



AGENDA

The Columbia Architectural Design Review Team will meet on Tuesday, September 13th, 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

22-0205 - 2248 Nashville Highway - Honey Farm C-PUD

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

Request from Drew Smith of Equitas Management Group for design approval of a self storage facility within a Planned Unit Development. The property is located at [2248 NASHVILLE HIGHWAY](#) at the corner of Greens Mill Road.

- . 22-0205_Supporting Documentation_Staff Report

Documents:

[22-0205_REVISED_STAFF REPORT 2248 NASHVILLE HWY.PDF](#)
[22-0205_ALL DOCS_RESUBMIT_0822.PDF](#)
[22-0205_APP_RESUBMIT_0822.PDF](#)

22-0193 - Self Storage Facility - Theta Pike

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

Request from Micah Padgett for design approval of new construction at [TAX MAP 90B GROUP B PARCEL 41.04](#) off Theta Pike

- . 22-0193_Supporting Documentation_Staff Report

Documents:

22-0193_RSTAFF REPORT THETA PIKE SELF STORAGE.PDF
22-0193_SELF STORAGE THETA PK.PDF
22-0193_APPLICATION20220822151725.PDF

IV. New Business

22-0266 - 2558 Nashville Highway - Wynnsong Mixed Use PUD

Request from T-Square Engineering for design review approval of new storage unit building within a PUD located at [TAX MAP 42 PARCEL 13](#) off Nashville Highway.

. 22-0266 - Supporting Documentation_Staff Report

Documents:

22-0266_APPLICATION.PDF
22-0211_CONCEPT PLAN.PDF
22-0266_FLOOR PLAN.PDF
22-0266_RENDERING.PDF
22-0266_STORAGE ELEVATION.PDF
22-0266_STAFF REPORT 2558 NASHVILLE HWY.PDF

22-0249 - 730 Mooresville Pike Go Cart Storage Area And Canopy

Request from Chet Rhodes of Rhodes Engineering for design approval of go cart storage area, canopy, and various accessory structures associated with outdoor recreation. The property is located at [730 MOORESVILLE PIKE](#).

. 22-0249 - Supporting Documentation_Staff Report

Documents:

22-0249_APPLICATION.PDF
22-0249_8-4-2022 TENN PIN ALLEY CANOPY ONLY.PDF
22-0249_TENN PIN ALLEY VERTICAL STRUCUTRES FOR MINI GOLF 8 17 22.PDF
22-0249_STAFF REPORT TENN PIN ALLEY ART.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.



CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0205

MEETING DATE

N/A

APPLICANT/OWNER

Equitas Management/ Charles Raines

PROPERTY ADDRESS/LOCATION

2248 Nashville Hwy/ Tax Map 51 Parcel 058

PROJECT DESCRIPTION: Self-Storage Facility.

The applicant is requesting façade approval for the construction of a three-story self-storage buildings and associated office. This proposal is located within the existing Honey Farms Planned Unit Development Honey Farms located at the southeast corner of Nashville Hwy and Honey Farm Way.

**Note, this item was deferred at the previous ART meeting on 8/9/22 for additional information.*



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CEG PUD	Single-Family Home	CEG PUD	Indoor & Outdoor Self-Storage Facility	N/A

Building Façade Design Standards Referenced:

Powers and Duties

The Architectural Design Review Team shall have design approval authority for proposals seeking alternative compliance for Building Façade Design Standards (Sec. 6.1.6).

The Architectural Design Review Team shall be responsible for reviewing and making recommendations regarding proposals for Zoning Permit (Sec. 3.4) **or Planned Unit Development** (Sec. 3.20) approval in the following circumstances:

- a. Proposals in the PUD-VC district;
- b. Proposals in the Cottage Housing overlay;
- c. Nonresidential projects as identified in 6.1.6, Building Facades; and
- d. Large-scale commercial projects

e. Any other design districts to assure compliance with all applicable design guidelines.

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 three story self-storage facility consists of a primary façade material of brick accented by clear glass. This proposal utilizes a series of planes on the north, south, and east elevation and not creating a single solid unbroken wall. Please note that this proposal would take recommendation from the ART team in consideration of Planning Commission and City Council approval. This proposal did not indicate that design of the office building that is proposed nearest to Nashville Hwy. As noted, section 8.3.4 of the City of Columbia Zoning Code states When located within a PUD, the use shall maintain a minimum 300-foot setback from any property line along arterial roadways.

**Note, this item was deferred at the previous ART meeting on 8/9/22 for additional information.* A revised submittal indicates the dimensions of the primary 3 story 80,000 SF indoor self-storage facility. Dimensional insets are shown in addition to the height of the structure including the screening of all rooftop HVAC equipment by raised parapets.



noble
johnson
architects

p.o. box 2008
brentwood
tennessee
37024

615.292.4017

CITY OF COLUMBIA SUBMITTAL
NOT FOR CONSTRUCTION

STORPLACE NORTH COLUMBIA

HONEY FARM WAY - COLUMBIA, TENNESSEE

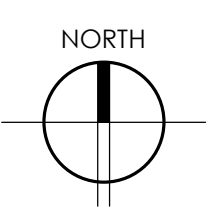
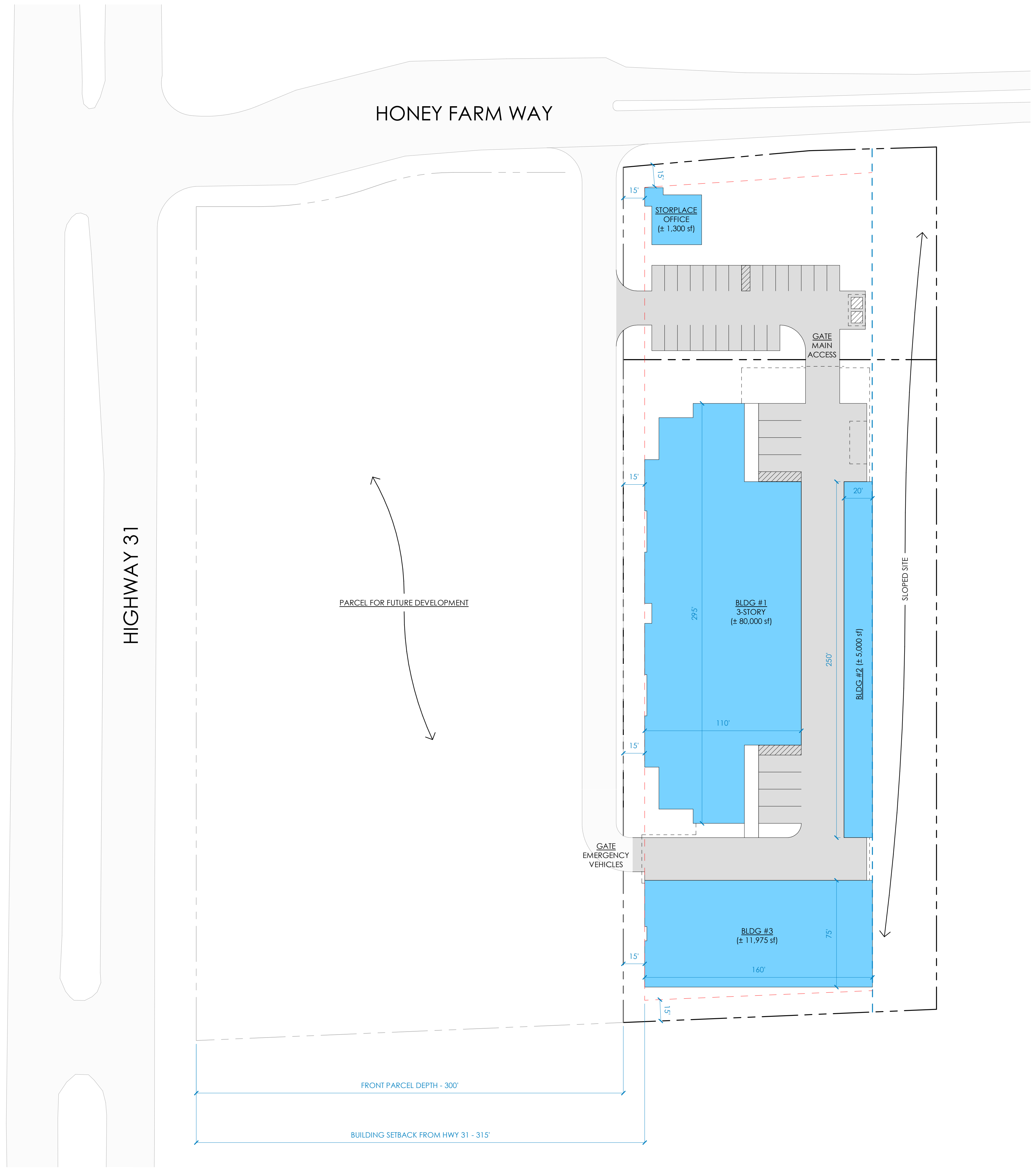
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revisions

issue date
08.22.2022

sheet title
ARCHITECTURAL
SITE PLAN

A-1

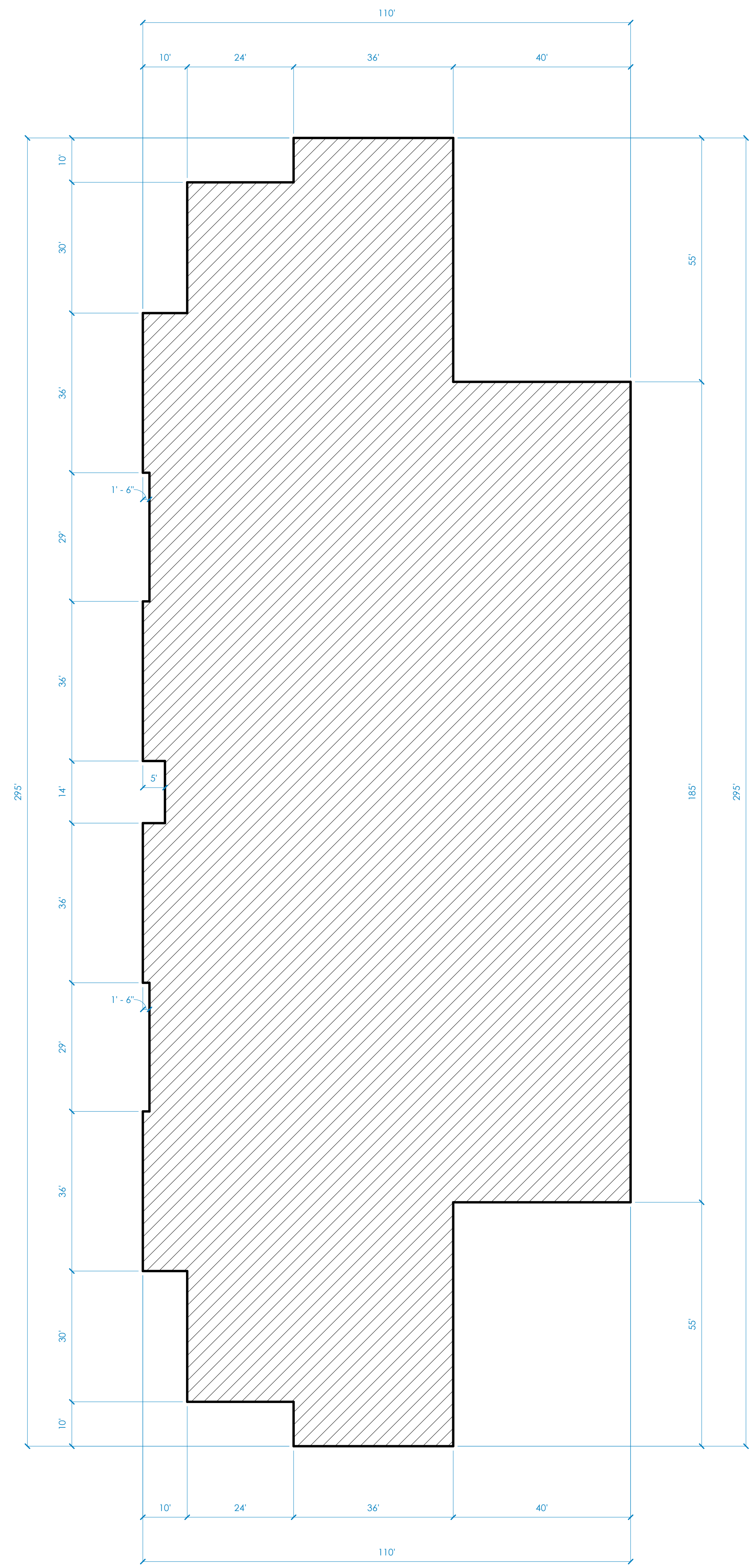


ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

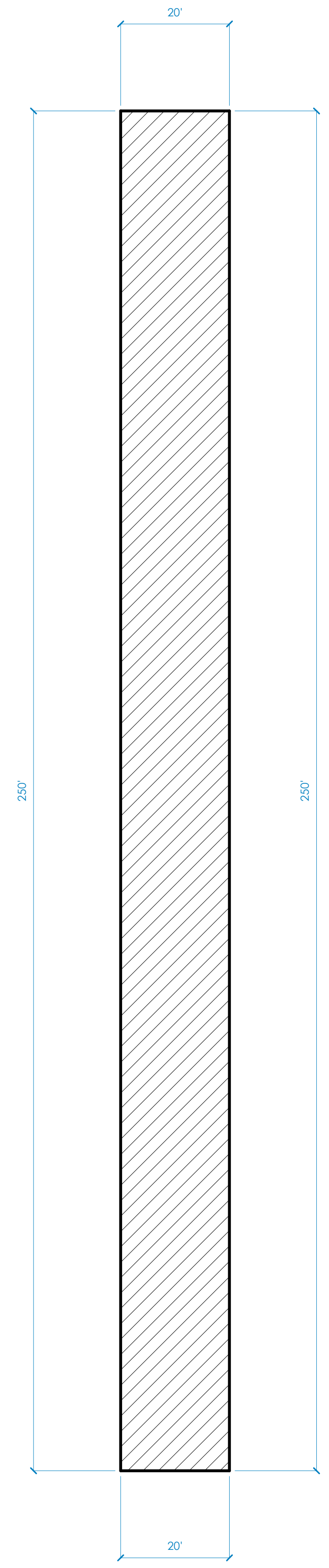
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issue date
08.22.2022

