



AGENDA

The Columbia Architectural Design Review Team will meet on Tuesday, May 10th, 2022 at 9:00 a.m. in Conference Room A on the basement level of City Hall, 700 N. Garden Street to consider the following:

I. Roll Call

II. Approval Of Minutes

III. Old Business

22-0064 - 2211 Carmack Blvd - Modify Façade Of Existing Building
Request from TJ Electrical Co. for façade modifications at 2211 Carmack Blvd.

DEFERRED FROM APRIL AGENDA

Documents:

[22-0064_APPLICATION_2211 CARMACK BLVD.PDF](#)
[22-0064_PROPOSED FACADE_2211 CARMACK BLVD.PDF](#)
[22-0064_STAFF REPORT_2211 CARMACK BLVD.PDF](#)

IV. New Business

22-0096 – 2111 Carmack - Walkway Canopy
Request from Carmack Boulevard Church of Christ to replace canopy at [2111 CARMACK BOULEVARD](#).

Documents:

[22-0096_APPLICATION PAGE 1_CARMACK CHURCH OF CHRIST.PDF](#)
[22-0096_APPLICATION PAGE 2_CARMACK CHURCH OF CHRIST.PDF](#)
[22-0096_IMAGE 3_CARMACK CHURCH OF CHRIST.PDF](#)
[22-0096_IMAGE 1_CARMACK CHURCH OF CHRIST.PDF](#)
[22-0096_IMAGE 2_CARMACK CHURCH OF CHRIST.PDF](#)

22-0096 STAFF REPORT 2211 CARMACK BLVD.PDF

22-0104 – 4015 Trotwood – Convenience Store Facade

Request from Highland Corporation for design of a proposed convenience store to be part of a commercial Planned Unit Development near the corner of Trotwood Avenue and Sunnyside Lane, at [4015 TROTWOOD AVENUE](#).

Documents:

[22-0108_FAST STOP MARKETAPPLICATION_ART SIGNED.PDF](#)
[22-0108_FAST STOP MARKETS - SUNNYSIDE ARCHITECTURE.PDF](#)
[22-0108_TROTWOOD BUILDING ELEV UPDATE.PDF](#)
[22-0104_STAFF REPORT_4015 TROTWOOD AVE.PDF](#)

22-0108 - 1101 Nashville Highway

Request from Will Thomas for facade approval of self storage buildings at [1101 NASHVILLE HIGHWAY](#).

Documents:

[22-0108_APPLICATION_0418.PDF](#)
[22-0108_ELEVATIONS_0418.PDF](#)
[22-0108_SITEPLAN_0418.PDF](#)
[22-0018_STAFF REPORT 1101 NASVHILLE HWY SELF STORAGE.PDF](#)

V. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The [2022 meeting schedule](#) can be found on the City of Columbia Architectural Design Review Team [webpage](#).

For other questions, please contact the [Department of Development Services](#) at 931-560-1560.



ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	2211 Carmack Blvd Columbia TN 38401		
	TAX MAP:	GROUP:	PARCEL:
SUMMARY OF NATURE OF REQUEST AND WORK	EIFS exterior awl paint		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	3-21-22	Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.
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SUBMITTAL REQUIREMENTS
10 copies of plan + PDF
Fold all submittals larger than 8 1/2 "x11 "

SELECT REQUEST	PLAN SHALL INCLUDE
<input checked="" type="checkbox"/> Façade Approval <input type="checkbox"/> Alternative Compliance Requested <input type="checkbox"/> Other: _____	<ul style="list-style-type: none"> • Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.



2211 CARMACK BLVD.
COLUMBIA, TN 38401

**FRONT
ELEVATION**

Lynn White
+ associates

6965 Sunnywood Dr.
Nashville, TN 37211
p 615.308.5330
marklynn1@hotmail.com
© Lynn+White Associates

EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"

PAPER: ARCH D 36x24
DATE ISSUED: 03/09/2022
REVISIONS:
1.

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

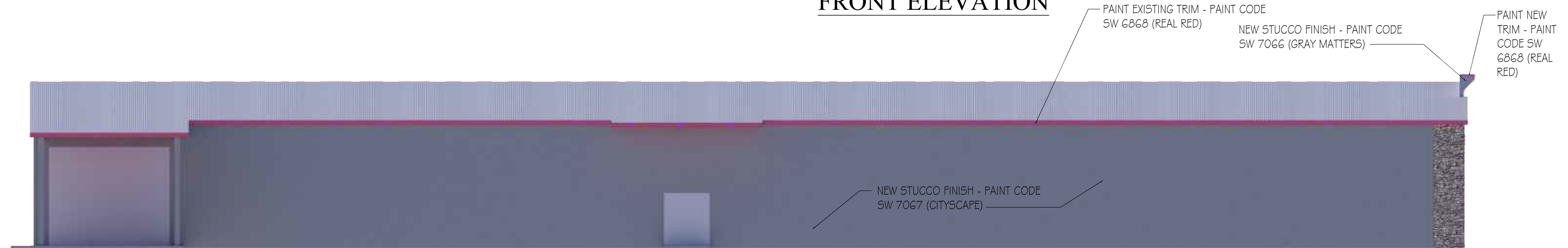
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS. AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

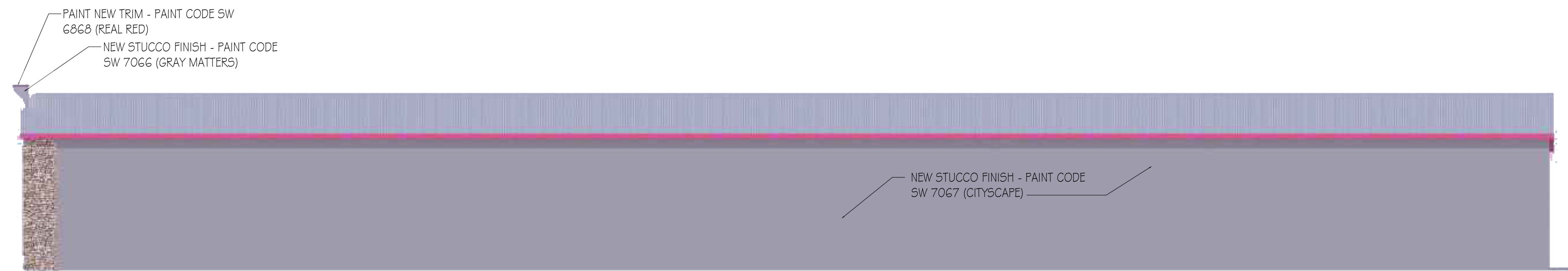
LYNN WHITE & ASSOCIATES IS NOT A LICENSED ARCHITECT.



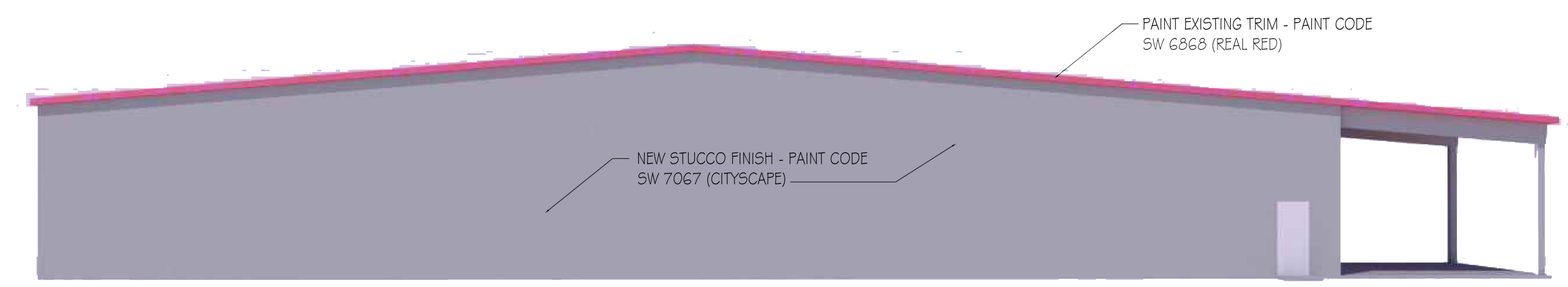
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

2211 CARMACK BLVD.
COLUMBIA, TN 38401

Lynn White
+ associates

6965 Sunnywood Dr.
Nashville, TN 37211
p 615.308.5330
marklynn1@hotmail.com
© Lynn+White Associates



CITY OF COLUMBIA TENNESSEE
 ARCHITECTURAL DESIGN REVIEW
 STAFF REPORT

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

ART 22-0064

APPLICANT/OWNER

TJ Electrical Co./ Lucian Barbu

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

**2211 Carmack Blvd / Tax Map 113
 D Parcel 008.00**

PROJECT DESCRIPTION:

This request is for an exterior façade modification of an existing 24,096 SF commercial building (*former Tractor Supply Retail Store*). Alterations include the removal of the buildings existing corrugated metal cladding to be replaced with an EIFS cladding on all elevations.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
I-R (Industrial Restrictive)	Vacant Commercial Building	GCS & IR / Grocery Store/ Auto Sales	Façade Modification	N/A

Building Façade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

1. All facades shall be constructed of one or a combination of the following materials: concrete aggregate, stucco, brick, stone, glass or wood, faced concrete block.
2. No portion of building constructed of unadorned (un-faced) concrete masonry units or corrugated and/or sheet metal shall be used.
3. Monolithic buildings are prohibited and no single façade extending unbroken more than approximately 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through the following:
 - a. The use of projections or recesses (articulation).
 - b. The use of architectural detail to provide visual interest including but not limited to: columns, large windows, entry ways, beams, poles, or glass.

C. Alternative Compliance

Alternative Compliance may be obtained using the Design Review process. In such cases, the Architectural Design Review Team shall have the authority to approve the following:



CITY OF COLUMBIA TENNESSEE
ARCHITECTURAL DESIGN REVIEW
STAFF REPORT

1. Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area and complies with the intent of the code.

PLANNING STAFF EVALUATION:

This request is for the exterior modification of a 24,096 SF-building constructed in 1968. Alterations include the removal of an existing corrugated metal faced on all elevations to be replaced with an EIFS cladding. Visual aspects of the rendering appear that the stone base will be refinished; however, the existing stone base is being proposed by the applicant to remain. EIFS cladding is an accepted material per the guidelines.



