt, Fravert Services: The applicant is proposing a new facade sign and external illumination. The signage consists of aluminum plate letters that total 9.8 square feet. Also proposed is gooseneck lighting,

Motion: Mr. Israel, motion to approve the sign application as submitted.

Second: Mrs. Wohlwend

Vote: Aye: Unanimous

Nay: None

9. The Committee welcomes Graham Smith as the Council Liaison.

10. Adjournment: There being no further business to come before the committee, the meeting stood adjourned.

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Tammy Reid, Administrative Analyst

## **AMENDMENTS**

### **Ladybird Taco**

The Village Design Review Committee voted, via email, to approve the amended signage for the storefront as submitted. Also approved is the smaller version of the signage for the secondary front, which will not require a variance.



**Southern States Bank**

The Committee approved, via email, the submitted revisions for Southern States Bank. The reduction in square footage is below the maximum square footage of 107 feet, thereby removing the need for a variance.