



MINUTES

DESIGN REVIEW BOARD THURSDAY, APRIL 6, 2017 7:00 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Zollars, Hicks, Carr, King
ABSENT: Hudson, Bowman, Sampson

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – March 2, 2017

Minutes stand approved.

3. APPROVAL OF AGENDA

Mr. Snowden: Mr. Chairman, I recommend that Item D. 1. be removed and moved to Unfinished Business of the May 4th meeting of the Design Review Board. The Applicant, Mr. Hicks, is also on this Board and would need to recuse himself from the vote, and with only four members present, there would not be a sufficient number of members for quorum.

Chairman Zollars: We will remove that.

4. SWEARING IN OF SPEAKERS

Chairman Zollars: All those that are speaking, if you have not yet signed in, please do. And, if you are speaking, if you would stand and raise your right hand. Do you swear or affirm that the testimony you give to the Board will be truthful? If so, say I do. Thank you.

B. PUBLIC COMMENT

Mr. Brusk: My name is Norman Brusk and I live on Crosswick Ct. I will be speaking on the issue of the Dollar General store. I want to say as a resident of Reynoldsburg that I am flatly opposed to having this type of store within that area.

Mr. Snowden: Chairman Zollars and Members of the Board, I did not realize that Mr. Brusk was speaking on an agenda item. We should have him speak under that agenda item rather than under Public Comment. Is that acceptable? Mr. Chairman, the thing to do in this case is, after the applicant speaks, call Mr. Brusk and anyone else who wishes to speak on that agenda item. After the public has spoken, please allow the applicant to respond to any questions on it.

C. UNFINISHED BUSINESS

1. **7578 E. Main St.; Application #176472; Applicant: Evans Capital Investments, Ltd.; Business: Reynoldsburg (E. Main) DG (Dollar General), LLC; Major Site Plan, Historic District - New Commercial Building.**

Mr. Snowden: 7578 E. Main Street - Dollar General - Major Site Plan. Application: #176472 - Certificate of Appropriateness. Location: Property is located on the north side of East Main Street, just west of Waggoner Road. Existing Zoning: CC Community Commerce District / HCO Historic Commercial Overlay District. The request is for a certificate of appropriateness in order to construct a new commercial building and related improvements. Current Use: Vacant Land. Applicant: Evans Capital Investments, Ltd. The applicant is requesting the Board review and approve a certificate of appropriateness in order to construct a new, freestanding, commercial building. The proposed site consists of a 4.3 acre commercial shopping center with various commercial business uses. The applicant intends to split a portion of that parcel off, in order to construct this proposed free-standing commercial building. To the north, the property abuts an apartment complex (multi-family dwellings) in the AR-2 zoning district. All adjacent properties that front E. Main Street are within the Historic Overlay District. Administrative - The applicant has already been granted variances from several sections of Chapter 1193 by the BZBA. The variances allow the building to be setback from E. Main Street. The applicant claimed hardship due to the presence of underground sanitary sewer lines near the front of the parcel. Traffic & Parking - The applicant received approval for a variance from Section 1193.08(b) of the Zoning Code, in order to place parking spaces in front of the main structure. This was required due to the related variance of the build-to-line requirements. The applicant's traffic access study is currently under review by the City Engineer. Pedestrian Circulation - The applicant has provided a defined pedestrian path between the E. Main Street frontage of the property and the main entrance of the proposed structure. The sidewalk is separated from the traffic circulation and parking. The applicant's design places bike racks and a seating area along this path, in order to comply with the pedestrian amenity requirements of Section 1193.09. Landscaping & Buffering - Staff has reviewed the application for compliance with the requirements of Chapter 1180. Generally speaking, the applicant meets those minimum requirements. Since the last meeting of the Board the applicant has submitted a revised landscape plan, in order to address concerns raised by the Board. The revised landscape plan includes screening along the west side of the loading area, and screening the dumpster with a masonry enclosure that matches the materials used on the main structure. Staff would like additional clarification about what landscape materials will be used along the east side of the proposed building. Utilities - The applicant has submitted a basic utilities plan and facilities demand worksheet, which have been forwarded to the Department of Public Service and City Engineer for preliminary review. The applicant proposed to accommodate their storm water runoff in an underground detention basin. This basin will be reviewed for compliance with the City's storm water manual by the City Engineer. Lighting - The applicant has provided a lighting plan indicating the location of proposed fixtures, as well as a cut sheet of their