CITY OF
COLU

PRO
DEAD

ADDRESS/LOCATION	211
SUMMARY OF NATURE OF REQUEST AND WORK	TAX MA repl

APPLICANT

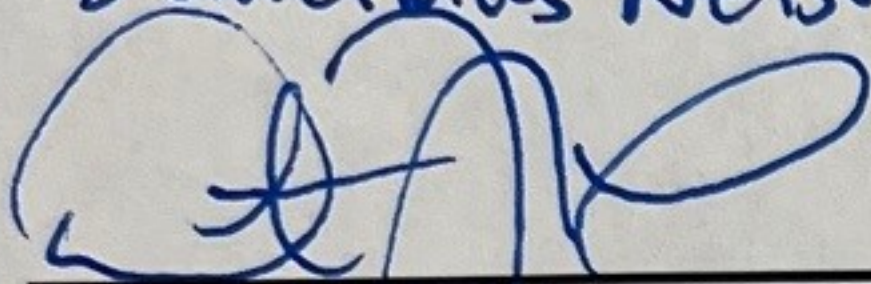
NAME	Cammack Blvd
ADDRESS	2111 Cammack Blvd

PROPERTY OWNER

NAME	Cammack Blvd
ADDRESS	2111 Cammack Blvd

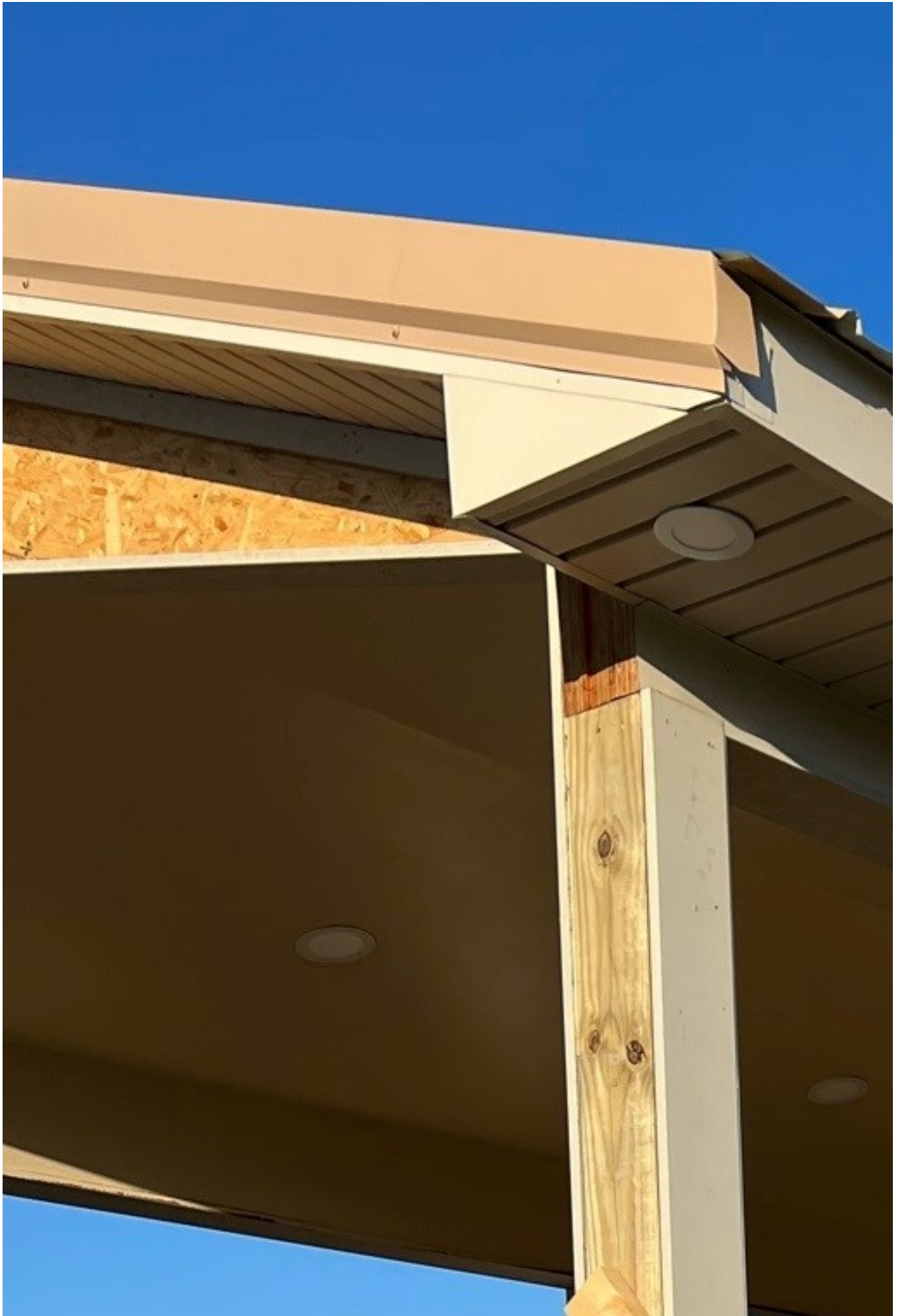
In filling out this application, I certify that (1) all information is true and correct and (2) all information is true and correct.

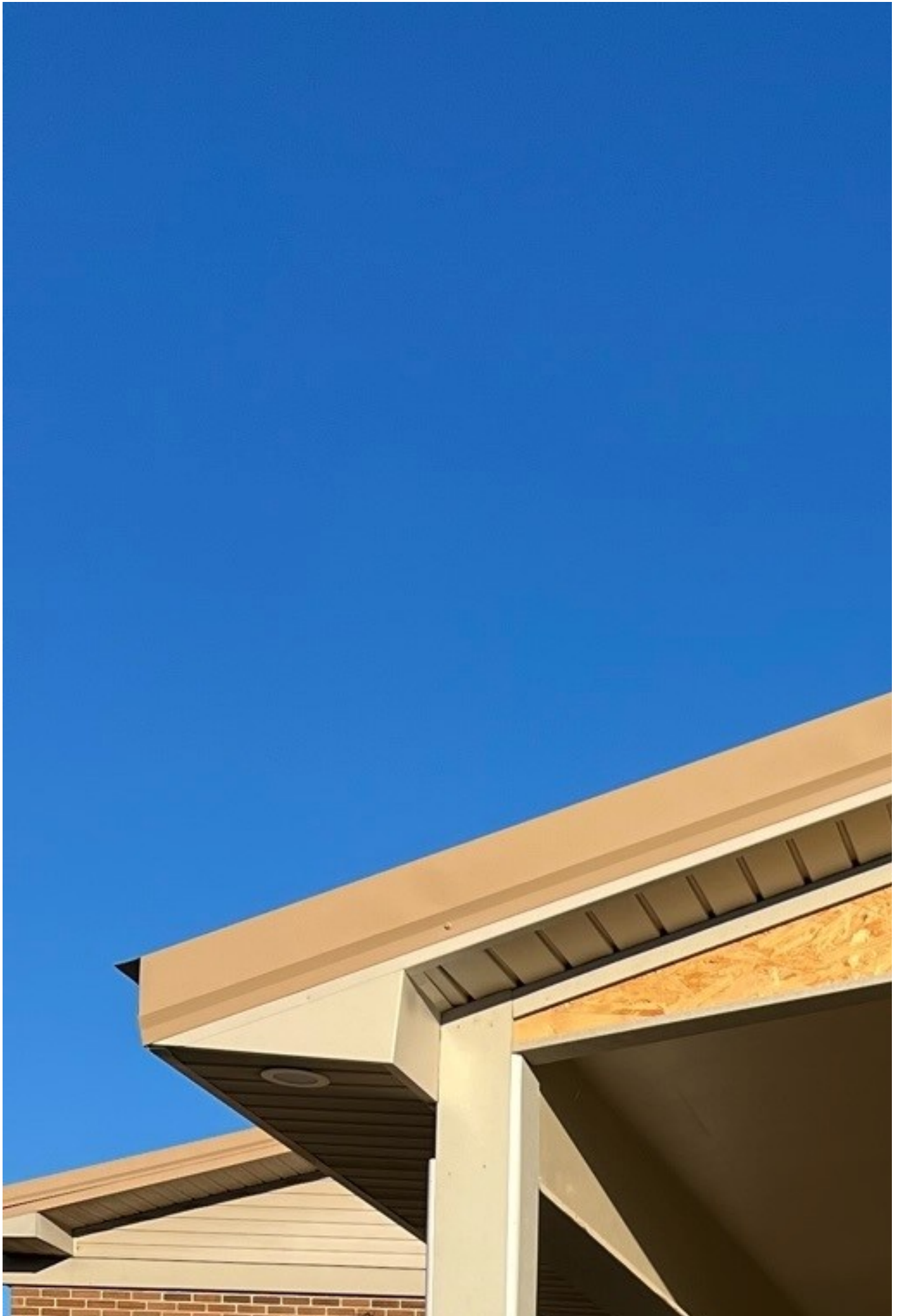
Demetrius Nelson,



APPLICANT NAME







CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

ART 22-0096

APPLICANT/OWNER

Demetrius Nelson, Carmack Blvd Church of Christ

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

2111 Carmack Blvd

PROJECT DESCRIPTION:

The applicant is requesting approval for the reconstruction of a covered canopy located on the front façade of Carmack Blvd Church of Christ.

Note, Structure is visible from Carmack Blvd, an arterial roadway.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
R-6	Church	R6 & IR/ Residential & Commercial Garage	Reconstruction of front walkway canopy cover	N/A

Building Façade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

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1. Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area and complies with the intent of the code.

PLANNING STAFF EVALUATION:

This proposal is for the reconstruction of an open-air front façade canopy over an existing walkway. This canopy replaces a former flat metal awning and is constructed with a gable style design held by wood posts and a metal roof. As a condition of approval, it may be recommended that any cladding over wood posts and gable be a fiber cement material in keeping with the guidelines in section 6.1.



CITY OF
COLUMBIA
 TENNESSEE

DEVELOPMENT SERVICES
 700 NORTH GARDEN STREET
 COLUMBIA, TN 38401
 PHONE: (931) 560-1560
 FAX: (931) 560-1541

ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	4015 Trotwood Avenue		
	TAX MAP: 112	GROUP:	PARCEL: 22,23, 24.00
SUMMARY OF NATURE OF REQUEST AND WORK	Request revision of the Comprehensive Plan for this property to be included in the Suburban Corridor Plan Area and Request Rezone +/- 5.05 Ac to GCS-PUD for a proposed convenience store/gas station.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	2/23/2022	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
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SUBMITTAL REQUIREMENTS
10 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
<input checked="" type="checkbox"/> Façade Approval <input type="checkbox"/> Alternative Compliance Requested <input type="checkbox"/> Other: _____	<ul style="list-style-type: none"> • Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

APPLICANT

NAME	Highland Corporation	PHONE	931-796-2274
ADDRESS	108 Mill Ave., 38462	EMAIL	bobby@highlandcorp.com

PROPERTY OWNER

NAME	D. Williamson / R. Mcallister	PHONE	
ADDRESS	6746 Old Zion Road	EMAIL	jennyadcox@kwcommercial.com

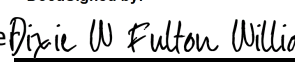
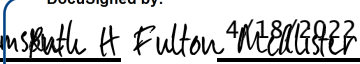
Columbia, TN 38401

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Highland Corporation		
APPLICANT NAME	APPLICANT SIGNATURE	DATE

dotloop verified
 04/19/22 6:10 AM CDT
 C7MU-VKOE-T4VM-DKQ8

*** Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.***

Dixie W Fulton Williams		
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.	
RECEIPT NO.	
FEE PAID	
REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	
BOARD ACTION	



RENDERINGS PULLED FROM PREVIOUS FLOOR PLAN AND ARE FOR COLOR REFERENCE ONLY.