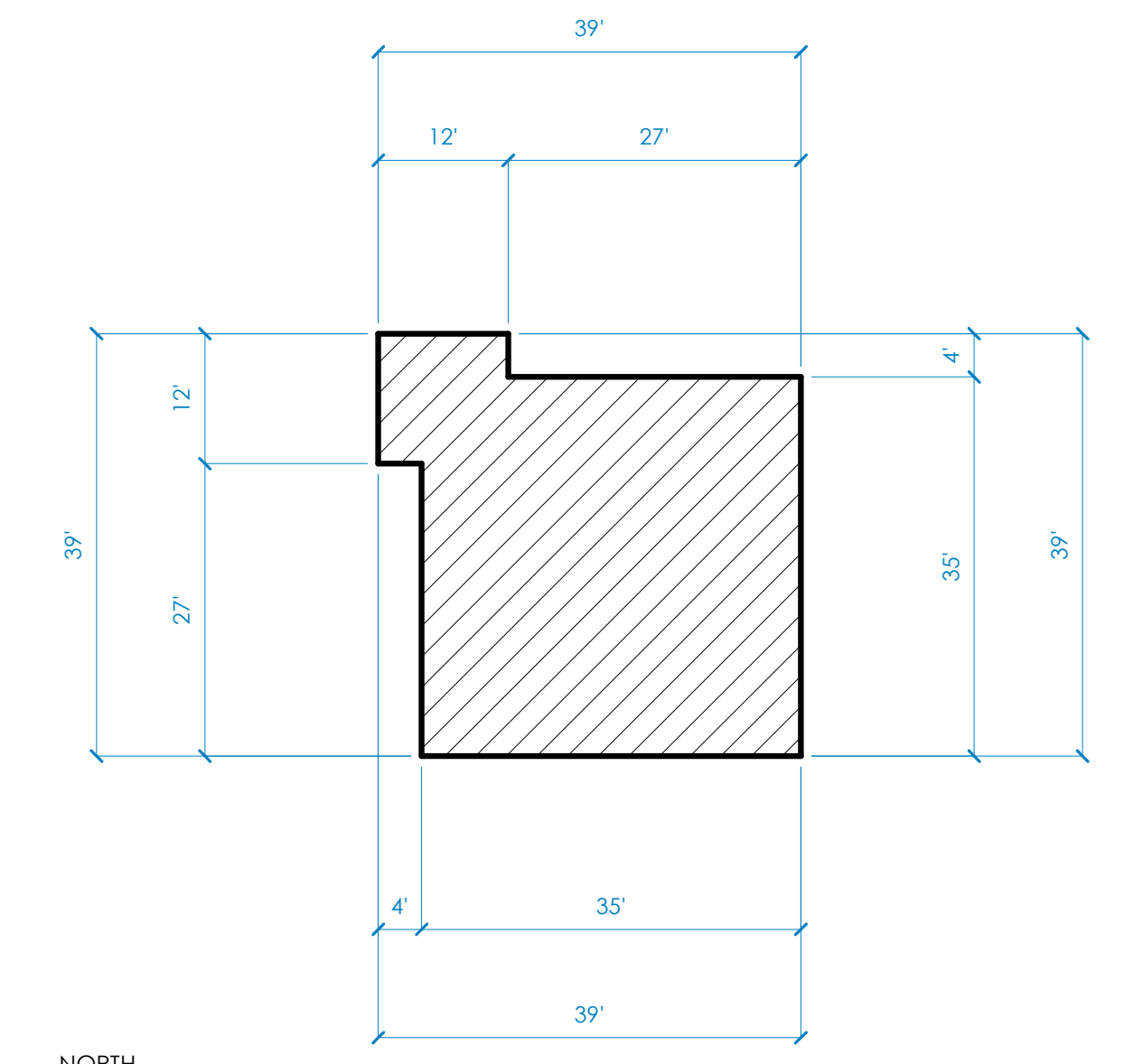
sheet title
BUILDING
PLANS
DIMENSIONED



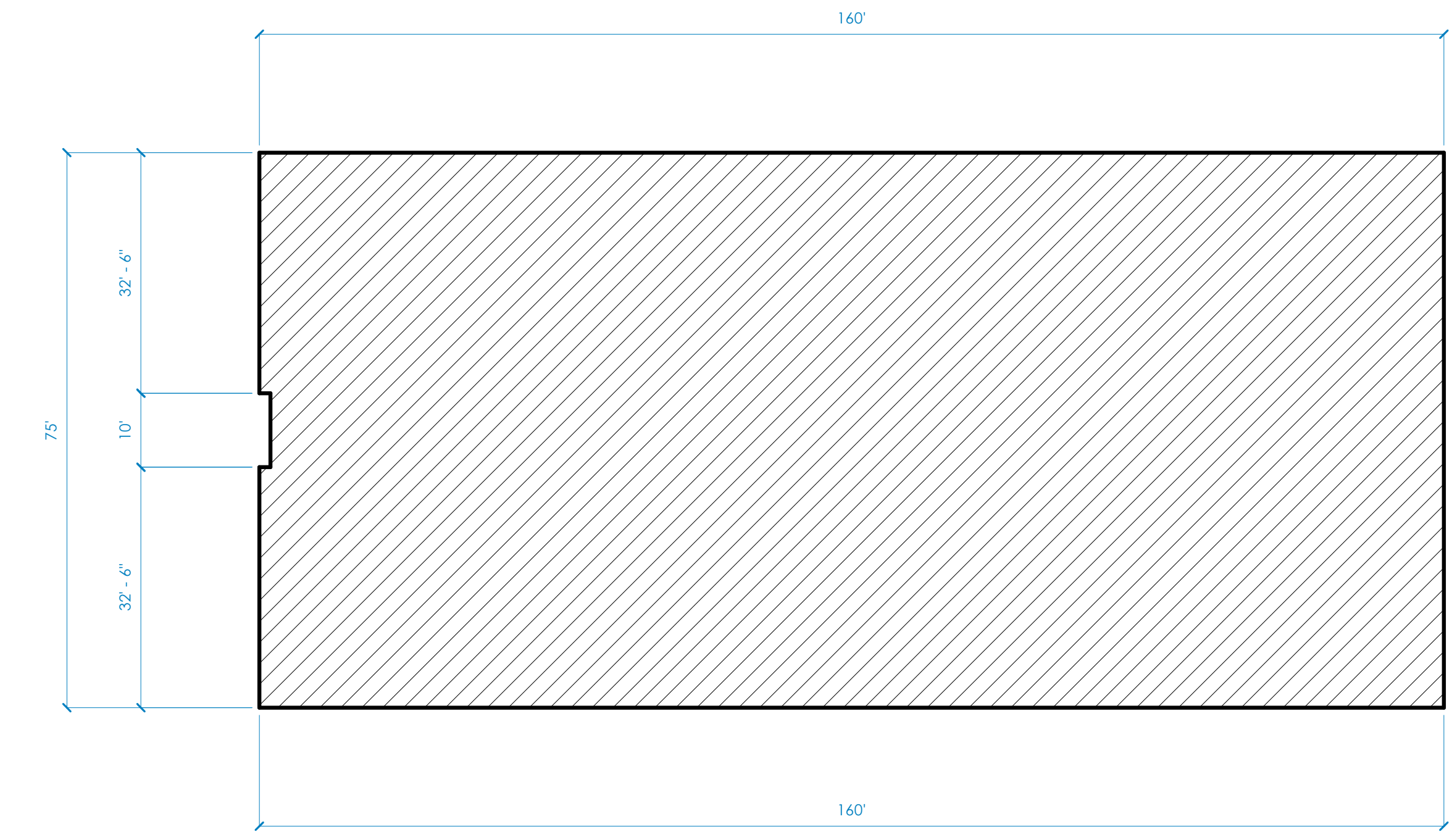
BUILDING #1 - DIMENSIONED
SCALE: 1/16" = 1'-0"



BUILDING #2 - DIMENSIONED
SCALE: 1/16" = 1'-0"



OFFICE - DIMENSIONED
SCALE: 1/16" = 1'-0"



BUILDING #3 - DIMENSIONED
SCALE: 1/16" = 1'-0"

revisions

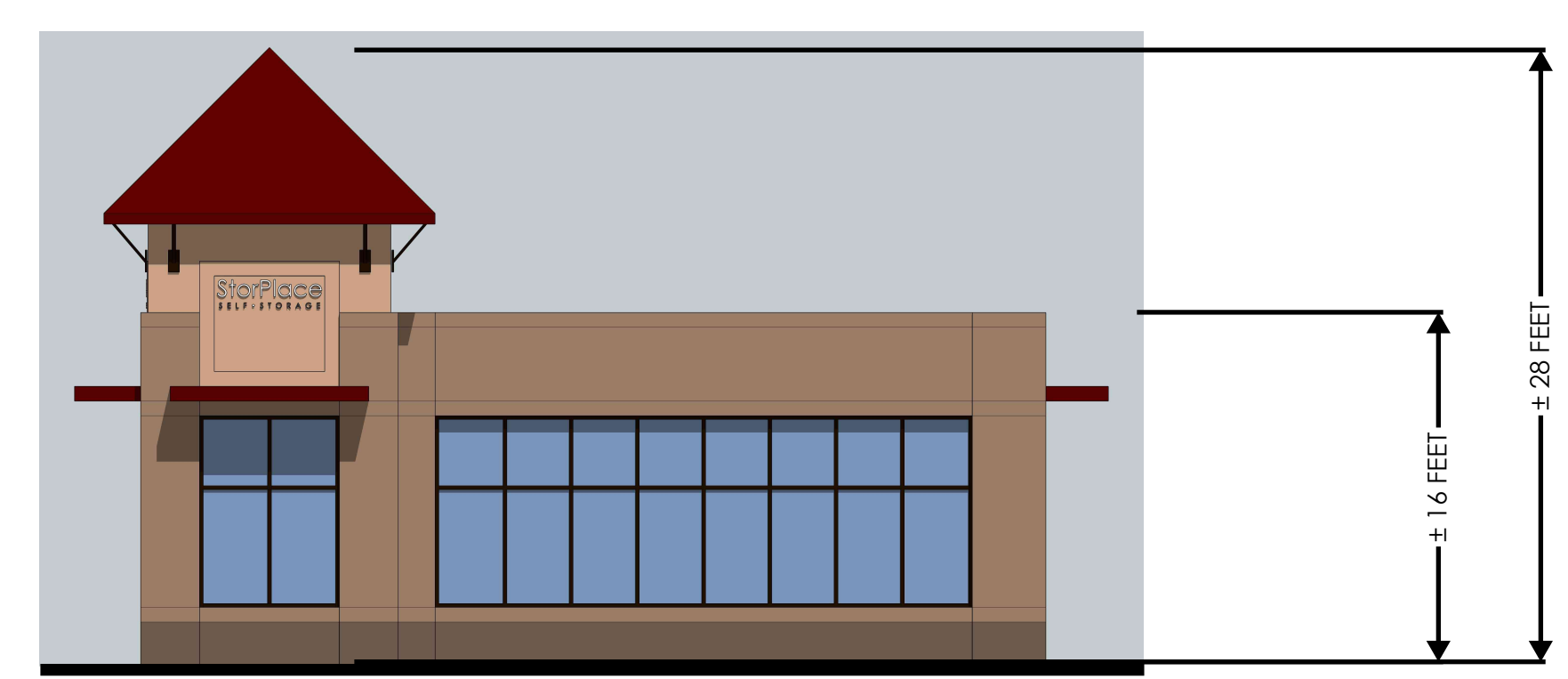
issue date
08.22.2022

sheet title
PROPOSED BUILDING ELEVATIONS



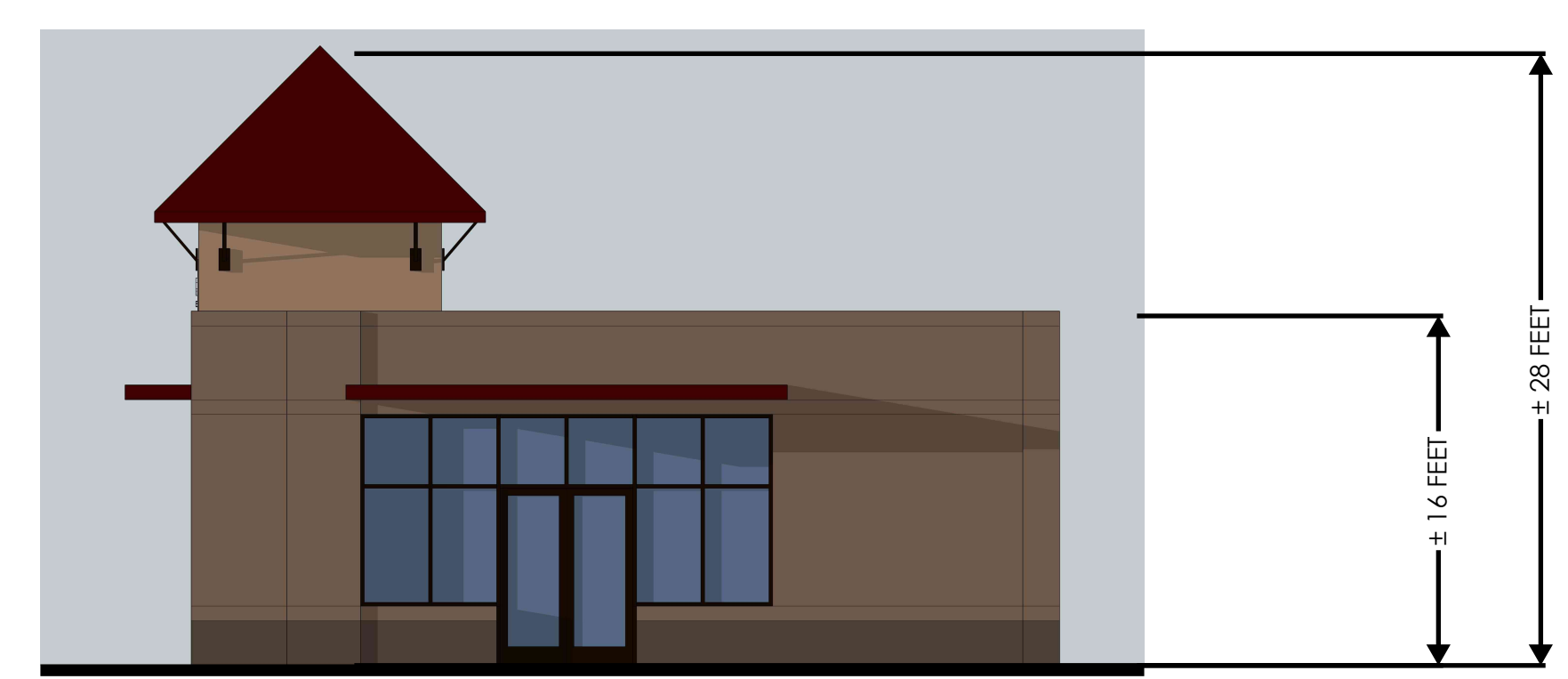
NORTHEAST ELEVATION - STORPLACE OFFICE

SCALE: 1/8" = 1'-0"