technical specifications. Lighting levels along northern edge of the property slightly exceed the 0.5 FC required by Section 1182.03. The applicant should address this. The proposed lighting fixtures are black aluminum finish and match the existing site lighting. This style and finish color are appropriate to the Historic District. Building Orientation & Architecture - The applicant provided architectural elevations showing the proposed building. The applicant applied for and received a variance to allow the proposed building to be setback from the street. The applicant has provided a revised plan that address staff's concerns that the building be placed on the same plan.. The applicant proposes to clad their building in brick veneer. The proposed veneer meets the requirements of Chapter 1193 for natural materials. The applicant has provided revised building elevations, and has selected brick veneer that more closely matches the materials of the existing shopping center. Outdoor Sales - The applicant has provided a small screened area on their front sidewalk. Staff understands that this is to be used to vending, but the applicant should clarify when activity that propose here. Staff Recommendation - The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of the Historic Overlay District. Provided the application is approved, the items the applicant would need to complete are listed under "Next Steps" in the Staff Report. I am happy to answer any additional questions and will turn this back over to our Chairman.

Mr. Frazier: My name is Alex Frazier. I am with Hurley and Stewart. *(Audio issues, unable to transcribe.)* What I gathered from the last meeting was that the matching of the brick was one of the biggest points. We tried to find a brick that was available today. That center was built in the 80's. So, trying to find a brick that matches that now is a little tricky.

Mr. Snowden: The standing seam roof that is there at the existing center is very typical of centers that were built during that time but not typical of architecture that is within the Historic District. So, your comment is absolutely correct. It does not match, but on the other hand, that is not historic either, so finding that balance is going to be the challenge.

(Audio issues, unable to transcribe.)

Chairman Zollars: Approximately how far are you from the existing building?

Mr. Frazier: Approximately 25FT.

(Audio issues, unable to transcribe.)

Mr. Frazier: As far as pulling the site forward, just to be able to make the site work for parking and line up the drive aisle here.

(Audio issues, unable to transcribe.)

Chairman Zollars: Can you go through some of the comments we had made at the last meeting as far as things you can't do and why it is not feasible.

Mr. Frazier: Sure. *(Audio issues, unable to transcribe.)* We have looked at that and it is going to increase the impervious area next to that creek with more storm water runoff, more potential for spills and things of that nature.

(Audio issues, unable to transcribe.)

Chairman Zollars: One of the issues we have is that it is within the Historic District, and in

my opinion, even though you have worked to improve the exterior facade, it is still missing the original intension for the Historic District. One of the other detail things I have noticed is the window glass. You have black window glass and it is supposed to be that store front glass. I believe when we talked about it last meeting, the glass on either side of the front entry is going to be blacked out and the reason was because of coolers on the other side of that wall. You combine that with the building massing and the HVAC which is the reason it is taller than the other building. I guess I am just coming to the conclusion here that I just don't think the building fits in with the buildings around it or the community as a whole. The building in and of itself, if it was in a different location that could blend better, it may work better. But, in this location I think it is an awkward fit. I appreciate that you have worked to try to address some of the comments that you feel you can address, but I just think ultimately we are going to be committing to building something new in an area that is never really going to be a good fit and will not ever look right. If the rest of the center gets redeveloped, it is going to be real tough to ever have this thing cohesively fit in the Historic District.

(Audio issues, unable to transcribe.)

Chairman Zollars: And the other point is, there is vacant retail space within the center and there is a common sense element here. Why not use the empty retail space within the center whether than building a brand new building right next to vacant space.