EXTERIOR RENDERINGS



KEEPING YOU MOVIN'

REG.

4.49 9/10

NON-ETHANOL

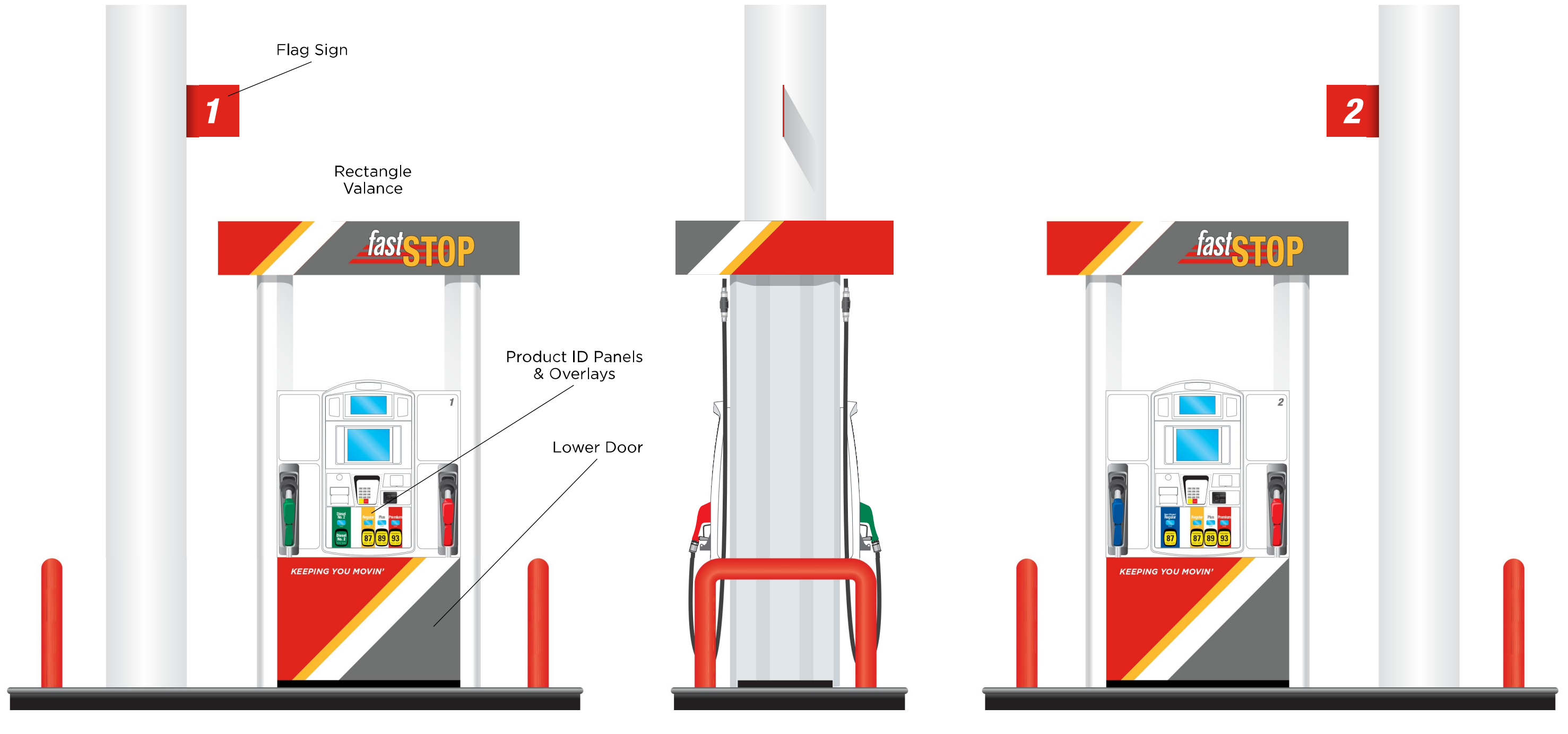
4.49 9/10

DIESEL

4.49 9/10



Fast Stop Branded Forecourt Fueling Island Concepts



With Diesel

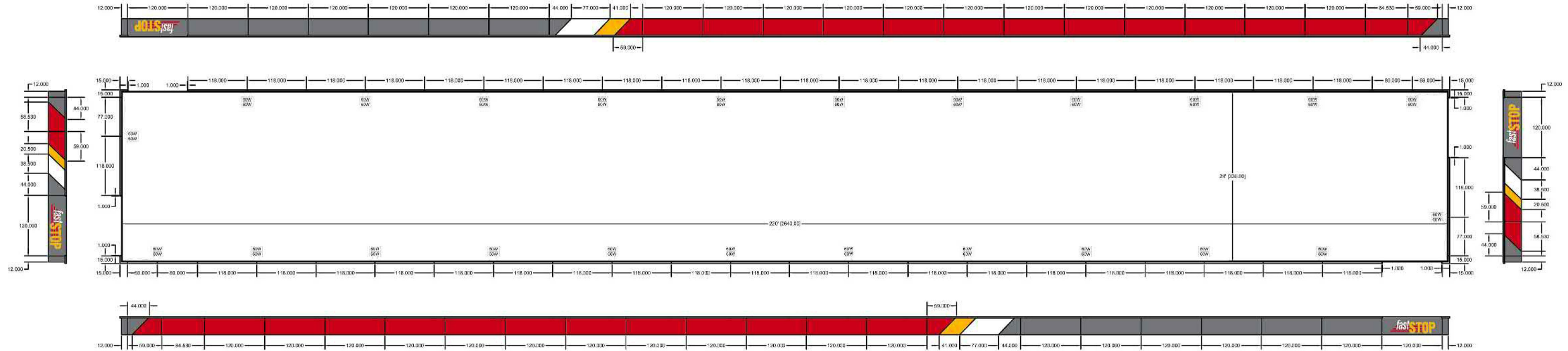
With Non-Ethanol

CANOPY FASCIA ELEMENTS

- 4 FAST STOP CHANNEL LETTER SETS
- 4 GRAY CORNERS
- 4 GRAY 120" LOGO PANELS
- 12 GRAY 120" PANELS
- 8 GRAY TRANSITION PANELS
- 2 PRIMARY WHITE PANELS
- 2 PRIMARY YELLOW PANELS
- 2 SECONDARY WHITE PANELS
- 2 SECONDARY YELLOW PANELS
- 8 RED TRANSITION PANELS
- 26 RED 120" PANELS

ARCHER ELEMENTS

- 60 RED HARDWARE KITS
- 44 GRAY HARDWARE KITS
- 3 WHITE HARDWARE KITS
- 3 YELLOW HARDWARE KITS
- 50 TOP ANGLE
- 50 BOTTOM ANGLE
- 46 GRAY 118" ARCHER
- 4 GRAY 15" X 15" ARCHER CORNERS
- 4 GRAY END CAP SETS
- 24 2X60W POWER SUPPLIES