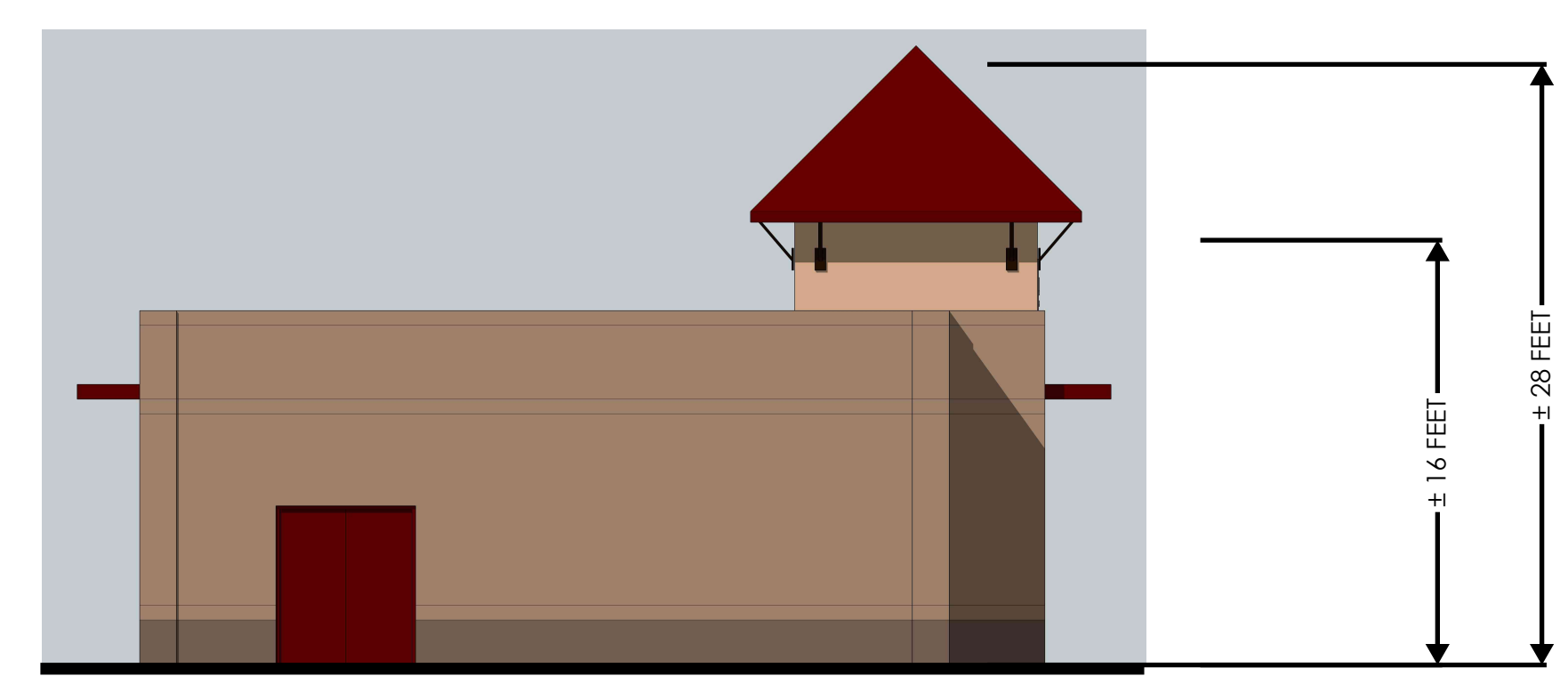
NORTHWEST ELEVATION - STORPLACE OFFICE

SCALE: 1/8" = 1'-0"



SOUTHWEST ELEVATION - STORPLACE OFFICE

SCALE: 1/8" = 1'-0"



SOUTHEAST ELEVATION - STORPLACE OFFICE

SCALE: 1/8" = 1'-0"



STORPLACE OFFICE

MATERIAL LEGEND	
BRICK (LIGHT, MEDIUM, DARK)	
GLASS (CLEAR)	
DOOR / WINDOW FRAME	
METAL DOOR / ROOF / AWNING	

MATERIAL LEGEND	
BRICK (LIGHT, MEDIUM, DARK)	
GLASS (CLEAR)	
DOOR / WINDOW FRAME	
METAL DOOR / ROOF / AWNING	

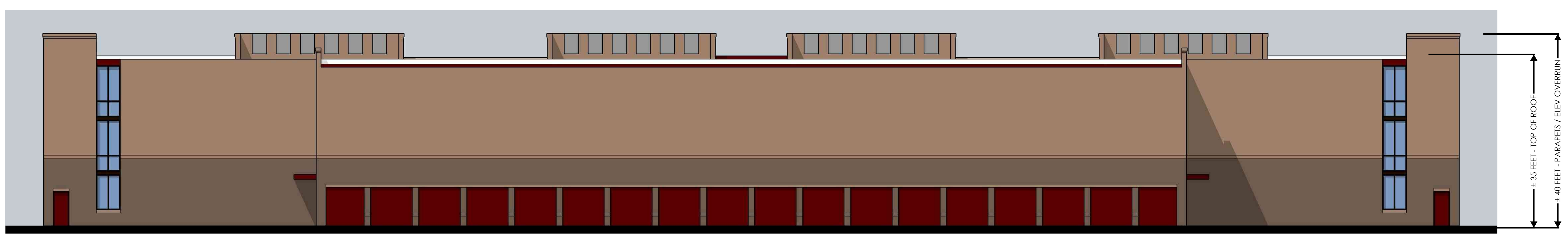


STORAGE BUILDING #1



NORTHWEST ELEVATION - STORAGE BUILDING #1

SCALE: 3/32" = 1'-0"



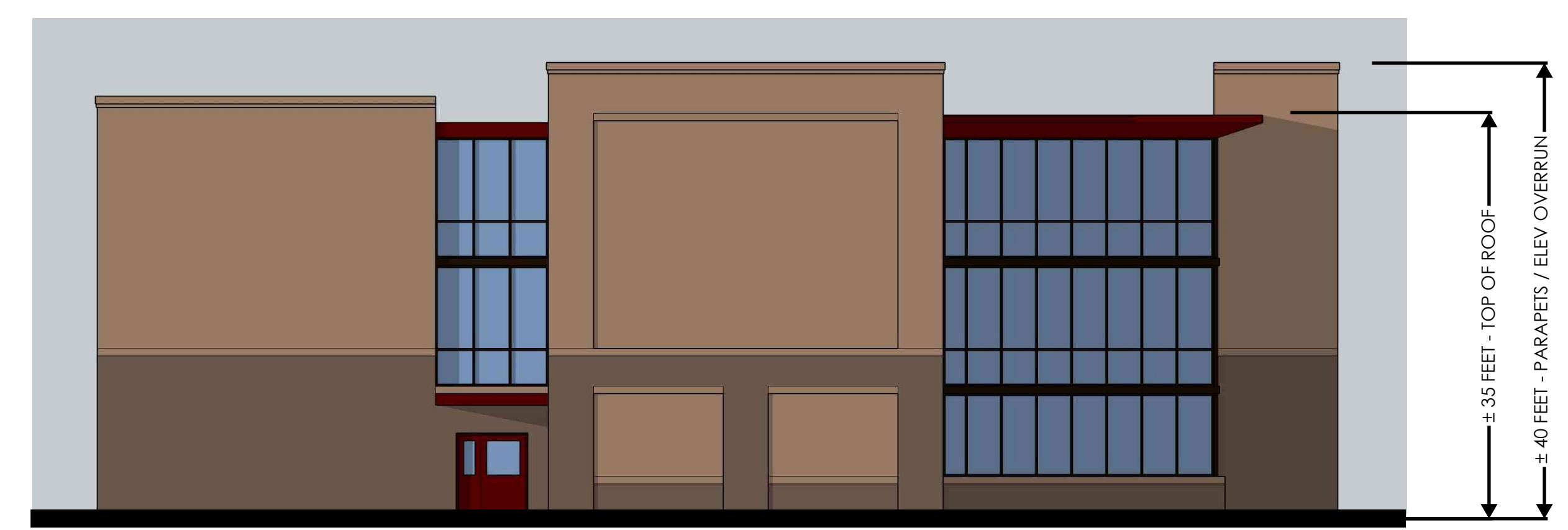
SOUTHEAST ELEVATION - STORAGE BUILDING #1

SCALE: 3/32" = 1'-0"



SOUTHWEST ELEVATION - STORAGE BUILDING #1

SCALE: 3/32" = 1'-0"



NORTHEAST ELEVATION - STORAGE BUILDING #1

SCALE: 3/32" = 1'-0"

CITY OF COLUMBIA SUBMITTAL
NOT FOR CONSTRUCTION

HONEY FARM (SPL N. COLUMBIA)
NASHVILLE HWY (HWY 31) - COLUMBIA, TENNESSEE 38401

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revisions

issue date
08.22.2022

sheet title
PROPOSED
BUILDING
ELEVATIONS



noble
johnson
architects

p.o. box 2008
brentwood
tennessee
37024

615.292.4017

CITY OF COLUMBIA SUBMITTAL
NOT FOR CONSTRUCTION

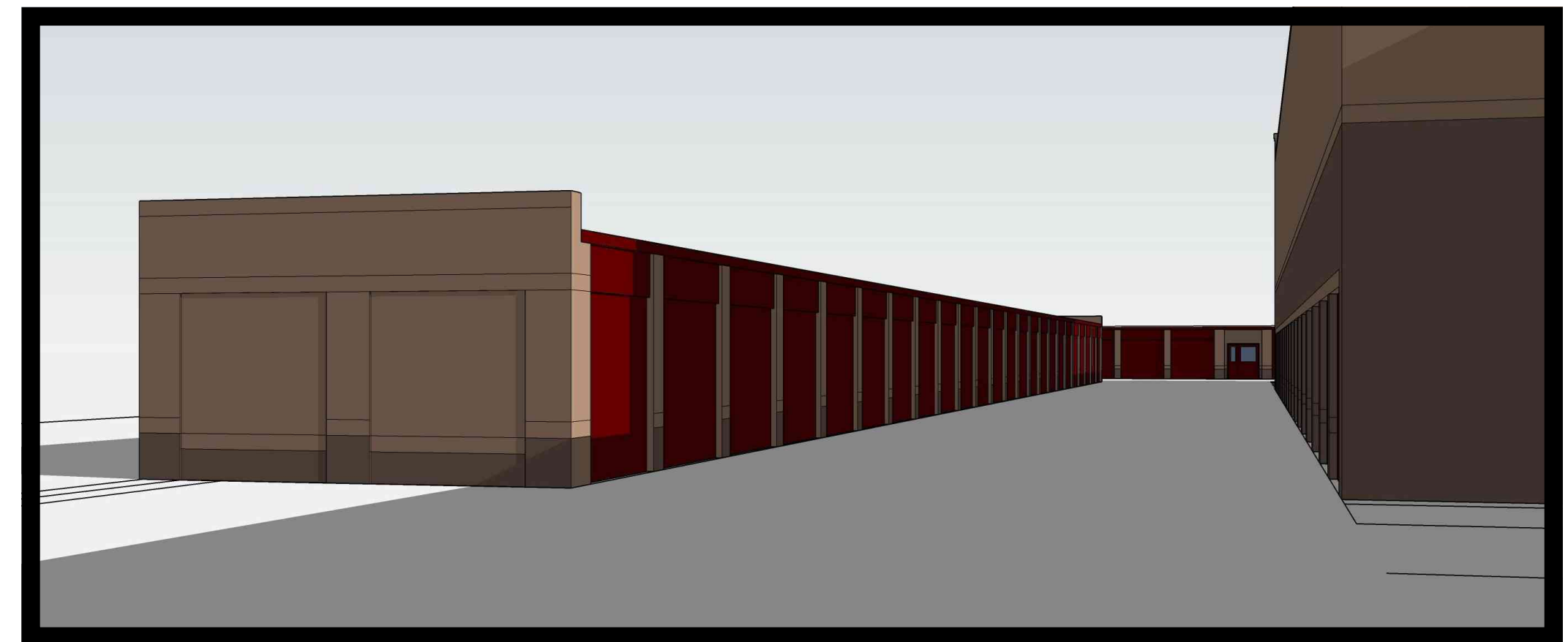
HONEY FARM (SPL N. COLUMBIA)
NASHVILLE HWY (HWY 31) - COLUMBIA, TENNESSEE 38401

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BUILDING
ELEVATIONS

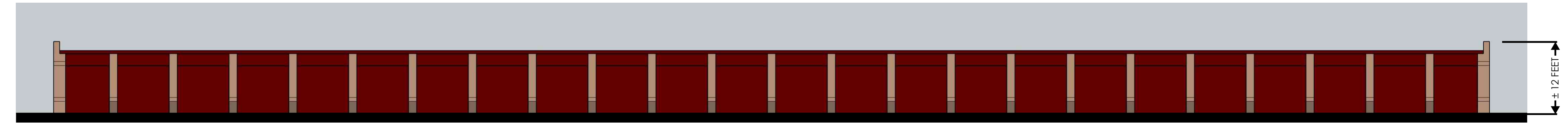


STORAGE BUILDING #2



NORTHEAST & SOUTHWEST ELEVATIONS - STORAGE BUILDING #2

SCALE: 3/32" = 1'-0"