(Audio issues, unable to transcribe.)

Mr. Frazier: I would encourage you guys to drive through the area and look at the buildings. Obviously there have been buildings built at different times. We are try to keep the vibe of the Historical District.

Chairman Zollars: An improved design reminiscent of the 80's or an approved design which say something about where the area is going. That is why I have an issue with the building and the way it works, back off the road and that sort of thing, especially when we know the trends of downtown areas like this moving a different direction. There is a specific way to address those. I know it is hindered a little bit by Reynoldsburg not having a plan in place.

Mr. Frazier: Is there a recommendation as to what we can do to the facade?

(Audio issues, unable to transcribe.)

Mr. Snowden: Mr. Chairman, please clarify what you mean. Are you asking that the applicant give you some additional architectural concepts and let the Board respond to that instead of this particular application? We absolutely can do that from a procedural standpoint. The issue is going to be giving the applicant guidance.

Chairman Zollars: I think we could do that. I want it to look like it should have been there form the 80's. Not look like 2017. I like the brick, it is a good step. But, it doesn't fit in the neighborhood, in my opinion. The last meeting I laid out three things; work with you seller to improve the existing center to make it match what you guys are proposing for the Dollar General, make the Dollar General look like your center, or move into a vacant space in the center.

(Audio issues, unable to transcribe.)

Chairman Zollars: We are going to leave Item C.1. temporarily and go to Item D.2.
(Please see Item D.7. for referral back to Item C.1.)

Mr. Frazier: We have deliberated and we really appreciate your comments and time tonight. We would like to request that you table the application so that we can have more discussions are the architectural elevations to get an idea of what you are looking for, for this space. With that, I just want to reiterate the seller's narrative. I am not sure if you all have read that. In talking with the sellers as well, they have really tried to market this property since 2001 when they purchased it. Some people go to the Dollar General and think they are going to go get ice cream or pizza. So they really think that would help the center become vibrant again and successful. I just wanted to reiterate that.

Chairman Zollars: Mr. Snowden, I just want to confirm, should Dollar General choose to send you a couple of options, you can disseminate that to the Board?

Mr. Snowden: I am trying to think of what is the most efficient way in which we can make a decision at the following meeting. I feel like the applicant has gotten a lot of feedback. Some of it varying from different member but that is part of the process.

Chairman Zollars: Board members we need to be aware that our charge is design and review solely.

Mr. Snowden: Correct. We are not here to design this for them.

Chairman Zollars: Or make the comments about the use, strictly design.

Mr. Snowden: Correct. And you heard from some members of the public and talked about it, but it is strictly to the design. First of all, let me go on the record as saying Mr. Frazier has been fantastic to work with and he has done a tremendous job leading this project. In this case, what I am going to recommend is we do the following: You have a lot of very diverse feedback from the Board and you created a document where you listed the responses you received last time. First of all, let's update that document. I will then circulate that document to the Board Members in case anyone feels their particular comment got missed. Once we all agree that is the document that we are sort of working from, that will give you a document you can work off of. At that point, let's try to get two maybe three options sent to Staff, which I can then send to the Board via email. The Board Members are welcome to respond to me. Please don't group respond to one another because then we are dealing with Sunshine Laws and making decisions outside the arena. No one would ever do that on purpose but sometimes people accidentally hit "Reply All". If you have specific comments and you want to respond, respond to me. If you want to respond via email, I can send that to the applicant that way they can at least try to address that by the next meeting or state why they are not going to address that. I know that is a lot of work for everybody but that is why we are here. Does anyone have any concerns with that?

Mr. King: I don't have any concerns but we had two more items in the Historical District. Can I see the outline of the Historical District?

Mr. Snowden: Mr. King, let's you and I get together after the meeting. I can give you the links to our site for the Historical Design Guidelines, all that information. Mr. King is the

newest member of our Design Review Board so I would be happy to do some additional training with you. That would be awesome.