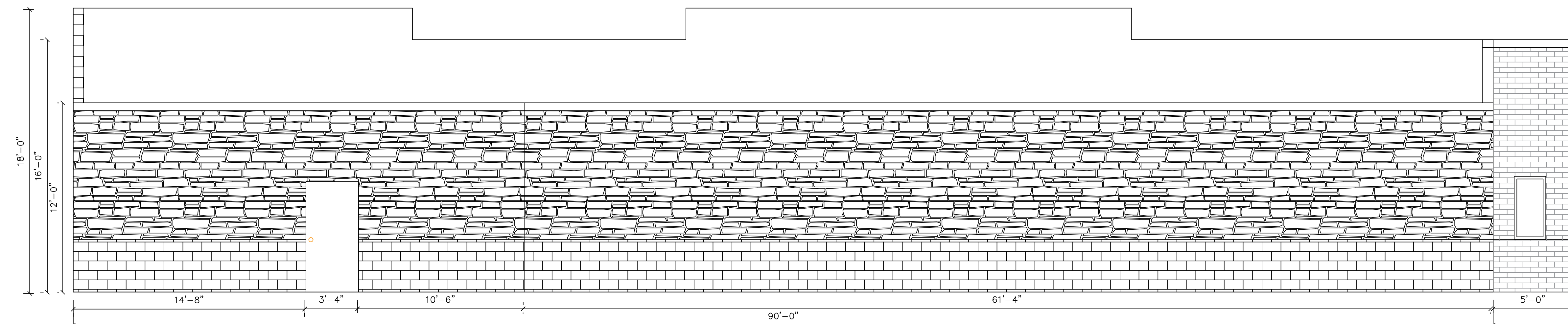
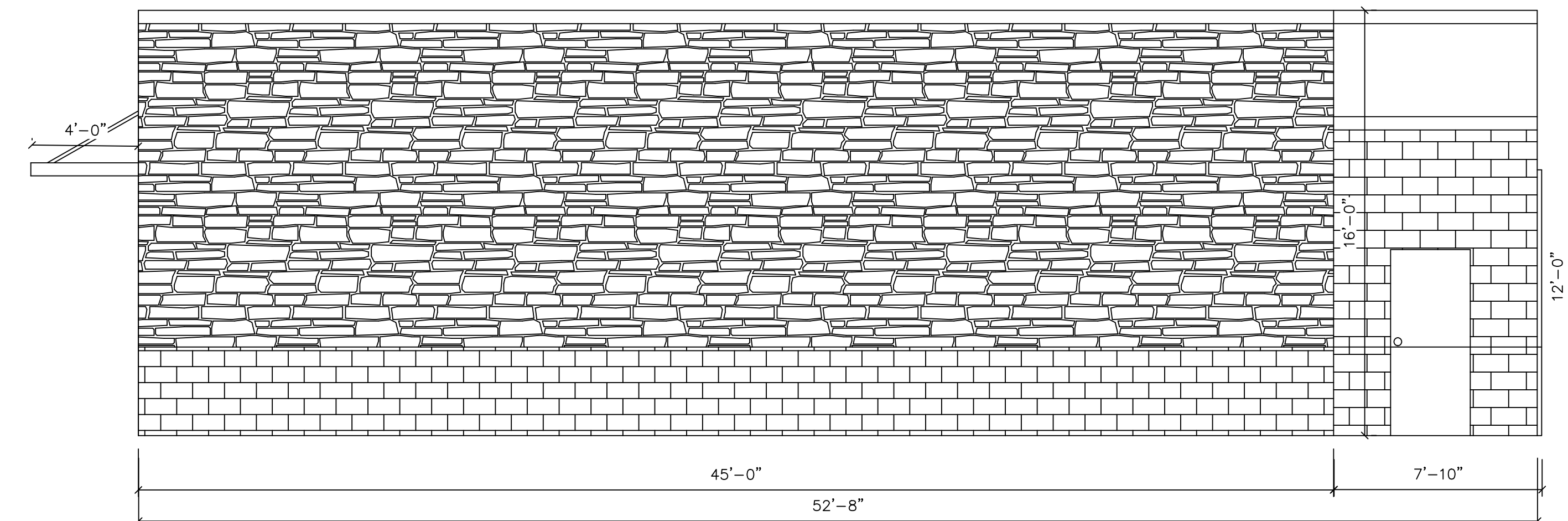
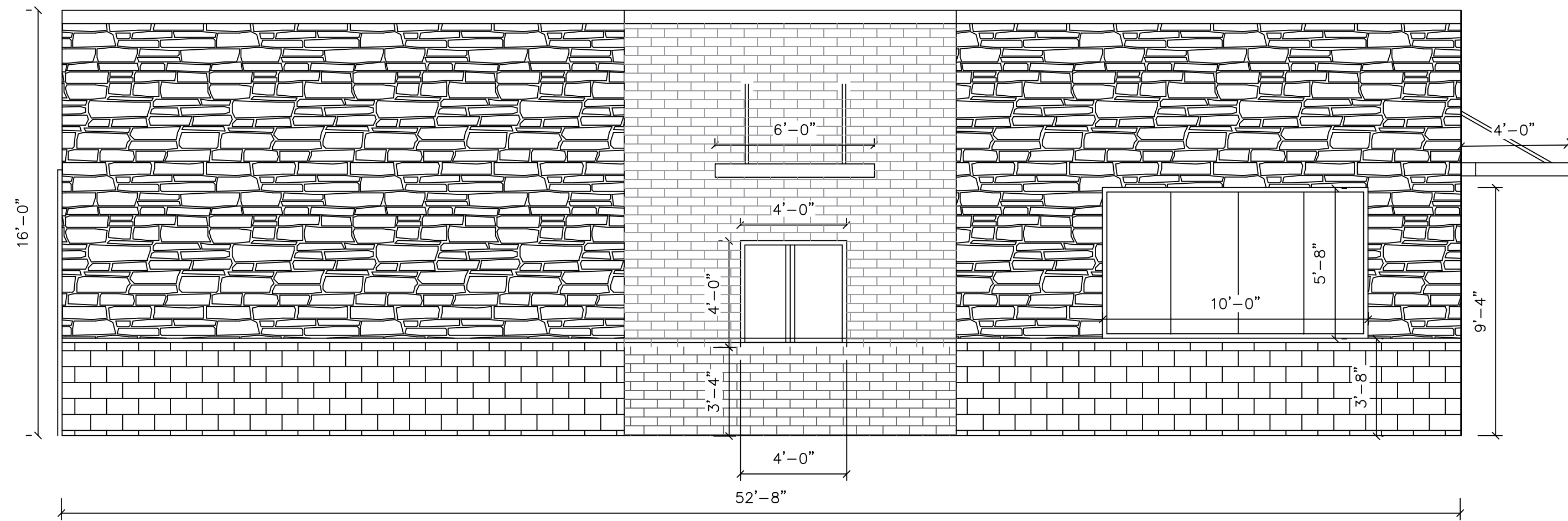
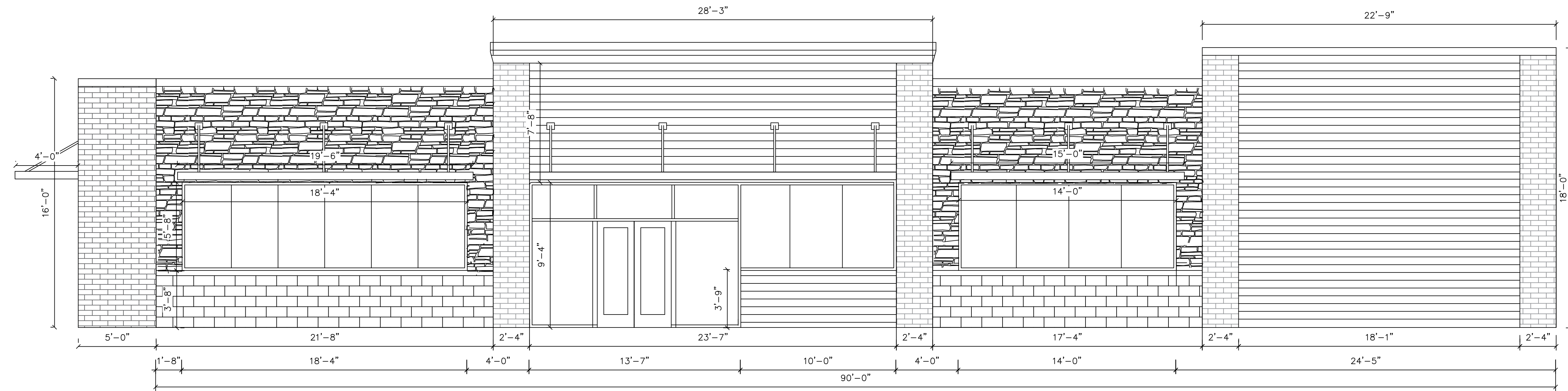
- 60W 60W POWER SUPPLY
1.1A @ 120VAC / 12 VDC
- 60W 60W/60W POWER SUPPLY
2.2A @ 120VAC / 12 VDC

POWER INFORMATION:
 60W POWER SUPPLY 0 X 1.1A= 0.0A
 60W/60W POWER SUPPLY 24 X 2.2A= 52.8A
 TOTAL NUMBER OF AMPS = 52.8A
 20A CIRCUIT X 80%= 16A
 4 CIRCUITS REQUIRED

DIMENSIONING AND TOLERANCING IS IN ACCORDANCE WITH ASME Y14.5-2009

THIRD ANGLE PROJECTION 		This document is the property of LSI INDUSTRIES INC. It contains proprietary information and is tendered subject to the conditions that it and the information disclosed herein be retained in confidence, it cannot be reproduced or copied directly or indirectly in whole or in part, and it and the information disclosed herein shall not be used or disclosed to others for use for any other purpose except as specifically authorized in writing by LSI INDUSTRIES INC.			
		MATERIAL SEE BOM		TITLE FAST STOP #18	
		FINISH SEE BOM		BY NMP	DATE 02/04/2022
CHECKED BY	DATE	UNLESS OTHERWISE SPECIFIED TOLERANCES ARE: .XX .06" .XXX .063" ANGLES ±1° HOLE n .016"		DWG SIZE B	SCALE
		SHEET 1 OF 1		RFA NO.	

Hayes & Sons Construction LP
 820 Stegall Rd.
 Lexington, Tennessee 38351
 Phone: 731-968-8540
 Fax: 731-967-0866
 phayes8540@yahoo.com

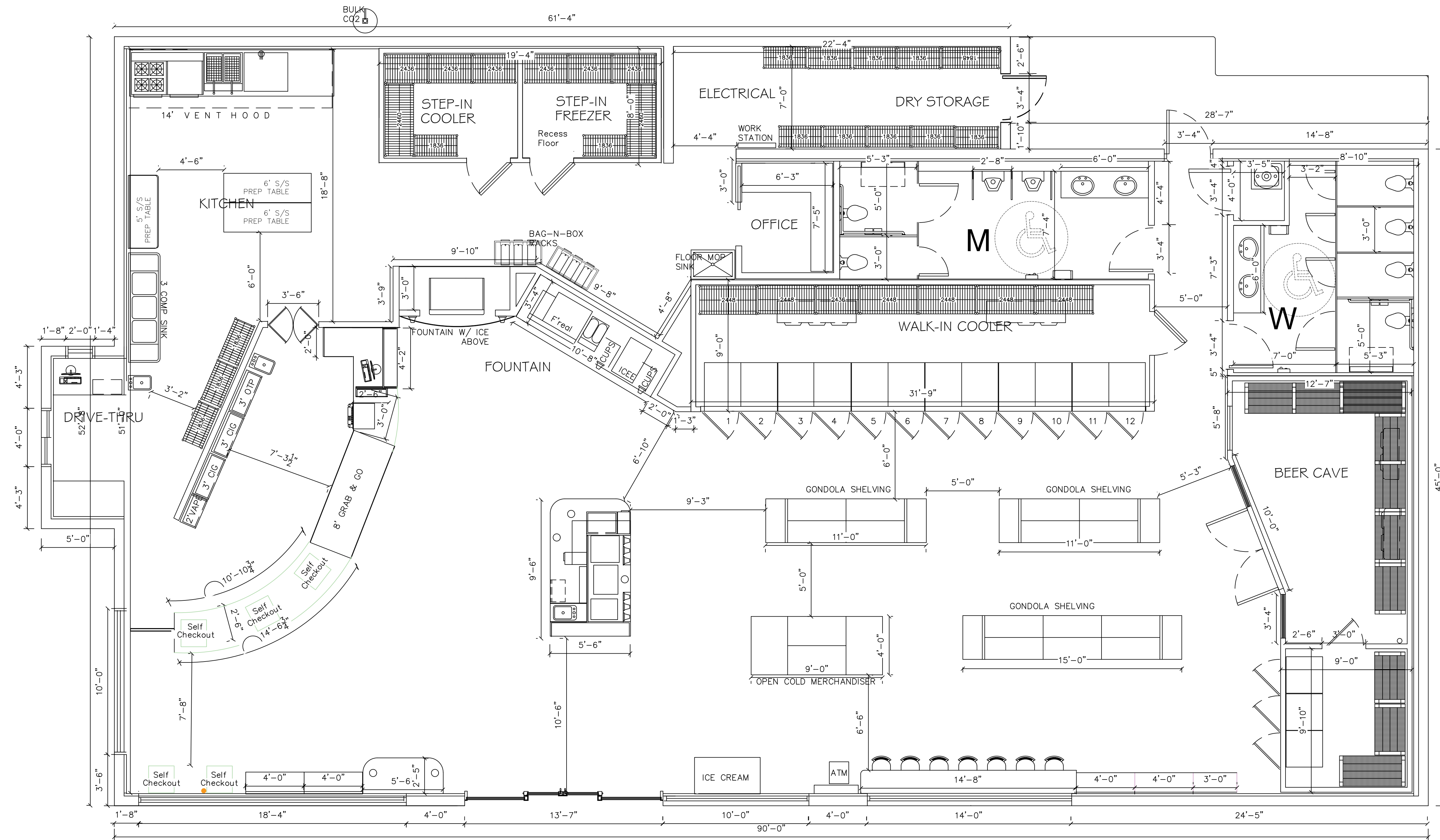


HIGHLAND OIL
 Convenience Store
 Trotwood Columbia, TN

01-31-2022
 REV: 04-18-2022
 REV:

SCALE: 1/4" = 1'

Exterior Elevations
A-2



HIGHLAND OIL
 Convenience Store
 Trotwood Columbia, TN

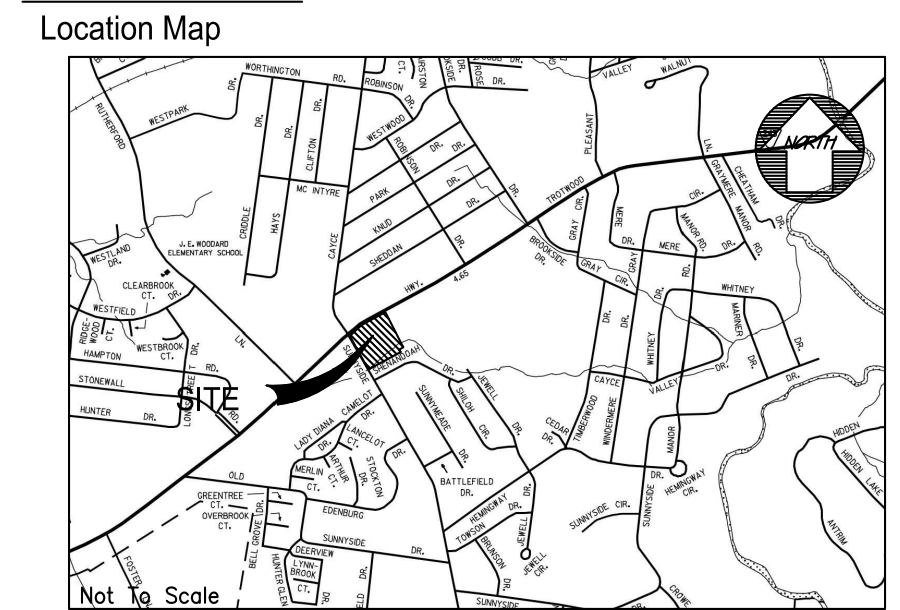
01-31-2022
 REV:
 REV:

SCALE: 1/4" = 1'

Dimensioned Floor Plan

A-1

MASTER DEVELOPMENT PLAN



SITE DATA:

OWNER: DIXIE WILLIAMSON & RUTH MCALLISTER
6746 OLD ZION ROAD
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 112 PARCEL 22.00, 23.00, 24.00
DEED BOOK: R1668, PG 524

SUBJECT PARCEL ZONING: EXISTING: RS-20 PROPOSED: GCS - PUD
RIGHT OF WAY DEDICATION: 26,888.77 s.f. - 0.62 AC.

ACREAGE OF SITE: LOT 1 - 202,267.40 s.f. / ±4.64 ACRES
LOT - 2 - 88,651.44 s.f. / ±2.04 ACRES

PARKING REQUIREMENTS: 1 SPACE PER 150 SF FLOOR SPACE
BLDG 4,221 SF / 150 = 29 REQUIRED
32 STANDARD SPACES
2 ACCESSIBLE SPACE
34 TOTAL PROVIDED

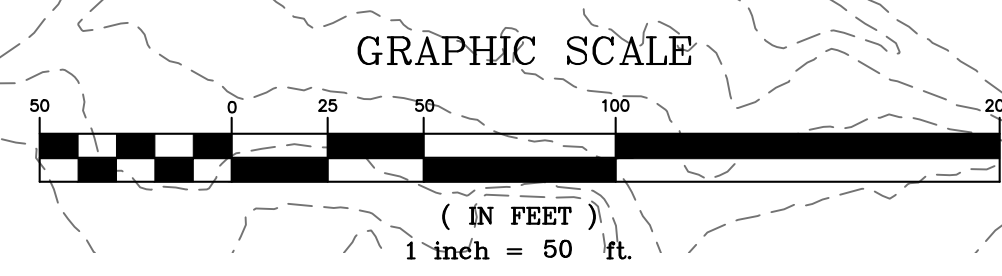
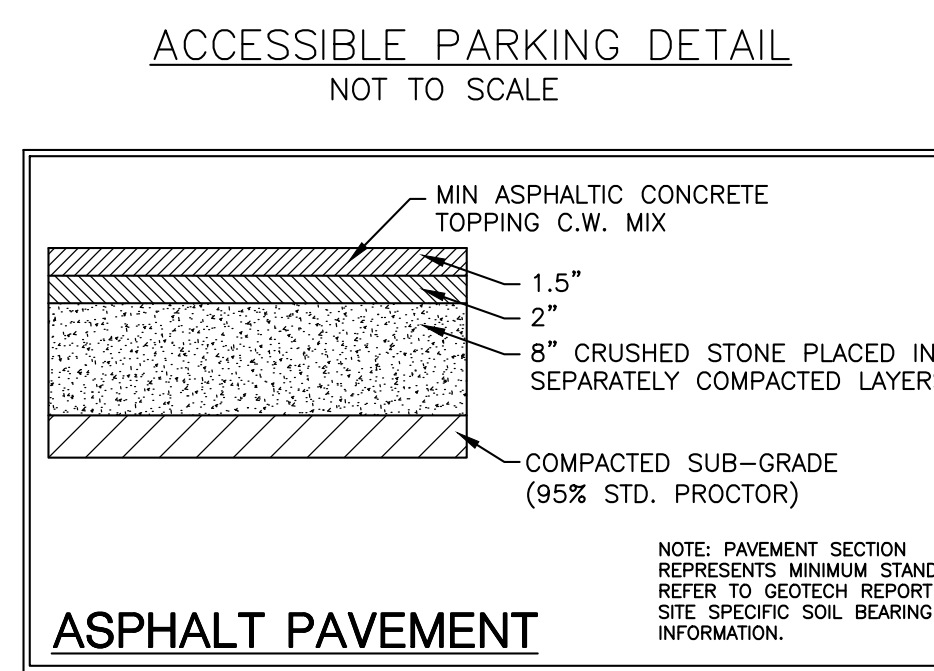
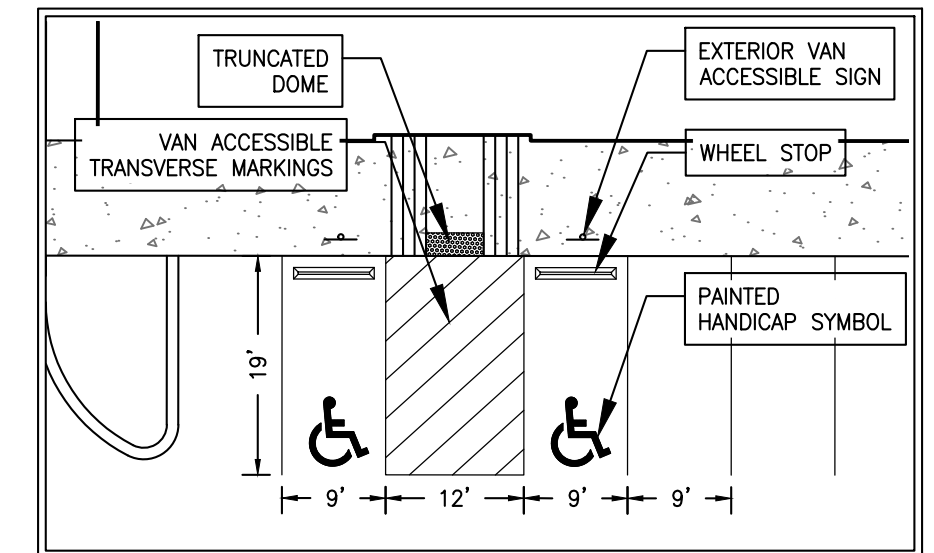
MINIMUM REQUIRED BUILDING SETBACKS:
50' FRONT
20' REAR SETBACK
10' SIDE SETBACK

UTILITY SERVICES:
WATER SERVICE: COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833
ELECTRIC SERVICE: COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

PURPOSE NOTE: REZONE A PORTION OF THE PARCEL TO CONSTRUCT CONVENIENCE STORE & GASOLINE STATION.

NOTES:

- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.'s WITH BURIED PIPES IS PROHIBITED.
- MINIMUM RS-20 LOT SIZE IS 120' X 167' (20,000 S.F.)



BENCHMARK
BENCHMARK #1
IRON ROD
N = 469,514.26
E = 1,643,426.68
ELEV = 655.06'

WARNING! UTILITY LINES!

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

UTILITY COMPANIES:

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA INCLUDE:

MUNICIPALITY:
CITY OF COLUMBIA
707 NORTH MAIN ST.
COLUMBIA, TN 38401

ELECTRIC:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

CABLE TELEVISION:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

STORM WATER:
CITY OF COLUMBIA
ENGINEERING/INSPECTION
707 N. MAIN STREET
COLUMBIA, TN 38401
(931) 560-1530
Contact: Glenn Harper, P.E.