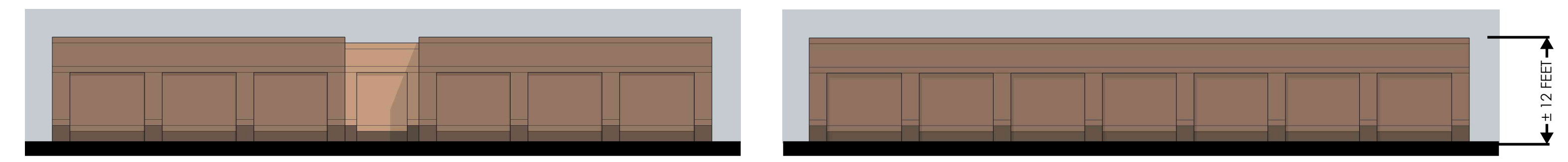
NORTHWEST ELEVATION - STORAGE BUILDING #2

SCALE: 3/32" = 1'-0"



SOUTHEAST ELEVATION - STORAGE BUILDING #2

SCALE: 3/32" = 1'-0"



NORTHWEST & SOUTHEAST ELEVATIONS - STORAGE BUILDING #3

SCALE: 3/32" = 1'-0"



NORTHEAST ELEVATION - STORAGE BUILDING #3

SCALE: 3/32" = 1'-0"



SOUTHWEST ELEVATION - STORAGE BUILDING #3

SCALE: 3/32" = 1'-0"



STORAGE BUILDING #3

MATERIAL LEGEND

BRICK (LIGHT, MEDIUM, DARK)			
GLASS (CLEAR)			
DOOR / WINDOW FRAME			
METAL DOOR / ROOF / AWNING			

revisions

issue date
08.22.2022

sheet title
ROOFTOP MECHANICAL UNIT VIEWS



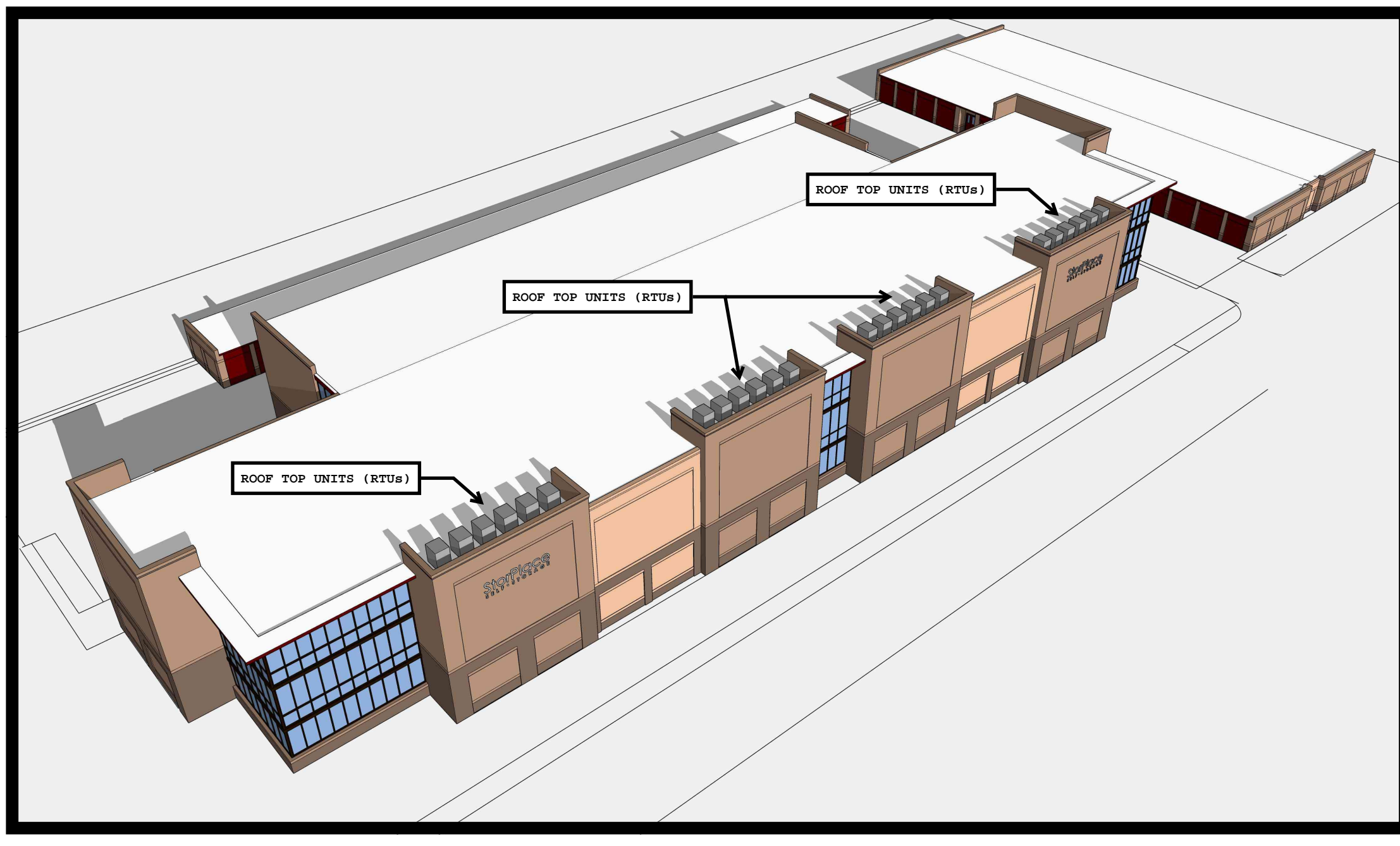
GROUND LEVEL VIEW FROM HIGHWAY 31



GROUND LEVEL VIEW FROM HONEY FARM WAY



GROUND LEVEL VIEW FROM HONEY FARM WAY



BIRD'S EYE VIEW OF BUILDING #1 ROOF TOP UNITS BEHIND PARAPETS (± 5 FEET)



GROUND LEVEL VIEW FROM UP CLOSE



CITY OF
COLUMBIA
TENNESSEE

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

**Resubmittal requested
at the 8/9/22 ART
meeting**

**ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION**

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	2248 Nashville Highway (SEC Highway 31 and Honey Farm Way), Columbia, TN 38401		
	TAX MAP: 051	GROUP:	PARCEL: 051 05800 000
SUMMARY OF NATURE OF REQUEST AND WORK	Facade approval for self storage facility comprising of three storage buildings totaling approximately 96,800 SF and a 1,300 SF associated office building as part of a PUD Master Plan amendment for Honey Farm Subdivision on approximately 4.2 acres at the southeast corner of Highway 31 and Honey Farm Way.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	Completed 6/29/22	<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	Drew Smith, Equitas Management Group, LLC	PHONE	469-585-7913
ADDRESS	2034 Hamilton Place Blvd., Suite 400 Chattanooga, TN 37421	EMAIL	drew.smith@equitasmg.com

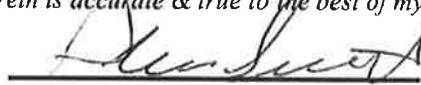
PROPERTY OWNER

NAME	Charles Raines	PHONE	(615) 456-7098
ADDRESS	P.O. Box 1715, Springhill, TN 37174	EMAIL	raines.monica@icloud.com

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.

Drew Smith, Equitas Management Group, LLC

APPLICANT NAME



APPLICANT SIGNATURE

7/11/22

DATE

*** 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.***

JD Eatherly Estate, Sandra Cantrell Executor

PROPERTY OWNER NAME

DocuSigned by:

7094EBB5C2E741C


PROPERTY OWNER SIGNATURE

7/11/2022

DATE

Charles Raines

PROPERTY OWNER NAME

DocuSigned by:

4312D78CA866916...

PROPERTY OWNER SIGNATURE

7/11/2022

DATE

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			



CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0193

APPLICANT/OWNER

Micha Padgett / William Sample

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

0 Theta Pike/ Tax Map 090B/ Parcel 04.014

PROJECT DESCRIPTION: New Construction of Self-Storage Facility.

This request is for the new construction of a 1-story, 4,480 SF +/- exterior self-storage building that will consist of 21 units including an office and restroom space. Overall façade material of the exterior self-storage facility differs from previous review from a full brick veneer façade to a fiber cement board façade with brick veneer on the end caps.

**Note, this item was deferred from a previous meeting.*



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS (<i>General Commercial Services</i>)	Vacant Land	GCS/ Office Center/ Sonic Restaurant	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 proposed self-storage facility would comply with section 6.1.6 being cladded in fiber cement board all elevations with brick veneer as an end cap accent and base on the west south and north elevations. As noted, the north elevation does not include a 1'4" brick pilaster to provide articulation for an unbroken façade plane of more than 35' such as shown in previous submittal. The applicant has included a pylon/pole sign in lieu of the a recommend low profile sign that would match the primary façade materials of the building.



August 22, 2022

consultant

project title

New Self-Storage Units
0 Theta Pike
Columbia, TN 38401

project no. 221001

construction documents

August 22, 2022

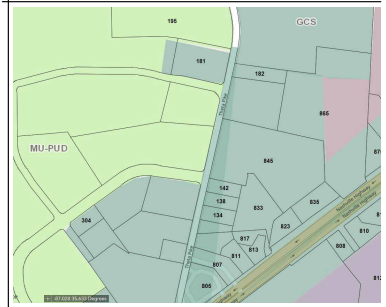
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no.	description

site plan

A001

site plan notes

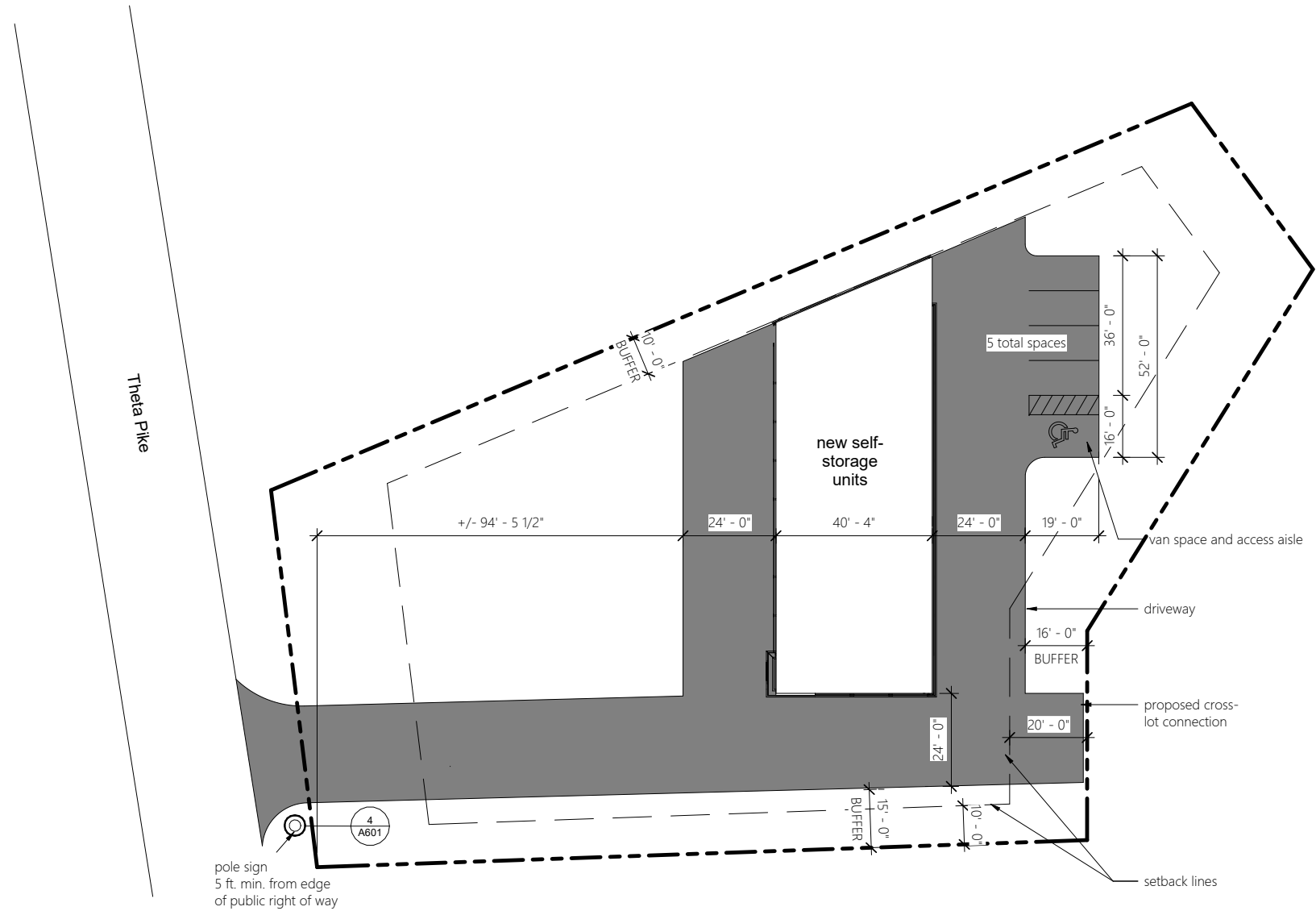


parcel ID: 090B B 04104 000
zoning classification: GCS
lot acreage: 0.75 AC
lot coverage: 65% max.
min. lot area: 10,000
max. height: 35
min. lot width: 50
front setback: 30
side setback: 10 min OR: 0 max
rear setback: 20