Mr. Zollars: Gentlemen, you are good with this?

(Speaker off mic.)

Mr. Zollars: I will start the conversation. This box does not fit. No Box. If you are asking me, something other than a box.

Mr. Snowden: Is the height also a concern?

Mr. Havener: I want to thank you both for doing what you have done to the building. I think you have come a long way since we first started. I know you have come to realize that the all brick building is one of the things that we would like to see so that it blends in with the rest of the surrounding development. I think one of the other things that did not come across on your rendering is the fact that you were also introducing some metal elements to blend in with the rest of the development also. The elevations call out, but they don't show the standing seam metal awning. Some of those little opportunities go a long way, but as the Board has recommended there may be some opportunities to take it further. But, I do commend you for what you have done to date. I think it has come a long way.

Mr. Zollars: I would agree with Dan on that.

(Speaker off mic.)

Mr. Havener: Number 12 on your notes does call it out.

(Speaker off mic.)

Mr. Havener: I think it is just outlined.

(Speaker off mic.)

Mr. Frazier: I think putting a new building in the Historic spot is an opportunity for the City of Reynoldsburg to start a revitalization of the downtown. And to put something that looks that way is not my vision of how this area should look. That is my input.

Mr. King: My input would be signage, when I look at a brand new building, even though you guys have definitely made strides. They actually have a CVS in the middle of Granville but they used the original sign.

Mr. Snowden: Mr. King, let me interject here. This particular application does not include any consideration for signage, and the reason is, the applicant is still attempting to get a variance for the sign size from the Historic Guidelines. So, once that is done, they will have to come back with a signage plan to the Board. The sign that is there is indicating what they would like to propose, but the end result may be different. So, I am not saying that to discourage you from discussing signage because it all has to come together. One of the challenges that we have with signage in general is that signage contractors and design professionals that do the Major Site Plans tend to be separate. Signage contractors tend to be a separate sub contractor so they like to make separate approvals and I have encouraged that partly because it makes the process run a little bit smoother. You can definitely discuss the signage but don't get bogged down in the details of what they are showing there because that may change again and you are going to be weighing in on all of that.

Mr. Zollars: Anything else?

RESULT:	TABLED [UNANIMOUS]	Next: 5/4/2017 7:00 PM
MOVER:	Steven Hicks, Board Member	
SECONDER:	Ivan King	
AYES:	Zollars, Hicks, Carr, King	
ABSENT:	Hudson, Bowman, Sampson	

D. NEW BUSINESS

1. **1481 Lancaster Ave.; Application #176418; Applicant: Steven Hicks; Historic District - Exterior Modifications.**

RESULT:	TABLED [UNANIMOUS]	Next: 5/4/2017 7:00 PM
MOVER:	Steven Hicks, Board Member	
SECONDER:	Ivan King	
AYES:	Zollars, Hicks, Carr, King	
ABSENT:	Hudson, Bowman, Sampson	

2. **2160 Brice Rd.; Application #176484: Applicant: Milton Pate; Business: Waffle House, Inc.; Minor/Exterior Modifications.**

(Audio issues, unable to transcribe.)

Staff Report: 2160 Brice Road - Waffle House Restaurant - Exterior Modifications. Application: #176484 - Certificate of Appropriateness. Location: Property is located on the east side of Brice Road between Interstate 70 and Eastgreen Blvd. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay District. The request for certificate of appropriateness for exterior modifications. Current Use: Eating or Drinking Establishment. Applicant: Midwest Waffles Inc./Milton Pate. The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to an existing commercial building. The site is developed with an existing commercial building used as a casual style eating or drinking establishment. Neighboring uses include other commercial businesses in the CS and CC zoning districts, such as a hotel to the north and a hardware store (retail sales) to the south. The lot immediately to the south contains vacant commercial buildings in the City of Columbus. All lots that front E. Main Street are within the Community Commercial Overlay District. Exterior Modifications - Due to a recent accident where a motor vehicle impacted the building, the applicant was forced to partially remodel the existing building. The applicant has elected to install an expanding cooler/freezer assembly. This expands the building. The proposed addition has the same colors and massing as the existing structure. Staff has no concerns. Staff Recommendation - The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

(Vote.)