WATER:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

CABLE TELEVISION:
CHARTER COMMUNICATIONS
2008 S. MAIN STREET
COLUMBIA, TN 38401
(931) 388-1326

SANITARY:
CITY OF COLUMBIA
WASTEWATER SYSTEM
1244 TREATMENT PLANT RD.
COLUMBIA, TN 38401
(931) 560-1001
Mark Williams, Director

TELEPHONE:
AT&T
904 S. HIGH ST.
COLUMBIA, TN 38401
JAMIE WHITFIELD
(615) 975-0505
jw0972@att.com

GAS:
ATMOS ENERGY
810 NASHVILLE HWY.
COLUMBIA, TN 38401
(888) 824-3434
NASHVILLE
(615) 872-5100

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2022

ACTIVITY	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG
TEMPORARY SEDIMENT STRUCTURES												
SEDIMENT BASINS												
DIVERSION DITCHES												
CLEARING & CHIPPING												
TOPSOIL STRIPPING AND STORAGE												
ROADWAY GRADING												
PERMANENT STORM SEWER												
UTILITIES												
TEMPORARY VEGETATION												
PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												

GEOTECHNICAL NOTE:
CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:
A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47119C0282C DATED APRIL 16, 2007.



gerald@weseng.com
SUBMITTED FOR MUNICIPAL REVIEW
NOT FOR CONSTRUCTION

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WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

WESA
ENGINEERS & SURVEYORS

Client
HIGHLAND CORPORATION
108 MILL AVENUE, P.O. BOX 190
HOWENWALD, TN 38462
CONTACT: BOBBY PAGE

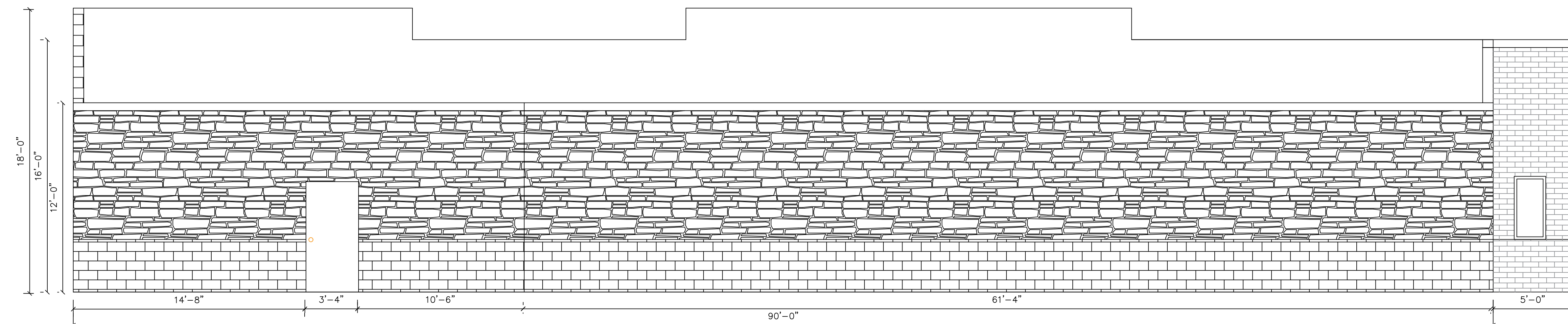
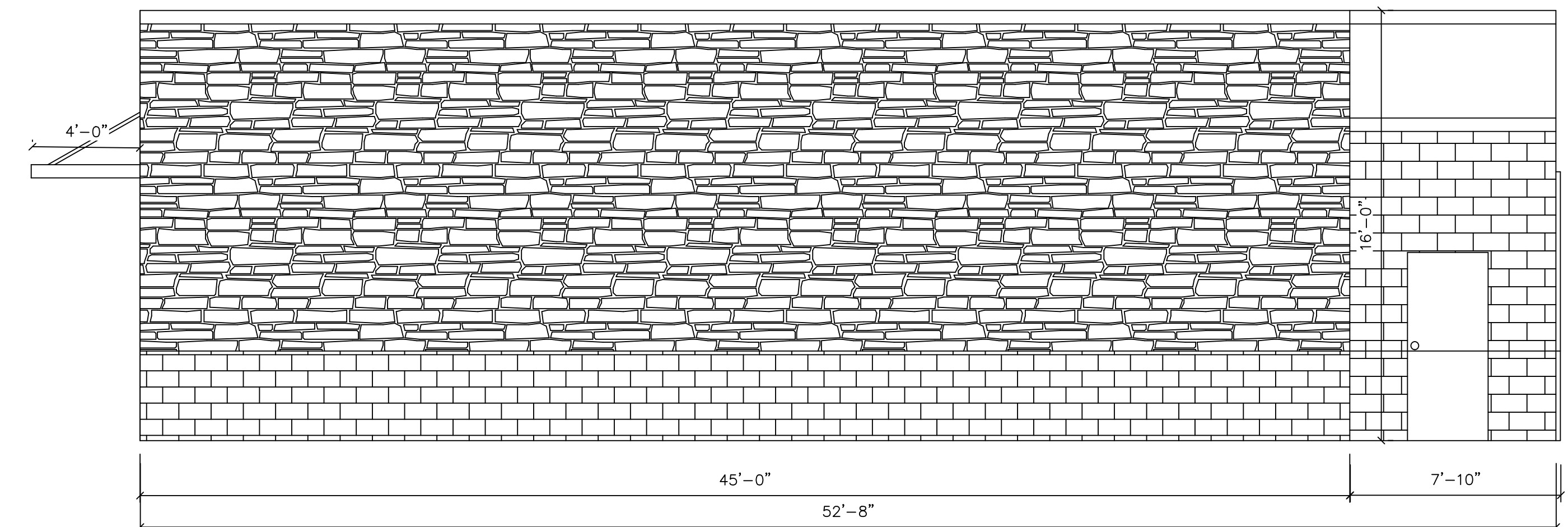
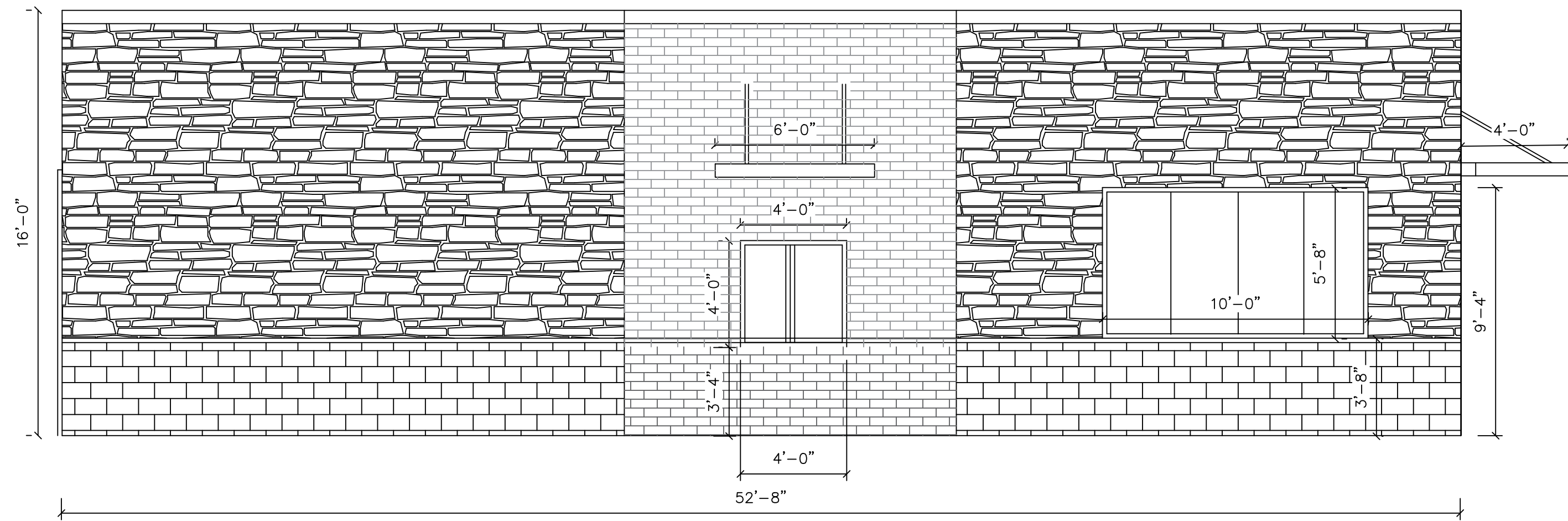
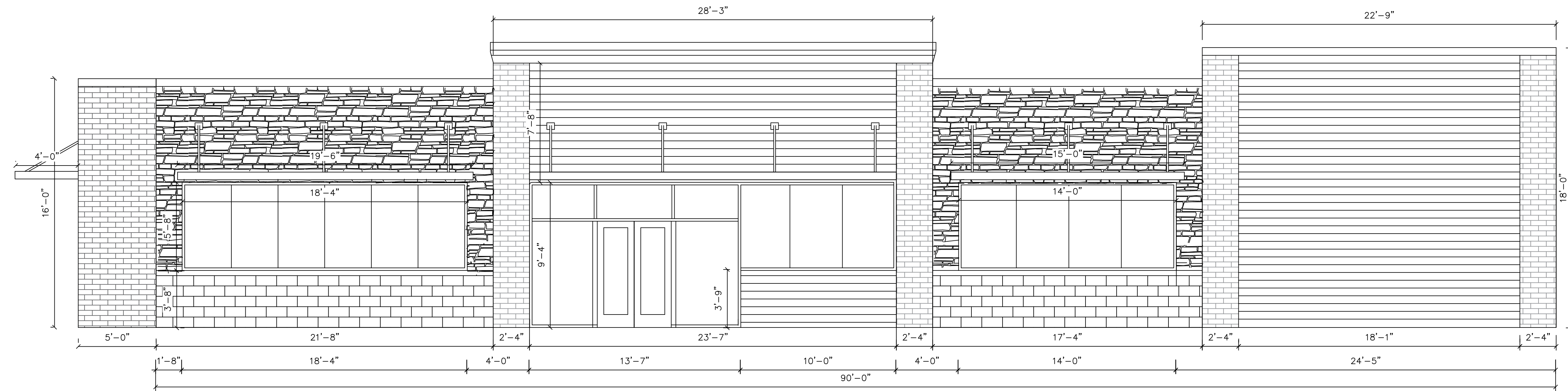
REV	DATE	DESCRIPTION

HIGHLAND CONVENIENCE MARKET
TROTWOOD AVENUE
COLUMBIA, TN
MASTER DEVELOPMENT PLAN

Drawn: RP
Checked: CV
Approved: CV
Date: APRIL 18, 2022
Scale: Vertical: 1"=50'
Horizontal: 1"=50'

21593
MP-1

Hayes & Sons Construction LP
 820 Stegall Rd.
 Lexington, Tennessee 38351
 Phone: 731-968-8540
 Fax: 731-967-0866
 phayes8540@yahoo.com



HIGHLAND OIL
 Convenience Store
 Trotwood Columbia, TN

01-31-2022
 REV: 04-18-2022
 REV:

SCALE: 1/4" = 1'

Exterior Elevations
 A-2

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

ART 22-0104

APPLICANT/OWNER

Highland Corporation/ D. Williamson & R Mcallister

MEETING DATE

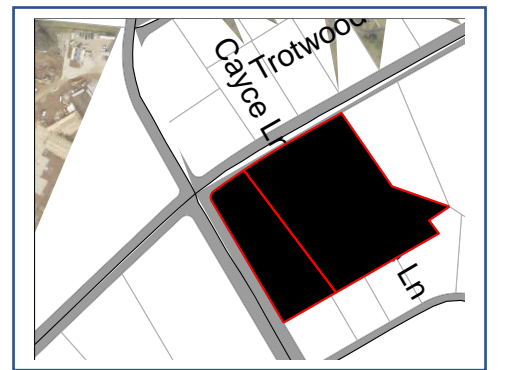
N/A

PROPERTY ADDRESS/LOCATION

4015 Trotwood Ave/ Tax Map 112 Parcel 22, 23, 24.00

PROJECT DESCRIPTION: New Construction

This request is for the construction of a 4,577 +/- SF convenience store including a fuel canopy. Primary façade materials will consist of flagstone with a textured block base.