parking
self-storage: (1) per 75 units - spaces minimum

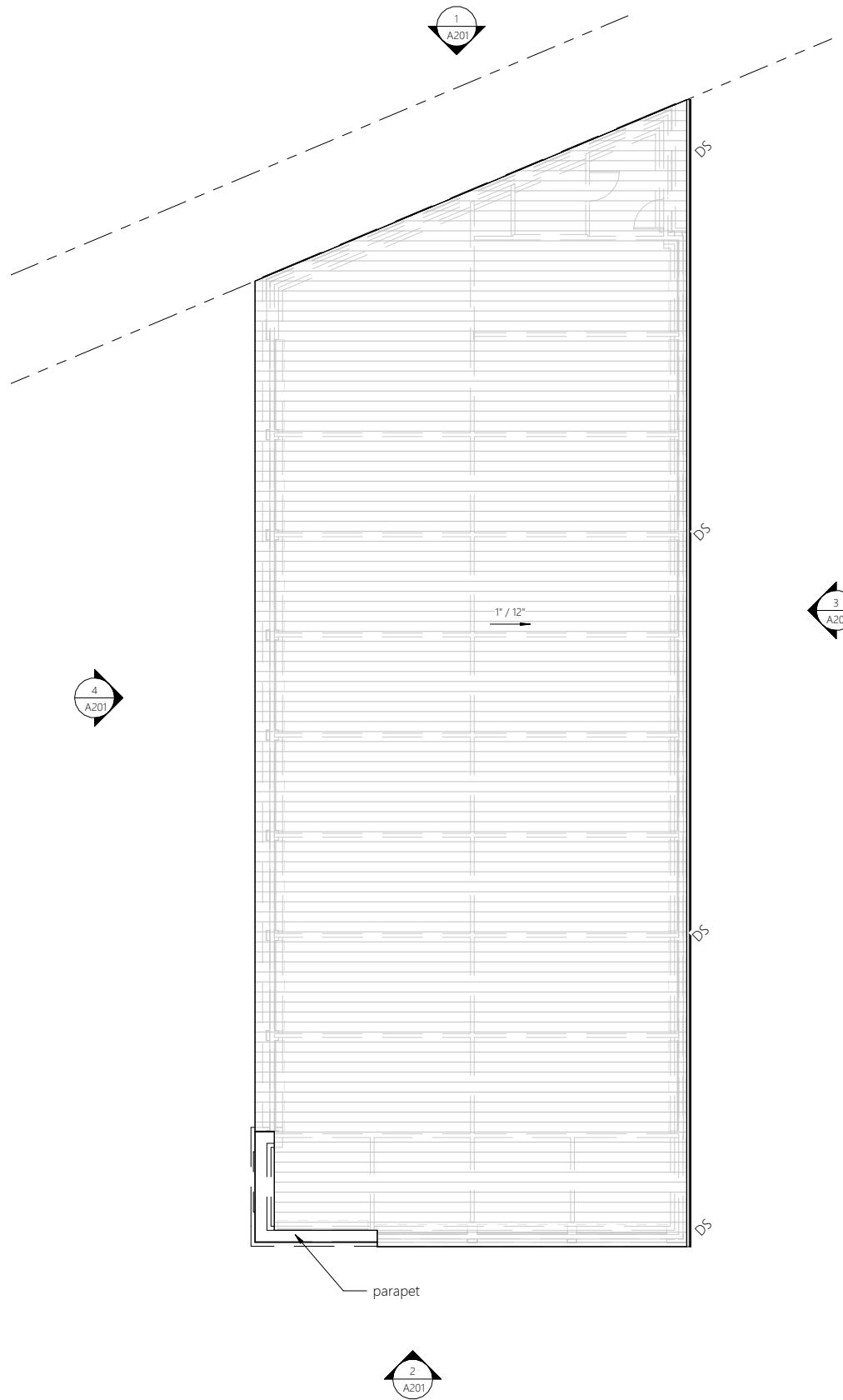
landscape buffers
property appears to be surrounded by same GCS zone on all sides.

street buffer: as required for "collector street"
10 feet average width
side and rear: 0.4 opacity

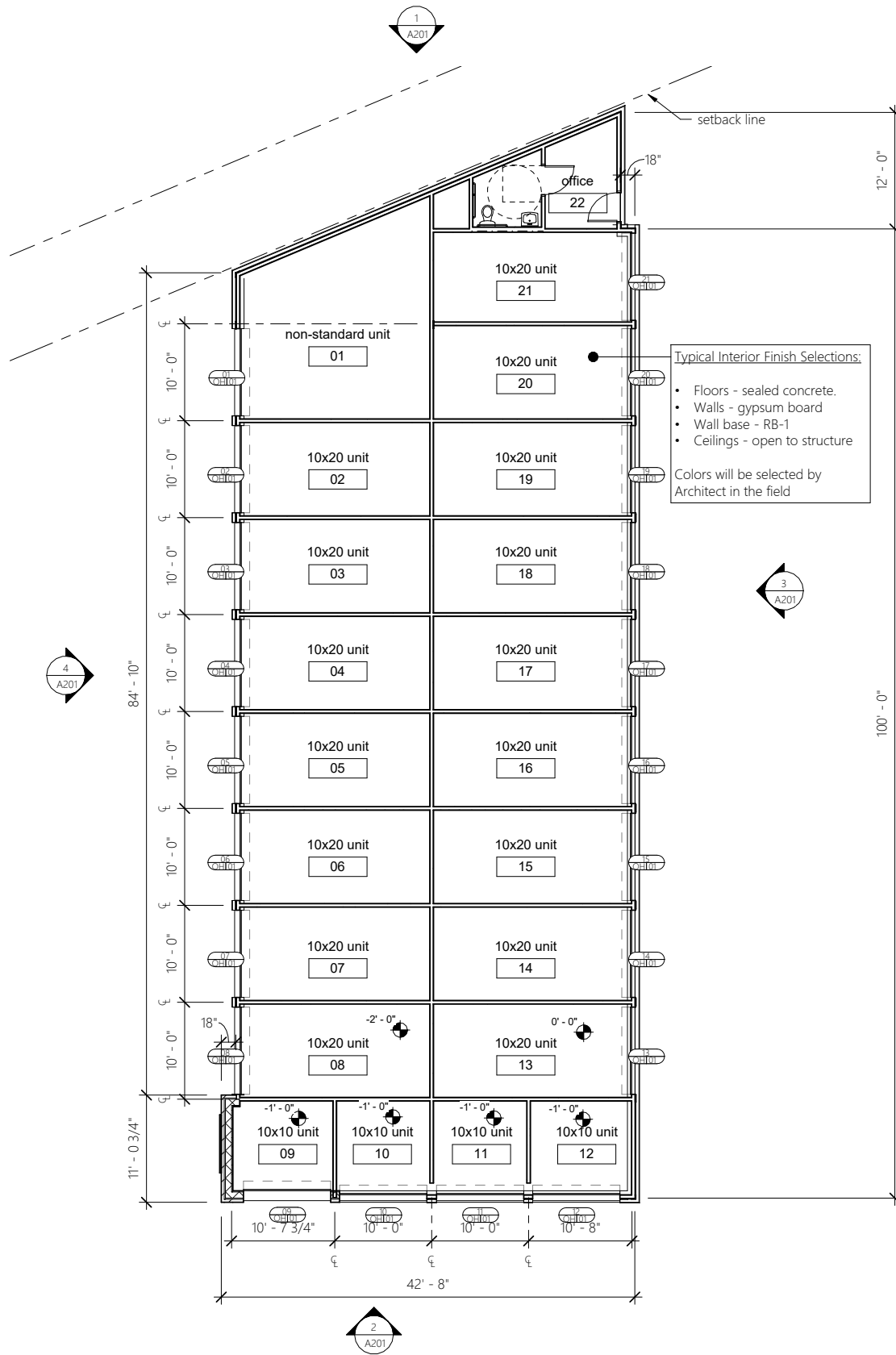


1 site plan
1" = 20'-0" (24x36)
1" = 40'-0" (11x17)
0' 10' 20' 40' 60'





2 roof plan
 1/8" = 1'-0" (24x36)
 1/16" = 1'-0" (1x17)



1 architectural plan
 1/8" = 1'-0" (24x36)
 1/16" = 1'-0" (1x17)

architectural plan legend

- P:040 nonrated to deck
- P100: 1-hour fire barrier
- P200: 2-hour fire barrier
- door tag
- door number
- hardware set
- door type
- window tag
- 10 lb ABC portable fire extinguisher in semi-recessed cabinet
- 10 lb ABC portable fire extinguisher surface mounted

Typical Interior Finish Selections:

- Floors - sealed concrete.
- Walls - gypsum board
- Wall base - RB-1
- Ceilings - open to structure

Colors will be selected by Architect in the field

architectural plan general notes

This project shall be constructed in strict accordance with applicable codes and ordinances. Notify Architect of questions or concerns related to project compliance.

Do not scale drawings. New CMU walls are dimensioned to nominal face of CMU. Other walls are dimensioned to finished face of wall, unless noted otherwise.

Provide in-wall blocking at locations where wall cabinets, shelving, wall-mounted accessories, and similar items are shown.

Recessed items greater than 16 sq. in. in rated fire and/or smoke assemblies shall be lined with 5/8" type 'X' gypsum board to maintain the rating of the partition.

Reinstall existing window treatments. Verify proper operation and provide repairs as required. If new construction prevents reinstallation, contact Architect for direction.

Where existing openings are to be in-filled, provide materials matching existing, including any existing fire rating. Align finished faces of in-fill with adjacent faces.

Interior finishes shall be installed in strict accordance with applicable codes and ordinances, including chapter 8 of the 2012 International Building Code, and in conformance to manufacturer's written instructions. Notify Architect of questions or concerns related to project compliance.

All wall and ceiling finishes shall comply with the flamespread and smoke development criteria of **Class 'C' finishes**. Refer to Sheet A011.

All interior floor finishes shall comply with IBC section 804.

architectural plan keynotes

- 0. (arrow pointing to a unit)
- 1. Not Used.

finish schedule

PT-1	paint
PT-5	paint (int. doors/windows and frames)
PT-10	paint (ceilings)
RB-1	4" rubber base
SC	sealed concrete



August 22, 2022
 consultant

project title

New Self-Storage Units
 0 Theta Pike
 Columbia, TN 38401

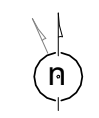
project no. 221001

construction documents
 August 22, 2022

revisions

architectural and roof plans

A101





August 22, 2022

consultant

project title

New Self-Storage Units
0 Theta Pike
Columbia, TN 38401

project no. 221001

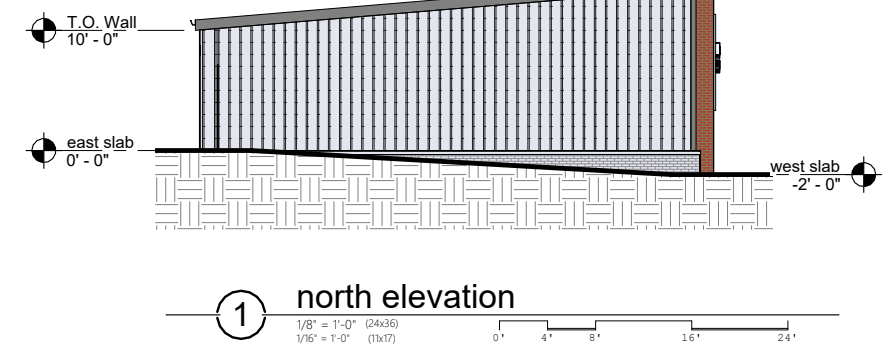
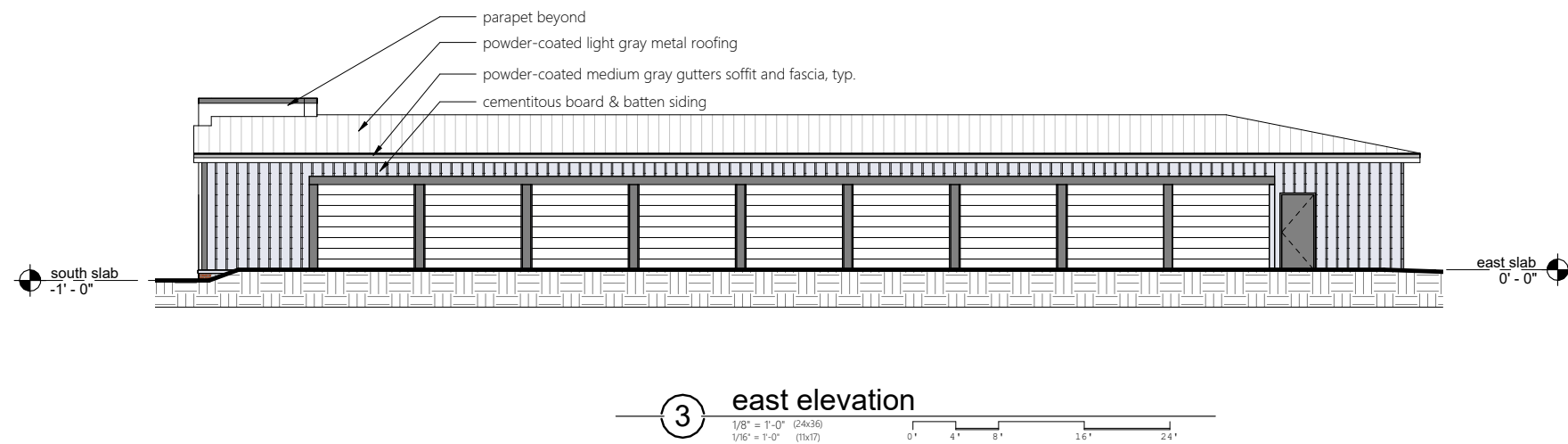
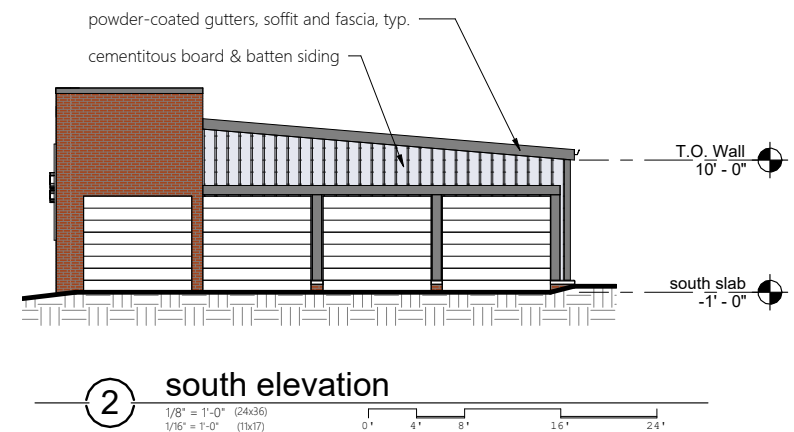
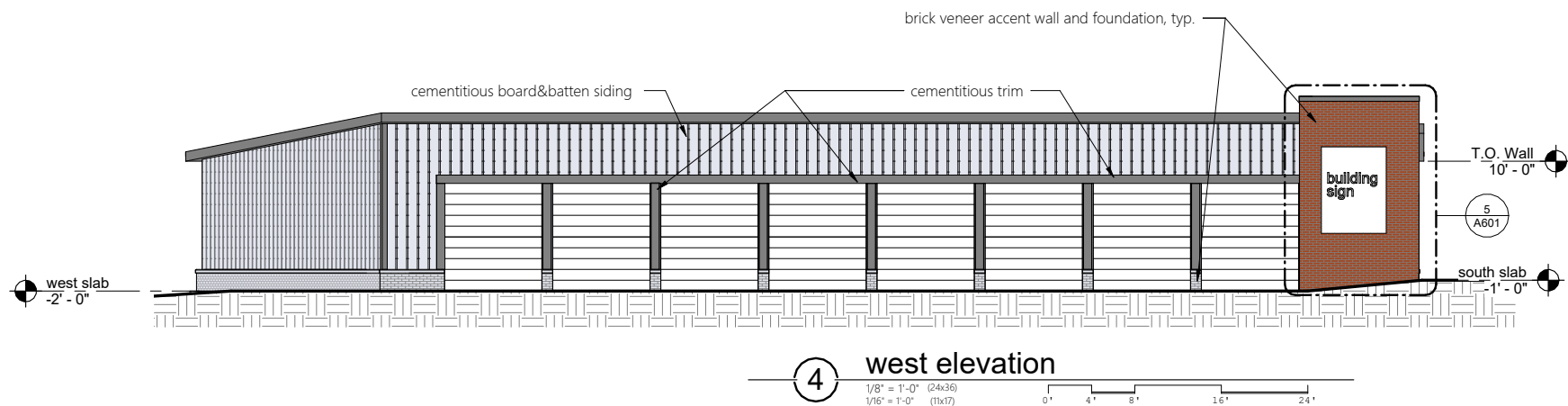
construction documents