Staff Report: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant has already applied for a minor site plan review. The Planning & Zoning Administrator will contact the applicant as soon as that review is complete. 2. The applicant will need to contact the Building Division at 614-322-6802 to submit an application for a building sign permit, submit plans for review, secure permits, and complete the required inspections for the proposed building addition.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Ivan King
AYES:	Zollars, Hicks, Carr, King
ABSENT:	Hudson, Bowman, Sampson

3. **7535 E. Main St.; Application #176979; Applicant: Patricia Palermo; Business - Dental Office; Historic District - Exterior Modification and Signage.**

(Audio issues, unable to transcribe.)

Staff Report: 7535 E. Main Street - Palermo Medical Office Building - Exterior Modifications - Historic District. Application: #176979 - Certificate of Appropriateness. The property is located along the south side of E. Main Street between Jackson Avenue and Waggoner Road. Existing Zoning: CC - Community Commerce District / HCO - Historic Commercial Overlay. The request is for certificate of appropriateness for exterior modifications to a building in the Historic District. Current Use: Medical Office. Applicant: Patricia Palermo. The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to an existing building in the Historic District. The site is developed with a commercial office building and related improvements. Neighboring properties are developed with other commercial businesses also in the CC District. To the south, the property is adjacent to single family dwellings in the R-3 District. This lot and all neighboring lots are within the HD - Historic Overlay District. The applicant is proposing a variety of exterior modifications to an existing commercial office building. The existing building was constructed in the early 1980's and predates the original adoption of the Historic Overlay District in 1996. Challenges are always presented when applying Chapter 1193 and the Historic Design Guidelines to suburban style structures or structures with modern architecture within Olde Reynoldsburg. General Modifications - The applicant is proposing the paint both the brick and stucco exterior cladding of the building. The applicants color choices are attractive, but do not have any historic significance. Unpainted brick is a preferred material within the district. Signage - The applicant is proposing to replace an existing internally illuminated ground sign, as well as a pin mounted wall address sign. The proposed ground sign will be refaced with wood boards and pin mounted aluminum metal. The proposed wall sign will also be constructed of aluminum and pin-mounted to the façade. Aluminum is not a traditional or natural material for signage per the Zoning Code. Entry Feature - The applicant is proposing a new awning/entry feature. The proposed entry feature appears to use the same wood and brushed aluminum proposed for the sign. Staff has concerns that this aluminum is not an appropriate material within the Historic

District. Landscaping - The applicant has submitted renderings indicating their proposed landscape plans. Staff has concerns that the proposed plant material does not appear to be native or common to this part of the country. The renderings indicate that the proposed ground cover will be gravel, which is not a historic landscape material. Some of the plants are placed in aluminum planters which is not typical to landscape areas within the Historic District. The applicant is going to need to indicate the proposed planting areas on their site plan. Staff Recommendation - The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Historic Overlay District. Staff's recommendation is it that the Board table this application to the next regular meeting of the Board.

(Vote.)

Staff Report: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant should contact the Planning & Zoning Administrator at 614-322-6829 to submit an application for a zoning certificate. Staff will require two sets of plans to confirm compliance with the approved certificate of appropriateness. 2. The applicant will need to contact the Building Division at 614-322-6802 to inquire if any permits will be required. If so, then the applicant will need to submit an application for a building permit, plans for review, secure permits, and complete the required inspections for proposed modifications. Provide the Board tables the application, the applicant should review the Historic Design Guidelines and the requirements of Chapter 1193, and submit revised plans to Staff for review by the Board.

RESULT:	REFERRED TO COMMITTEE	Next: 5/4/2017 7:00 PM
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4. 7509 E. Main St.; Application #176982; Applicant: Kristi Eodice; Historic District - Facade Redesign.