Note, Structure is visible from Trotwood Ave, an arterial roadway.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
RS-20 (Low Density Residential)	Vacant Land/ Single-Family Home	GCS, RS-20 & R-10/ Convenience Store with Fuel/ Single-Family Residential	New Construction/ Convenience Store & Fuel Canopy	N/A

Building Facade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

1. All facades shall be constructed of one or a combination of the following materials: concrete aggregate, stucco, brick, stone, glass or wood, faced concrete block.
2. No portion of building constructed of unadorned (un-faced) concrete masonry units or corrugated and/or sheet metal shall be used.
3. Monolithic buildings are prohibited and no single façade extending unbroken more than approximately 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through the following:
 - a. The use of projections or recesses (articulation).
 - b. The use of architectural detail to provide visual interest including but not limited to: columns, large windows, entry ways, beams, poles, or glass.

C. Alternative Compliance



Alternative Compliance may be obtained using the Design Review process. In such cases, the Architectural Design Review Team shall have the authority to approve the following:

1. Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area and complies with the intent of the code.

PLANNING STAFF EVALUATION:

This proposed 4,577 SF convenience store structure consists of a primary façade material of a ledgerstone cladding with a finished stone base of 3'8" on all elevations. Two raised parapets on the front elevation will be accented by a redwood lap siding material with a 2' 4" grey brick pilaster. As a total width of 90' on the front elevation, the façade consists of a variation of architectural details and articulation every 35'. The left and side elevations consist of the primary façade material of ledgerstone with the 3'8" finished stone base. Brick is proposed on the drive thru elevation surrounding the drive thru window. The rear elevation will consist of the facade's primary material of a finished ledgerstone and finished stone block base. Overall, the materials listed follow section 6.1.6 of the Zoning Code.

The proposed fuel canopy will consist of 10 fuel pumps. The proposed canopy columns consist of a standard pole design. Historically, canopy columns have included elements of the primary façade. It may be recommended that all canopy columns be wrapped in a stone or brick cladding in keeping with the primary facade. In addition, a low-profile sign has been included this request with a brick base in matching the primary structure.



ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	1101 Nashville Hwy		
	TAX MAP: 090B	GROUP: B	PARCEL: 033.00
SUMMARY OF NATURE OF REQUEST AND WORK	We are requesting facade approval.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
---	--	---

SUBMITTAL REQUIREMENTS
10 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
<input checked="" type="checkbox"/> Façade Approval <input type="checkbox"/> Alternative Compliance Requested <input type="checkbox"/> Other: _____	<ul style="list-style-type: none"> • Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

APPLICANT

NAME	1101 Nashville Hwy LLC - Will Thomas	PHONE	931-607-9737
ADDRESS	P.O. Box 490 - Fayetteville, TN 37334	EMAIL	will@404main.com

PROPERTY OWNER

NAME	Same as above	PHONE	
ADDRESS		EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

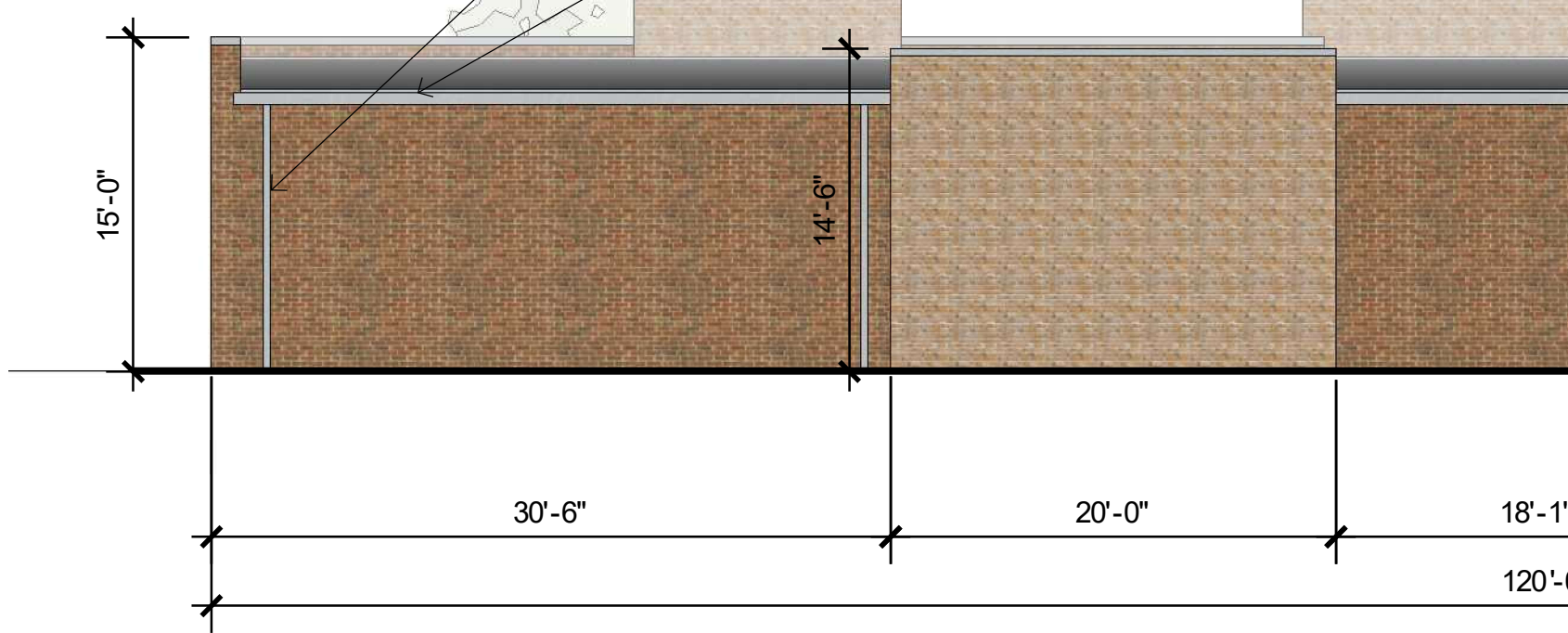
Will Thomas <hr style="width: 80%; margin: 0 auto;"/> APPLICANT NAME	 <hr style="width: 80%; margin: 0 auto;"/> APPLICANT SIGNATURE	4/18/22 <hr style="width: 80%; margin: 0 auto;"/> DATE
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** Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.**

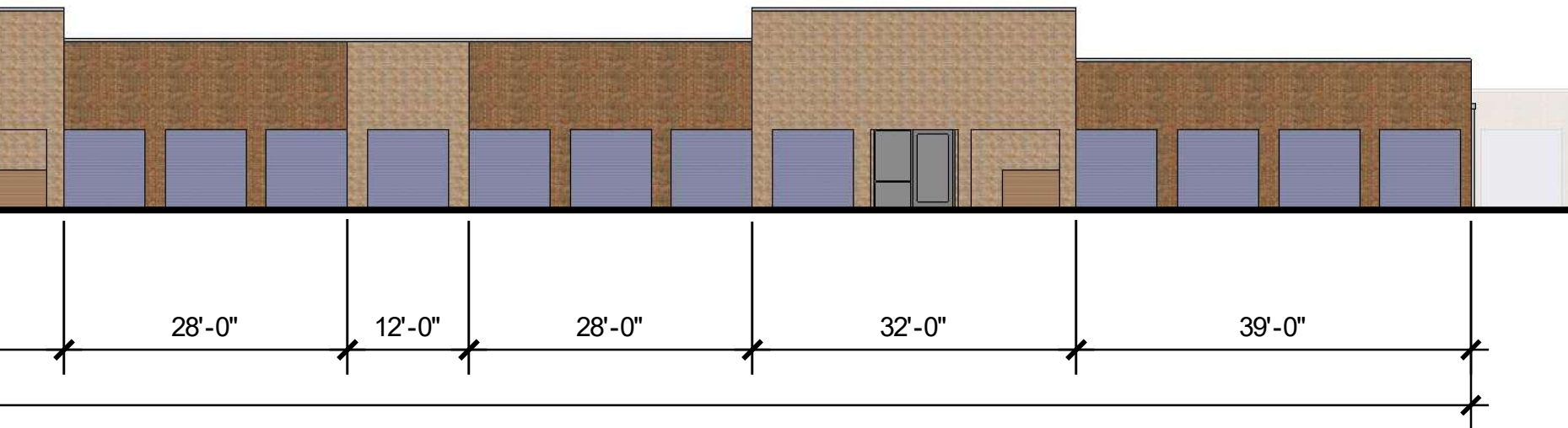
<hr style="width: 80%; margin: 0 auto;"/> PROPERTY OWNER NAME	<hr style="width: 80%; margin: 0 auto;"/> PROPERTY OWNER SIGNATURE	<hr style="width: 80%; margin: 0 auto;"/> DATE
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STAFF USE ONLY

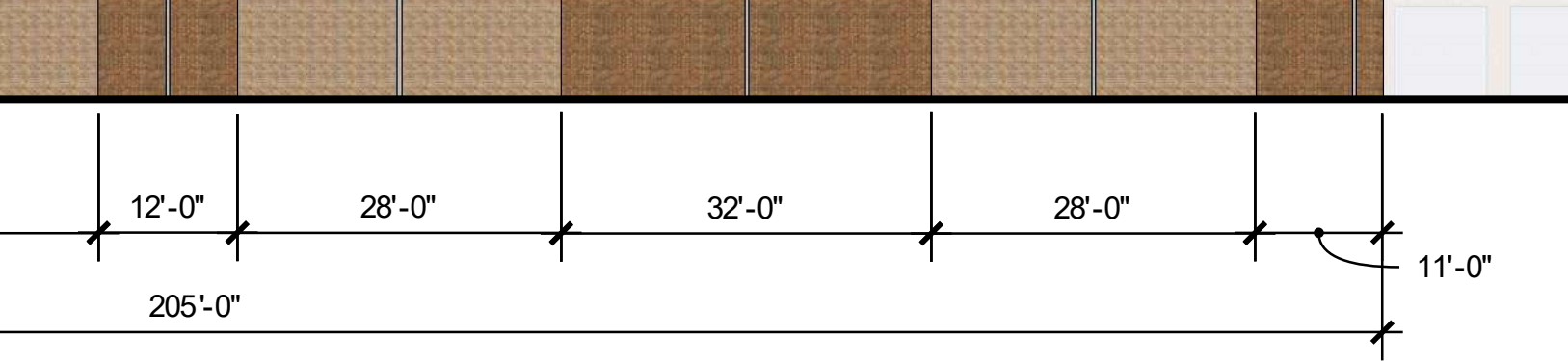
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