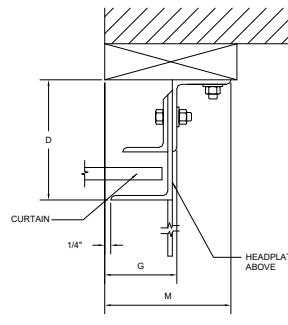
August 22, 2022

revisions

exterior elevations

A201





SECTION B
ANGLED
GUIDES

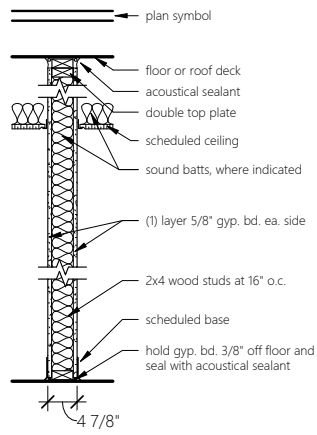
DIMENSIONS G, M AND D*
C187

DIMENSIONS	MAX. DOOR OPENING WIDTHS		
	8'0"	15'0"	20'0"
G	3"	3 1/2"	4"
M	4 3/4"	5 1/4"	5 3/4"
D	4 1/2"	4 1/2"	5"

DIMENSIONS G, M AND D*
C275 AND F265 SLATS

DIMENSIONS	MAX. DOOR OPENING WIDTHS			
	9'0"	15'0"	20'0"	30'0"
G	3"	3 1/2"	4"	4 1/2"
M	5 1/4"	5 3/4"	6 3/4"	8 1/4"
D	4 1/2"	5"	5"	6"

*FOR MAX. DOOR OPENING HEIGHT
OCRR610WJ.MAGDE



② P040: nonrated partition to deck



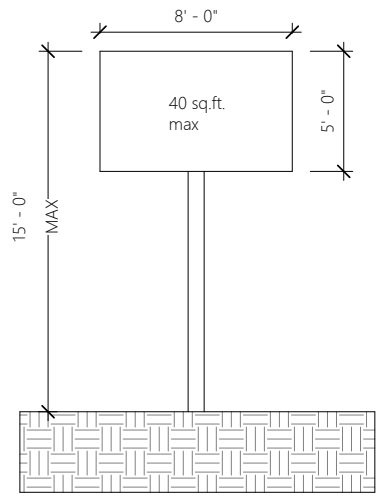
door schedule

Mark	Width	Height	Thk	Description	Elev.	Glass	Rating	HW Set	Remarks
01	9' - 0"	10' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
02	9' - 0"	10' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
03	9' - 0"	10' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
04	9' - 0"	10' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
05	9' - 0"	10' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
06	9' - 0"	10' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
07	9' - 0"	10' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
08	9' - 0"	10' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
09	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
10	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
11	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
12	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
13	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
14	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
15	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
16	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
17	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
18	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
19	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
20	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
21	9' - 0"	8' - 0"	1 1/2"	Coiling Steel Roll-up Door	OH	no glass	-	01	
23	3' - 0"	7' - 0"	1 3/4"	single solid core wood door	FL	no glass	-		
24	3' - 0"	7' - 0"	1 3/4"	single solid core wood door	FL	no glass	-		

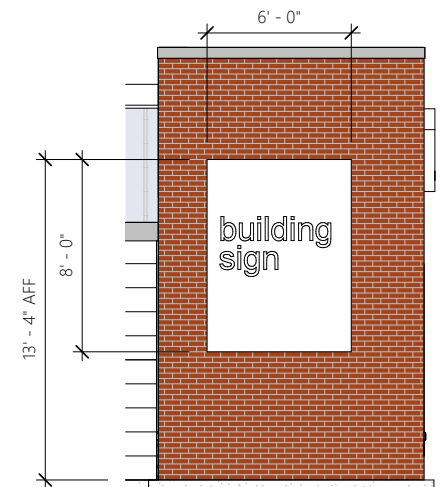
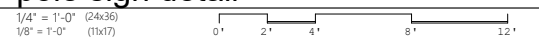
③ DR-OH-wood jamb

not to scale

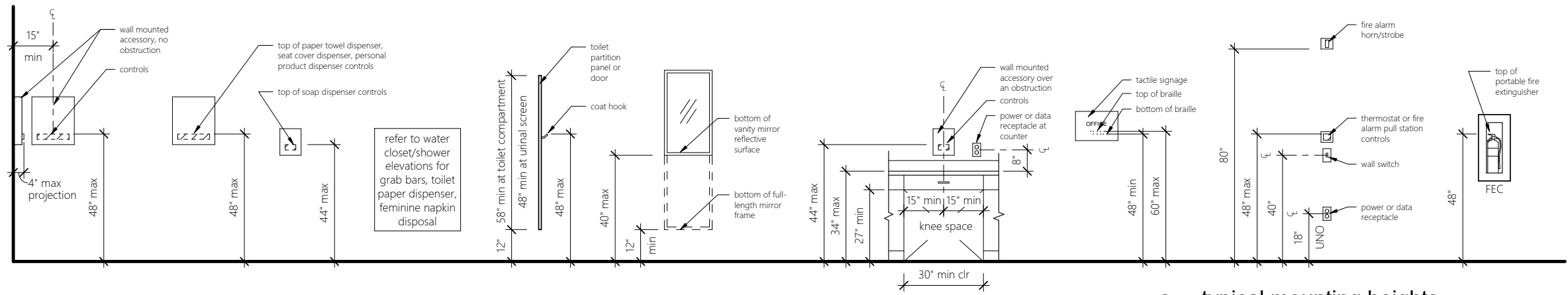
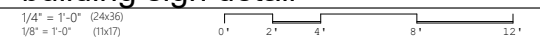
Hardware Set 01 - manufacturer's standard door hardware as necessary for proper function



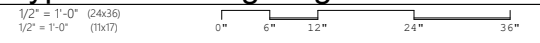
④ pole sign detail



⑤ building sign detail



① typical mounting heights



August 22, 2022

consultant

project title

New Self-Storage Units
0 Theta Pike
Columbia, TN 38401

project no. 221001

construction documents

August 22, 2022

revisions

schedules and details



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

ADDRESS/LOCATION	090B B 04104 000		
	TAX MAP:	GROUP:	PARCEL:
SUMMARY OF NATURE OF REQUEST AND WORK	SELF-STORAGE OTHETA PIKE RESUBMITTAL AFTER DEFERRAL		

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

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	MICAH PADGETT	PHONE	615-944-2396
ADDRESS	305 Park ST	EMAIL	mpadgett@archuicity.com

PROPERTY OWNER

NAME	BILL SAMPLE	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.

MICAH PADGETT [Signature] 8/22/22
 APPLICANT NAME APPLICANT SIGNATURE DATE

* 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.*

BILL SAMPLE [Signature] 8/22/22
 PROPERTY OWNER NAME PROPERTY OWNER SIGNATURE DATE

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			



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

ADDRESS/LOCATION	2258 Nashville Highway		
	TAX MAP: 42	GROUP:	PARCEL: 13.00
SUMMARY OF NATURE OF REQUEST AND WORK	We are requesting approval for an addition to an existing CEG-PUD at Map 42, Parcel 13.00. This revision will include the addition of a storage unit building.		

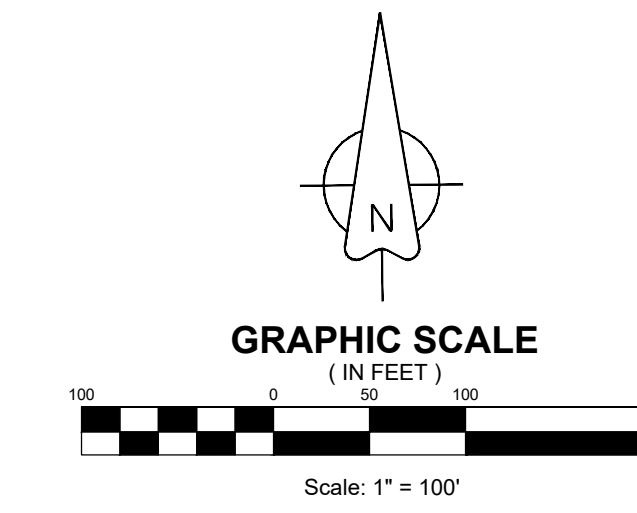
REQUEST DATE FOR PRE-APPLICATION CONFERENCE	8/19/22	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
---	---------	---

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.

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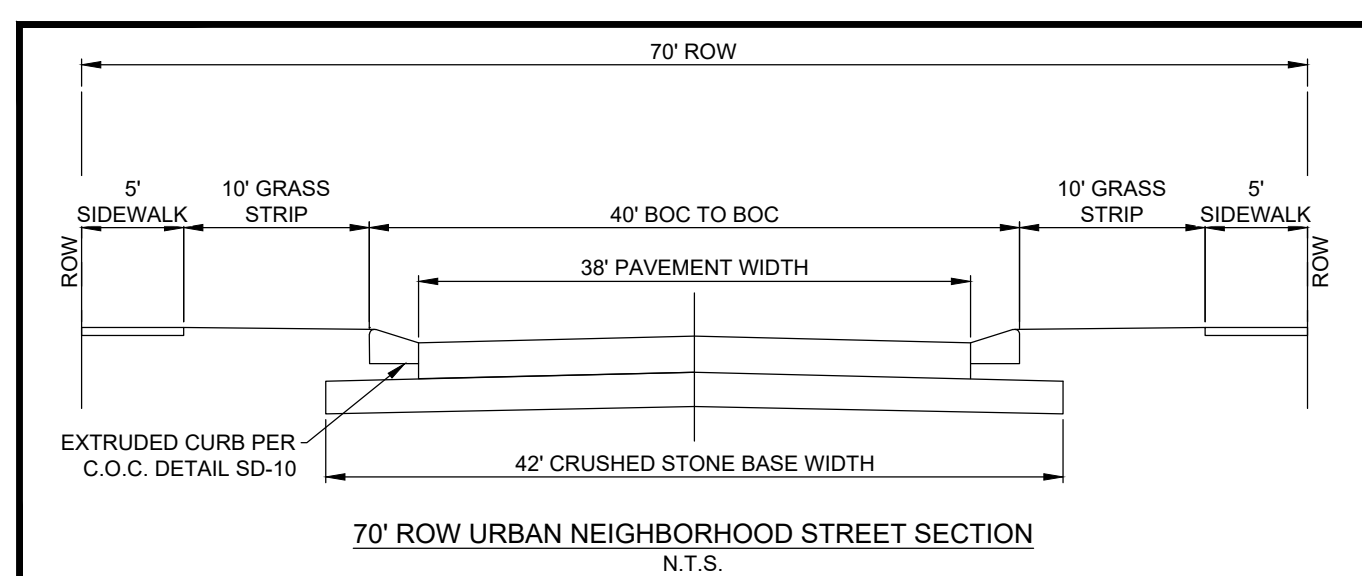
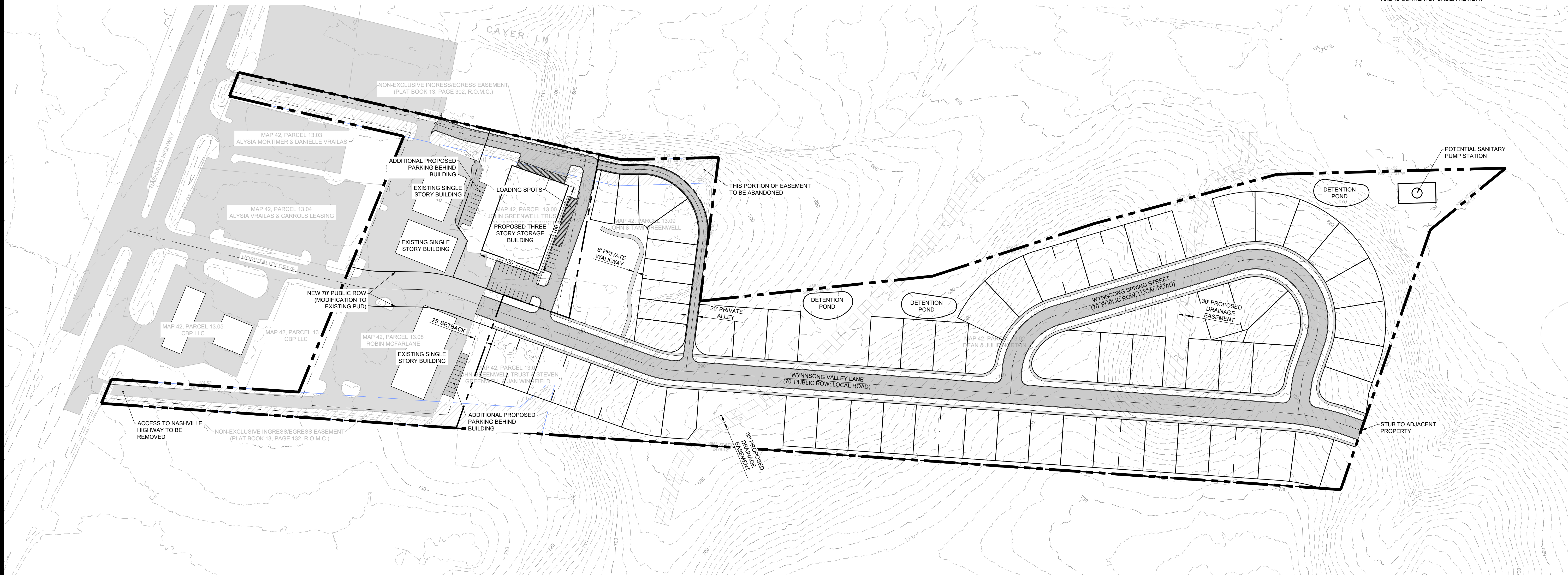
SITE DATA
 PROPOSED RESIDENTIAL ZONE: CD-3
 EXISTING COMMERCIAL ZONE: PUD-CEG
 TOTAL RESIDENTIAL AREA: 19.27 ACRES (839,589 SF)
 MAXIMUM DENSITY: 4 UNITS/ACRE (77 UNITS)
 PROPOSED DENSITY: 3.43 UNITS/ACRE (66 UNITS)
 TOTAL COMMERCIAL AREA: 6.11 ACRES (266,217 SF)
 MINIMUM COMMERCIAL PARKING: 1 SPACE/2,000 SF STORAGE (26 SPACES)
 PROPOSED COMMERCIAL PARKING: 26 SPACES