(Audio issues, unable to transcribe.)

Staff Report: 7509 E. Main Street - Komraus Medical Office Building - Exterior Modifications - Historic District. Application: #176982 - Certificate of Appropriateness. The Property is located along the south side of E. Main Street between Jackson Avenue and Waggoner Road. Existing Zoning: CC - Community Commerce District / HCO - Historic Commercial Overlay. The request is for a certificate of appropriateness for exterior modifications to a building in the Historic District. Current Use: Office. Applicant: Kristi Eodice. The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to an existing building in the Historic District. The site is developed with a commercial office building building and related improvements. Neighboring properties are developed with other commercial businesses also in the CC District. To the south, the property is adjacent to single family dwellings in the R-3 District. This lot and all neighboring lots are within the HD - Historic Overlay District. The applicant's building is clad in wood paneling with a gabled roof. Immediately to the north of the front face is a 3FT brick wall, which supports wood beams. The beams are attached to the top of the wall and connect to the façade of the building at the same angle as

the gabled roof. The applicant states that the materials are not in good condition and proposes to remove them. Staff's concerns are minimal; the building's overall design is not historic and removal of these beams will not increase or decrease its historic character or the overall character of the Historic District. The applicant has stated that the beams are not structurally supporting the building's roof or façade, but this should be confirmed with the Chief Building Official. Staff Recommendation - The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Historic Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

(Vote.)

Staff Report: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant should contact the Planning & Zoning Administrator at 614-322-6829 to submit an application for a zoning certificate. Staff will require two sets of plans to confirm compliance with the approved certificate of appropriateness. 2. The applicant will need to contact the Building Division at 614-322-6802 to inquire if any permits will be required. If so, then the applicant will need to submit an application for a building permit, plans for review, secure permits, and complete the required inspections for proposed modifications.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Carr
SECONDER:	Steven Hicks, Board Member
AYES:	Zollars, Hicks, Carr, King
ABSENT:	Hudson, Bowman, Sampson

5. **6960 E. Main St.; Application #177052; Applicant: Kessler Sign Company; Ohio Health; Signage.**

(Audio issues, unable to transcribe.)

Staff Report: 6960 E. Main Street - OhioHealth FSED - Comprehensive Sign Plan. Application: #177052 - Certificate of Appropriateness. Location: Property is located on the northeast corner of E. Main Street and Briarcliff Road. Existing Zoning: CC - Community Commerce District / CCO - Community Commercial Overlay District. The request is for a certificate of appropriateness for exterior modifications. Current Use: Medical Office (under construction). Applicant: Kessler Sign Company. The applicant is requesting the Board review and approve a certificate of appropriateness for a comprehensive sign plan that is proposed for a new medical office building. The .77 acre site consists of an existing fast-food restaurant prototype building with drive-thru and related improvements. The out-lot is part of a larger 14.84 acre commercial shopping center with various commercial business uses. To the north the property abuts single family homes in the R-3 zoning district. To the east, west, and south, the property is adjacent to other commercial uses in the CC and CO zoning districts. All parcels that front E. Main Street are within the Community Commercial Overlay District. The comprehensive sign plan process will allow the Board to approve up to

240SF of wall signage at this location. The applicant is proposing 253SF of signage. The applicant needs to reduce the area of one or more wall signs to meet the requirement. The maximum height for ground signs within the Community Commercial Overlay District, is 6FT. The proposed ground sign exceeds that height by 5IN. The applicant needs to reduce the height of the sign to comply with the Code. The applicant is proposing 9 wall signs to be placed on all four facades of the structure. This is not unreasonable, but the building has four sided architecture, is located within the parking lot a large development, and at the corner of two public streets. The proposed signage consists of wall mounted channel letters, which is a permitted sign type within the CCO district. Each sign complies with the color requirements of Chapter 1181 and all signs are internally consistent with each other. The proposed red "Emergency" signs are a typical sign design for this type of use, so Staff supports the color. Additional Signage - In accordance with the provisions of the comprehensive sign plan process, the applicant has provided plans for their directional signage. All the signage is consistent with the designs and colors of the wall and ground signage. A zoning sign permit will not be required for these signs. The applicant's site plan indicating the addition of small mulch beds is not considered a significant alteration to their landscape plan as approved during review of the major site plan for the project. Staff Recommendation - The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay District. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness on the following conditions: That the applicant shall submit revised plans to Staff, in conjunction with review of a zoning sign permit application, proportionally reducing one more wall signs so that the total wall signage does not exceed 240SF. That the applicant shall submit revised plans to Staff, in conjunction with review of a zoning sign permit application, reducing the height of the ground sign to 6FT.