4 Building #1 East
 A201 1/8" = 1'-0"

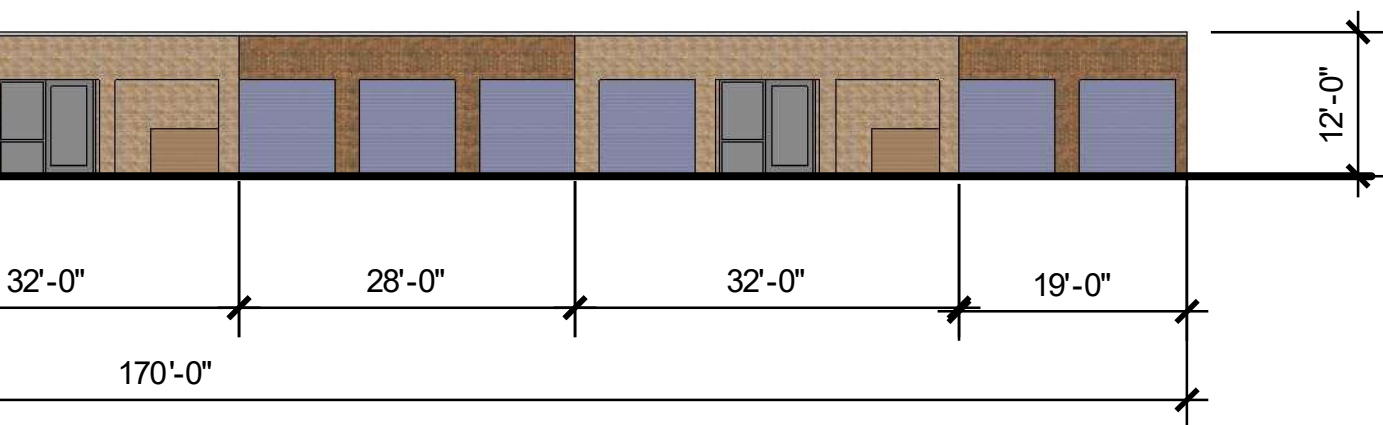


levation



#3 South Elevation

4 Building
A202 1/16" = 1'-0"



Building #4 North Elevation

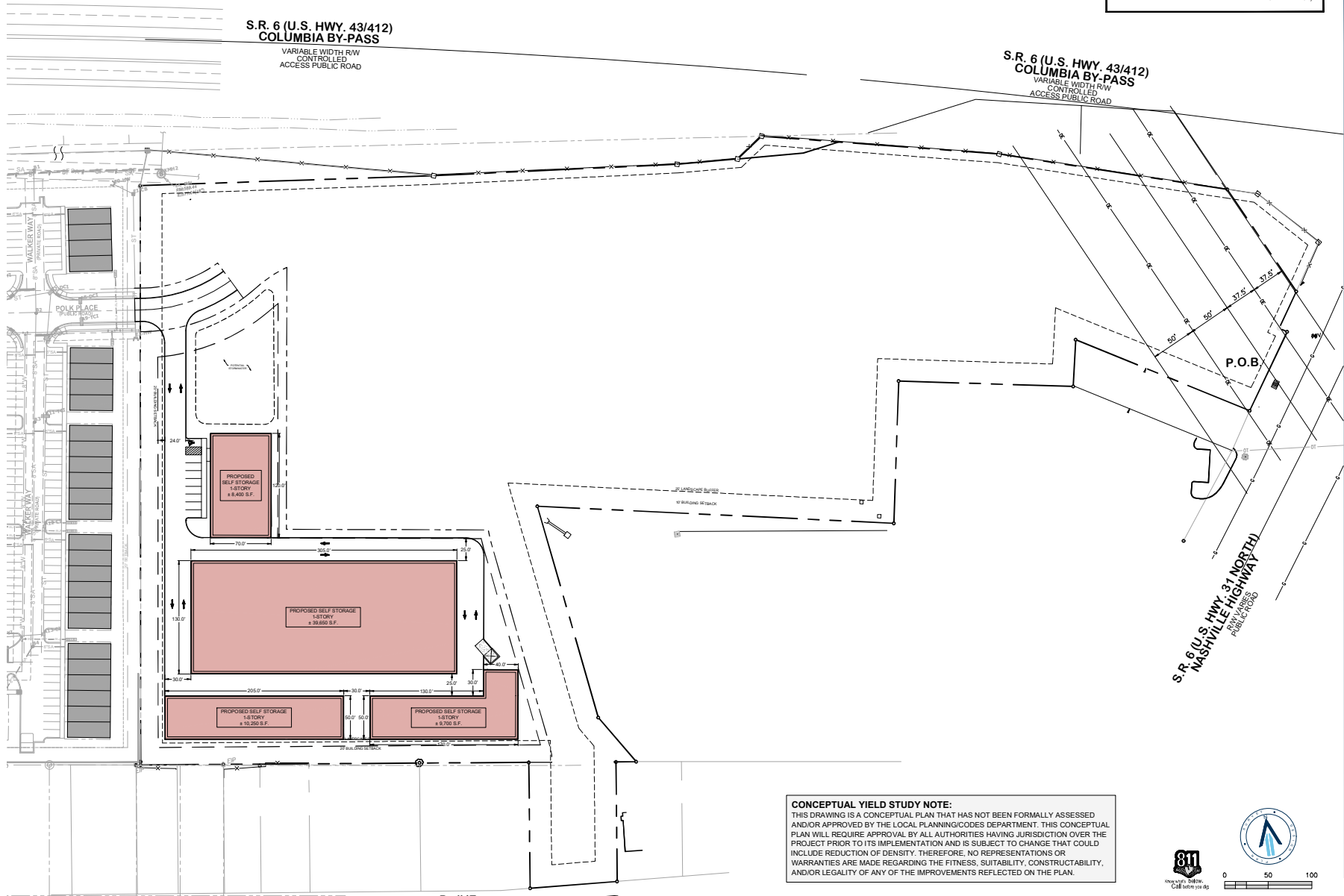
6 Building

SITE DATA	
PROPERTY INFORMATION:	1101 NASHVILLE HWY
STREET ADDRESS:	13.92 ± AC (606,355 SF)
SITE ACREAGE:	9908 B 03300
PARCEL:	625 (GENERAL COMMERCIAL SERVICES DISTRICT)
ZONING CLASSIFICATION:	



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com



1101 NASHVILLE HIGHWAY

FOR

WILL THOMAS

CITY OF COLUMBIA, TENNESSEE

Scale: 1" = 50'

Date: 2022.01.19

Approved By: MH

Revisions:

Drawing Title:

CONCEPTUAL LAYOUT

Drawing No.

C1.0

Project No.
21-0055

CONCEPTUAL YIELD STUDY NOTE:
THIS DRAWING IS A CONCEPTUAL PLAN THAT HAS NOT BEEN FORMALLY ASSESSED AND/OR APPROVED BY THE LOCAL PLANNING/CODES DEPARTMENT. THIS CONCEPTUAL PLAN WILL REQUIRE APPROVAL BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT PRIOR TO ITS IMPLEMENTATION AND IS SUBJECT TO CHANGE THAT COULD INCLUDE REDUCTION OF DENSITY. THEREFORE, NO REPRESENTATIONS OR WARRANTIES ARE MADE REGARDING THE FITNESS, SUITABILITY, CONSTRUCTABILITY, AND/OR LEGALITY OF ANY OF THE IMPROVEMENTS REFLECTED ON THE PLAN.



2022.01.19 11:00 AM
 1101 NASHVILLE HWY
 13.92 ± AC (606,355 SF)
 9908 B 03300
 625 (GENERAL COMMERCIAL SERVICES DISTRICT)



CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

ART 22-0108

APPLICANT/OWNER

Will Thomas/ 1101 Nashville Hwy LLC

MEETING DATE

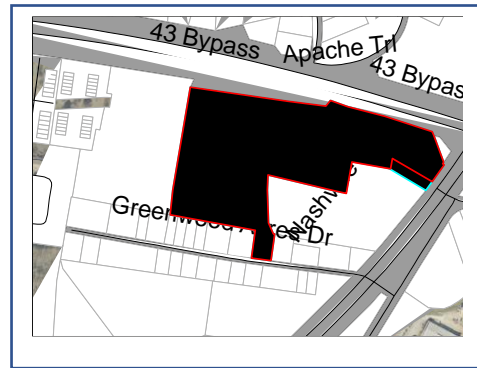
N/A

PROPERTY ADDRESS/LOCATION

1101 Nashville Hwy/ Tax Map 090 B/ Group B/, Parcel 033.00

PROJECT DESCRIPTION: New Construction of a Self-Storage Facility.

This request is for the new construction of four one-story self-storage facility buildings under a common site plan. Façade material of the self-storage structures is brick.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS (<i>General Commercial Services</i>)	Former Tobacco Warehouse/ Light Industrial	GCS/ RM-1 PUD & R-20/ Single-Family Homes	New Construction of Self-Storage Facility	N/A

Building Façade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

1. All façades shall be constructed of one or a combination of the following materials: concrete aggregate, stucco, brick, stone, glass or wood, faced concrete block.
2. No portion of building constructed of unadorned (un-faced) concrete masonry units or corrugated and/or sheet metal shall be used.
3. Monolithic buildings are prohibited and no single façade extending unbroken more than approximately 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through the following:
 - a. The use of projections or recesses (articulation).
 - b. The use of architectural detail to provide visual interest including but not limited to: columns, large windows, entry ways, beams, poles, or glass.

C. Alternative Compliance

Alternative Compliance may be obtained using the Design Review process. In such cases, the Architectural Design Review Team shall have the authority to approve the following:

1. Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area and complies with the intent of the code.

PLANNING STAFF EVALUATION:

This proposal would comply with section 6.1 of the zoning code as all structures are constructed in brick. The north and west elevations of building one and north elevation of building two will have most visibility from the US 43 Bypass. Both of these structures are articulated by a series of two raised parapets and brick variations.

- Building one will consist of an 8,400+/- SF structure constructed in a façade material of brick. All elevations of the façade will be articulated by raised parapets with a variation of brick and no unbroken plane less than 35'.
- Building two consists of a façade material of brick with a series of parapets on the north and south elevations. The west and east elevations consist of a façade material of brick with a brick color variation among the façade.
- Building three consist of a façade material of brick with a variation of brick colors on all elevations. This building consists of a series of roll-up doors with storefront windows.
- Building four consists of a façade material of brick with a variation of brick colors on all elevations. This building consists of a series of roll-up doors with storefront windows.