LEGEND

	EXISTING BOUNDARY LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	PROPOSED LOT LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED WATER LINE
	PROPOSED FORCE MAIN

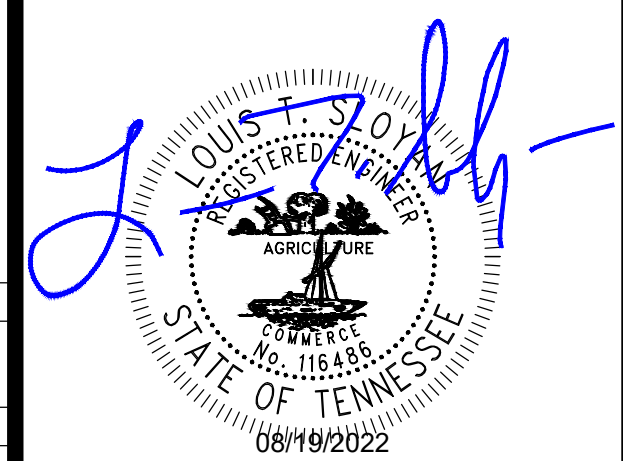
NOTES: TRAFFIC STUDY HAS BEEN SUBMITTED TO THE CITY AND IS CURRENTLY UNDER REVIEW.



FLOOD NOTE
 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #47119C0180E OF MAURY COUNTY, TN, DATED 04/16/2007.
OWNER OF RECORD
 PARCEL 13.09: JOHN GREENWELL TRUST
 PARCEL 13.02: DEAN AND JULIE NORTON
 PARCEL 13.07: JOHN GREENWELL TRUST AND JAN WINGFIELD
 PARCEL 13.08: ROBIN MCFARLANE
 PARCEL 13.09: JOHN AND TAMI GREENWELL
APPLICANT
 T-SQUARE ENGINEERING
 1329 WEST MAIN ST
 FRANKLIN, TN 37064
 615.678.8212

REVISIONS	
NO.	DATE

CONCEPT PLAN
 MAP 42, PARCELS 13.00, 13.02, 13.07, 13.08, 13.09
 COLUMBIA, TENNESSEE



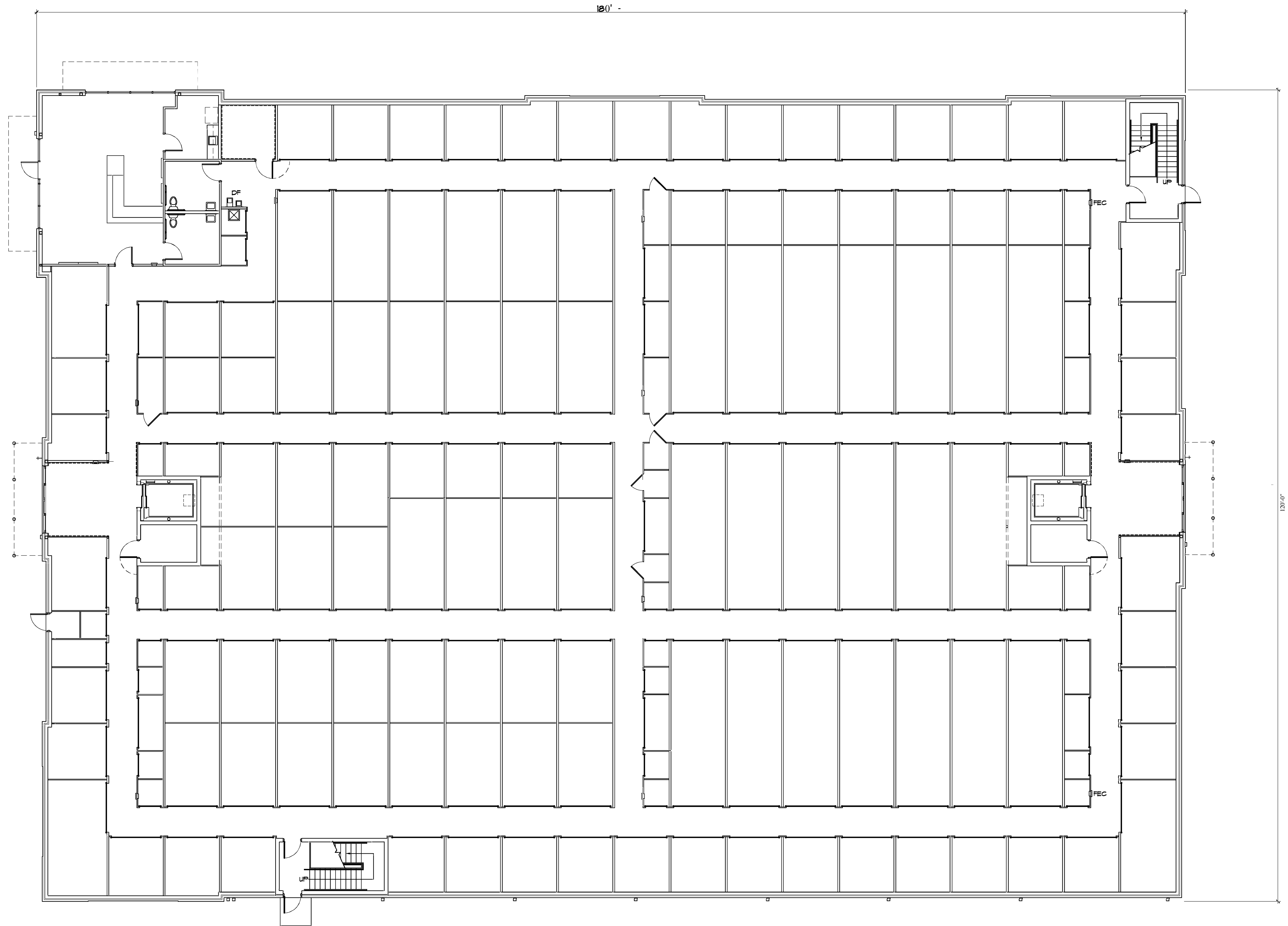
PROJECT
 22-0335

SHEET
 C-2.0



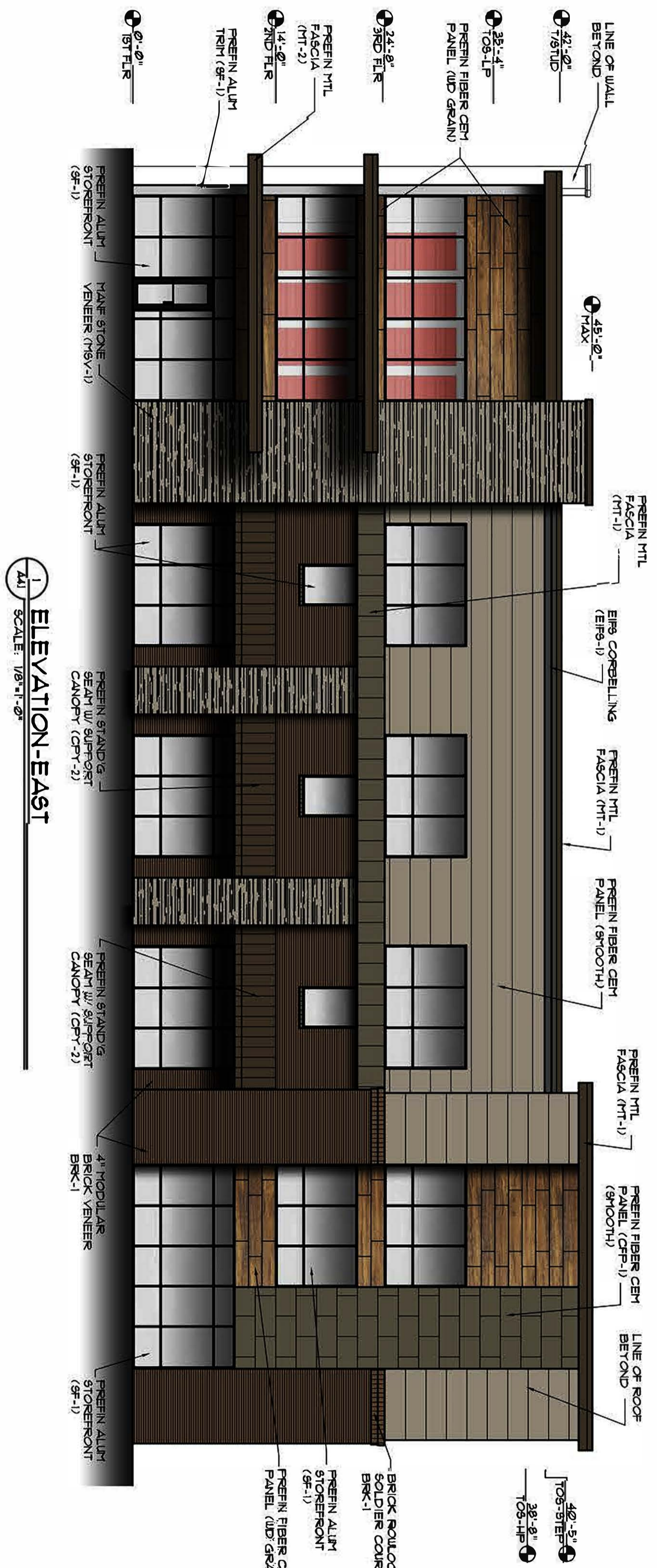
WYNNSONG VALLEY

P:\Projects\2022-0335\0556 Nashville Hwy - Greg Smith\Production\22-0335 Preliminary PUD Plan.dwg, 8/19/2022, 4:28:16 PM

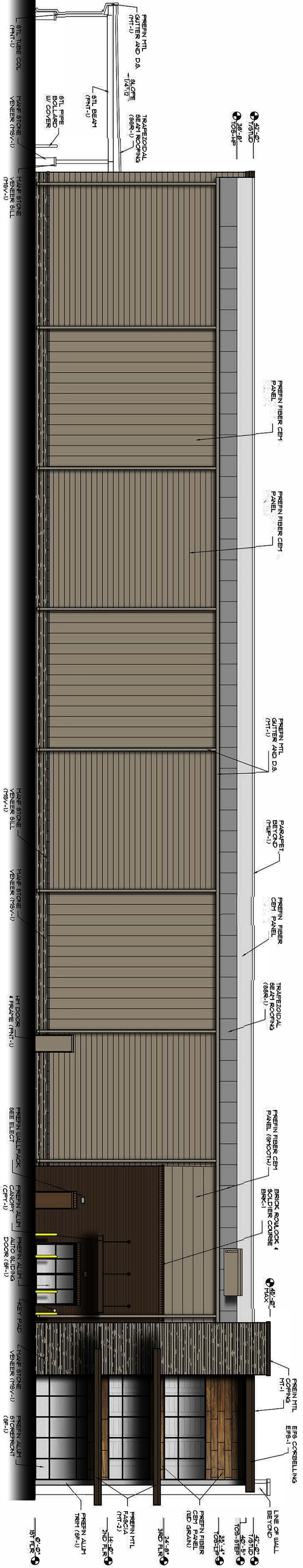


1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"





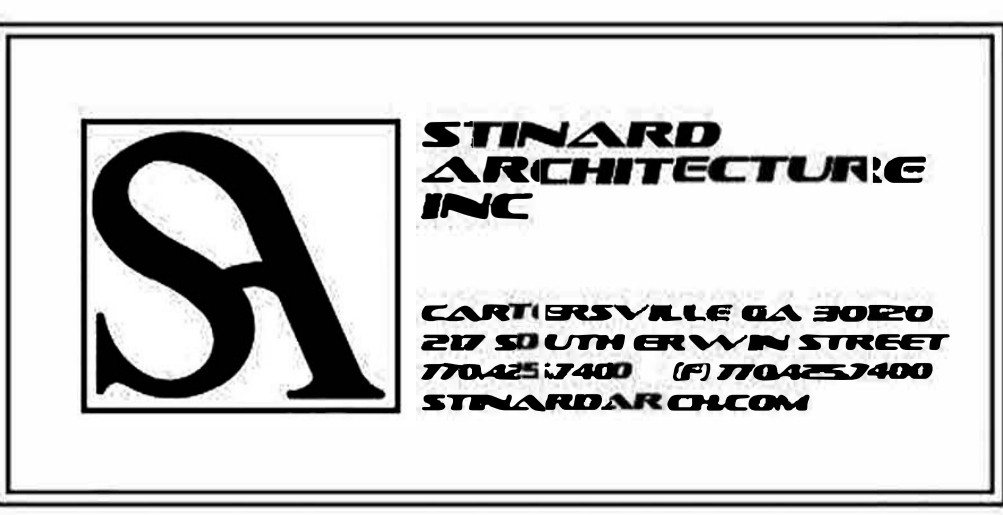
1.1 ELEVATION-EAST
SCALE: 1/8"=1'-0"



1.2 ELEVATION-SOUTH
SCALE: 1/8"=1'-0"

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF STINARD ARCHITECTURE, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION. THEY WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH THE ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.