(Vote.)

Staff Report: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant has already applied for a minor site plan review. The Planning & Zoning Administrator will contact the applicant as soon as that review is complete. 2. The applicant will need to contact the Building Division at 614-322-6802 to submit an application for a building sign permit, submit plans for review, secure permits, and complete the required inspections for the proposed building addition.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Ivan King
AYES:	Zollars, Hicks, Carr, King
ABSENT:	Hudson, Bowman, Sampson

6. **2793 Taylor Rd.; Application #177053; Applicant: Seth Dorman, WD Partners; Business: Walmart Store #2726; Minor/Exterior Modifications.**

(Audio issues, unable to transcribe.)

Staff Report: 2793 Taylor Road - Walmart - Exterior Modifications. Application: #177053 - Certificate of Appropriateness. Location: Property is located on north side of Taylor Road, east of Baltimore-Reynoldsburg Road. Existing Zoning: CS Community Services District. The request is for a certificate of appropriateness for new signage and exterior modifications. Current Use: Retail Sales. Applicant: Seth Dorman/WD Partners. The applicant is requesting the Board review and approve a certificate of appropriateness for new signage and other minor exterior modifications. The applicant proposes to relocate 3 previously approved wall signs, and modify paint colors from a previously approved application. The site is developed with an existing multi-tenant commercial building and related improvements. The other tenant spaces include retail sales uses. To the north, the property abuts a condominium complex (multi-family dwellings) in the AR-2 district. Signage - Comprehensive sign plans are a special type of signage review. With the approval of the Board, the applicant may utilize the sign area permitted by the Code with multiple wall signs. This application type exists to accommodate large commercial retail users that often have multiple wall signs. The advantage is that the Board and Staff can review the plan to ensure that all the signage is consistent with itself, and makes sense given the site context. The applicant applied to the Board in December of 2016 and February of 2017 for a similar comprehensive sign plan review, but after approval, the applicant determined that additional changes were required. Per the Code, the applicant is entitled to 1228SF of sign area. The area of the 12 proposed wall signs is 655.06SF of total area. The Zoning Code does not allow any signs to extend beyond 12IN from the façade of the structure. The applicant's sign mount plans indicate that 9IN is the maximum projection, but given the number and types of signage, they should be aware of this regulation. The proposed signs are all white with the exception of the floral graphic and the proposed face for the existing ground sign, and the channel letters will be mounted directly to the building's façade. The signage is consistent with the scale of the building's façades. The channel letter designs are internally consistent, and consistent with the signage in the Taylor Square Shopping Center. Since the previous approval, the applicant has requested to change the location of their "Pickup", address, and another tenant sign (Subway Restaurants). Staff's concerns are minimal, as the changes are minor and do not affect the aggregate sign area. The applicant is also proposing several

extremely minor modifications to the existing front bollards, as well as about 16LF of fence. Staff has no concerns about these modifications. The applicant proposed to forgo the previously approved orange paint on the front façade, and change to the proposed elevations shown on the plan. The applicant proposed to paint the EIFS blue behind their main wall sign, as well as above the entry doors. Staff supports the modifications; the applicant proposes to apply the paint in a symmetrical manner, and the paint as proposed will further accent the building entry. Staff Recommendation - The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this commercial district. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted.

(Audio issues resolved.)

Mr. Dorman: Seth Dorman, WD Partners, Dublin, Ohio. I am here representing WalMart. I appreciate you seeing us again as Walmart continues to refine the scope of work and the various branding initiatives that they would like to do at this store. I think that Mr. Snowden did a wonderful job summarizing and presenting what was proposed. I am happy to answer any questions that you have.

Chairman Zollars: Board, any questions?

(Vote.)

Mr. Snowden: Mr. Dorman, I will provide the "Next Steps" in writing. You have had that a couple of times and I am pretty sure they have not changed. We are glad to accommodate WalMart's needs in this case. Hopefully they have settled on a design they are happy with, if they haven't, give me a call and we will review it again.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ivan King
SECONDER:	Steven Hicks, Board Member
AYES:	Zollars, Hicks, Carr, King
ABSENT:	Hudson, Bowman, Sampson

7. 8702 Firstgate Dr.; Application #177136; Applicant Sign Vision Co., Inc.; Signage - Comprehensive Sign Plan.

Mr. Snowden: 8702 Firstgate Drive - Taylor Ridge East Neighborhood Entry Signage - Comprehensive Sign Plan. Application: #177136 - Certificate of Appropriateness. The property is located at the northeast corner of Taylor Road and Firstgate Drive. Existing Zoning: R-3 Single Family Residence District. The request is for a certificate of appropriateness for new signage. Current Use: Single Family Residential Neighborhood. Applicant: Sign Vision Company, agent for Taylor Ridge East HOA. The Applicant is requesting the Board review and approve a certificate of appropriateness for a comprehensive sign plan. The applicant proposes new monument style ground sign as a neighborhood entry feature. The site is developed with an existing single family dwelling. The neighborhood consists of single family homes on plated lots. Properties to the east are also single family

homes in the R-3 zoning district. The parcel immediately to the north of the site is a single family home in the City of Pataskala. Code Requirements - Comprehensive sign plans are a special type of signage review. Per Section 1181.03 of the Zoning Code, comprehensive sign plan review is required for neighborhood entry signs. This is a new type of signage, we have not seen one of these in many years. The Board has discretion to approve the appropriate number and size of neighborhood entry signs. Signs of this type must be externally illuminated. The applicant proposes to replace their existing wood panel ground sign with a monument style ground sign. The proposed sign has a stone support base and non-illuminated painted metal face. The sign's colors, materials and size meet the code requirements of Table 1181, and are consistent with the neighboring entry signs for other residential neighborhoods along Taylor Road. Administrative - Section 1181.03 of the Zoning Code requires neighborhood entry signs to have maintenance agreements. The applicant has provided a copy of their perpetual access/maintenance agreement for this location that was recorded at the time the neighborhood was developed/platted. Staff's recommendation is that the Board apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of this residential district. Staff's recommendation is it that the Board approve the application for a certificate of appropriateness as submitted. I think this is a case Gentlemen where you have a ground sign, it has been there for a number of years. It is getting worn out and the homeowners have decided that they want something a little more attractive. With that, I will turn things back over to our chairman.

Chairman Zollars: I am assuming you are representing. Is there anything you would like to add? Ok, very good. Are there any comments or questions from the Board?

(Vote.)

Mr. Snowden: Ma'am, the items I will provide in writing to Sign Vision, who was the applicant. On page 24 of the Staff Report you will see that you will be going for a Zoning Sign Permit and getting permits for the sign and getting it inspected. With that, I am glad to see that the neighbors are investing, that is exciting.

Chairman Zollars: Thank you.

Mr. Snowden: Gentlemen, at this point you should indicate for the record that we are going to return to Application C.1.

Chairman Zollars: We are going to bring C.1. back to the discussion and meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Richard Carr
AYES:	Zollars, Hicks, Carr, King
ABSENT:	Hudson, Bowman, Sampson

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman



Planning and Zoning Administrator