Hospitality Self Storage
2500 Hospitality Drive
Columbia TN 38401



ISSUE FOR CONSTRUCTION	
REVISIONS:	

PROJECT NUMBER
201836

DATE
04/24/23

SHEET NUMBER
A4.1



CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0266

APPLICANT/OWNER

T-Square Engineering/ Gregory T. Smith

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

2558 Nashville Hwy/ Tax Map 42 Parcel 13.00

PROJECT DESCRIPTION: Self-Storage Facility.

The applicant is requesting façade approval for the construction of a three-story self-storage building located in an existing CEG Planned Unit Development. Overall façade materials consisting of fiber cement board accented by stone and brick veneer base. In addition, the east elevation (front) will have a brick veneer with soldier course and storefront aluminum windows.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CEG PUD	Single-Family Home	CEG PUD	Indoor Self-Storage Facility (120 X 180)	N/A

Building Façade Design Standards Referenced:

Powers and Duties

The Architectural Design Review Team shall have design approval authority for proposals seeking alternative compliance for Building Façade Design Standards (Sec. 6.1.6).

The Architectural Design Review Team shall be responsible for reviewing and making recommendations regarding proposals for Zoning Permit (Sec. 3.4) **or Planned Unit Development** (Sec. 3.20) approval in the following circumstances:

- a. Proposals in the PUD-VC district;
- b. Proposals in the Cottage Housing overlay;
- c. Nonresidential projects as identified in 6.1.6, Building Facades; and
- d. Large-scale commercial projects

e. Any other design districts to assure compliance with all applicable design guidelines.

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.

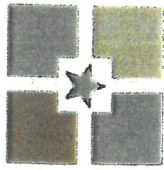
C. Alternative Compliance

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 three story self-storage facility consists of a primary front façade material of fiber cement board accented by brick and stone veneer. Elevations were given for the south and east elevation; however, elevations were not given on additional elevations. Likewise, the south elevation that is visible would require articulation every 35' as highlighted in section 6.1 described above.



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

ADDRESS/LOCATION	730 Mooresville Pike, Columbia, TN 38401		
	TAX MAP: 114	GROUP:	PARCEL: 074.00
SUMMARY OF NATURE OF REQUEST AND WORK			

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 type="checkbox"/> Façade Approval <input type="checkbox"/> Large-scale Commercial 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	Chet Rhodes	PHONE	(615)-480-7535
ADDRESS	807 Nashville HWY. STE. 1 Columbia, TN 38401	EMAIL	RhodesEngineering@gmail.com

PROPERTY OWNER

NAME	Derek ^{or} Brandee Ransom	PHONE	(931)-381-2695 (615)-
ADDRESS	730 Mooresville Pike, Columbia, TN 38401	EMAIL	randee@mcewengroup.com derek@tennpin.com

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.

Chet Rhodes Chet Rhodes 8/18/2022
 APPLICANT NAME APPLICANT SIGNATURE DATE

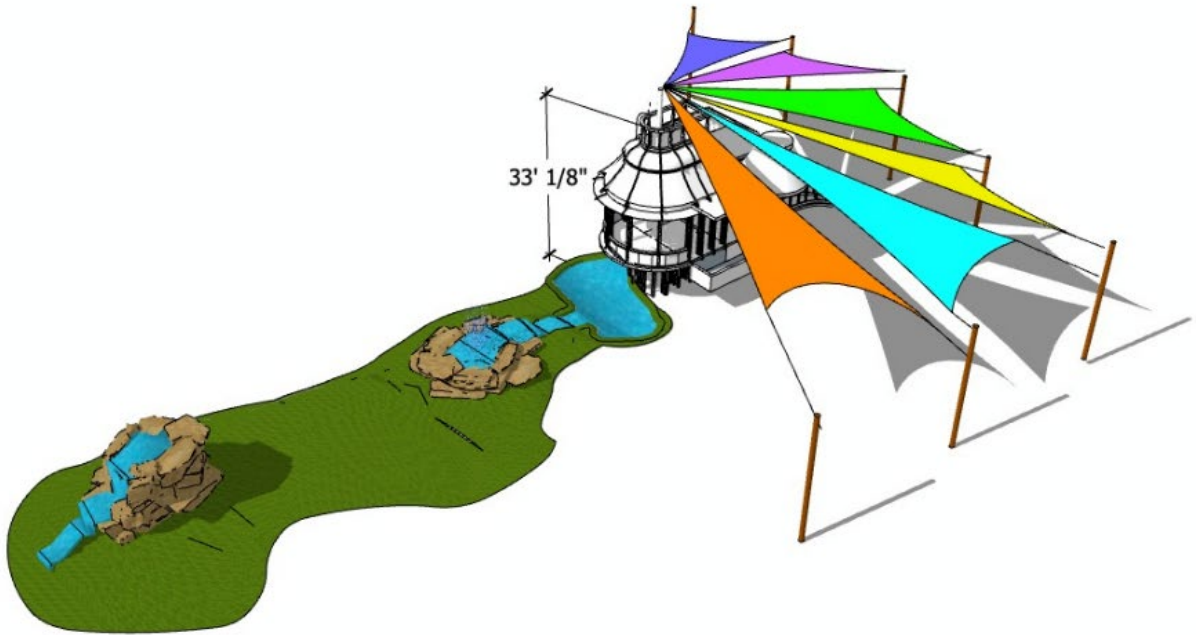
* Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

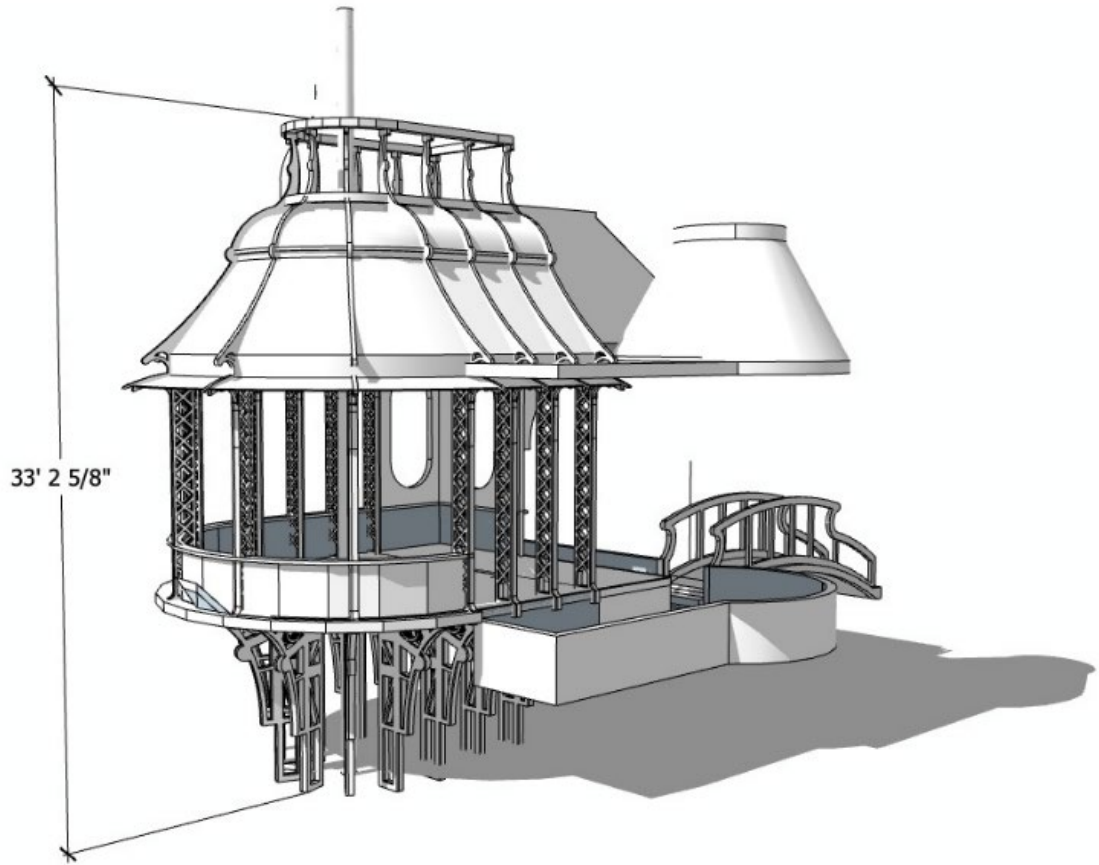
x Derek Ransom x Derek Ransom x 8/18/22
 PROPERTY OWNER NAME PROPERTY OWNER SIGNATURE DATE

STAFF USE ONLY

DOCKET NO.	22-0249	FEE PAID	-0-
RECEIPT NO.	NA	REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



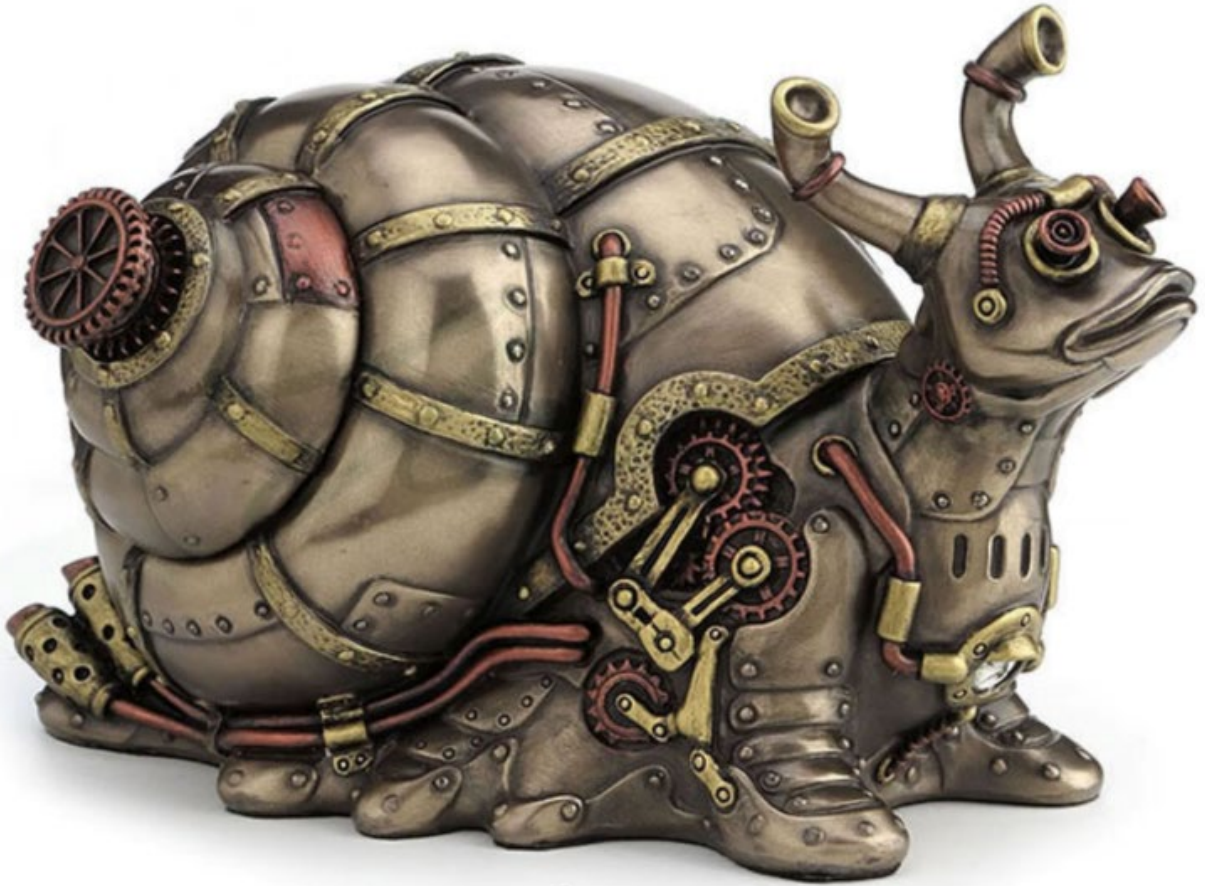








Approximately 48" tall



approximately 8 feet tall



Approximately 48" tall



approximately
10' tall



ROMIX1944

Approximately
6 feet tall



**Approximately
16 feet tall**







CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0249

APPLICANT/PROPERTY OWNER

Chet Rhodes Engineering/ Brandee & Derek Ransom, Tenn Pin Alley

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

730 Mooresville Pike/ Tax Map 114 Parcel 074.00

PROJECT DESCRIPTION: Freestanding Canopy Structure

This design review proposal is for the construction of an open air 54 X 46 freestanding canopy structure that will serve a proposed go-kart track for the storage and queuing of go-kart vehicles



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
C-PUD Commercial Planned Unit Development	Family Entertainment Center	SD-LI/ CD-2 & Commercial/ Open Space (Museum).	Canopy Structure	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 design review proposal is for the construction of a 54 X 46 freestanding canopy structure that will serve a proposed go-kart track for the storage and queuing of go-kart vehicles. The proposed structure will be 15' in height and be cladded in a metal façade panel. It would be recommended that proposed structure be cladded in approved material cited from the zoning code material standards such as cementitious siding. This review proposal is subject to Planning Commission and City Council review as a PUD (*Ordinance 1707 3-1-90*) Master Plan revision.