



# AGENDA

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**The Columbia Architectural Design Review Team will meet on Tuesday, October 11th, 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

Documents:

[ART\\_20220913 MINUTES -DRAFT -.DOCX](#)

III. Old 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.

**THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA**

**THIS ITEM HAS BEEN REQUESTED FOR DEFERRAL**

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](#)

IV. New Business

## V. Adjourn

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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.

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ARCHITECTURAL DESIGN REVIEW TEAM  
September 13, 2022

**CALL TO ORDER:**

The September meeting of the Architectural Design Review Team for the City of Columbia was called to order at 9:00 a.m. The meeting was held in Conference Room A, City Hall basement level.

**ROLL CALL:** All present and included the following:

Present were: Mr. Austin Brass  
Mr. Glenn Harper  
Mr. Randy McBroom  
Mr. James Sloan  
Ms. Kara Williams

Others attending: Mr. Kevin McCarthy, Planning Associate II  
Mr. Travis Neas, Chief Building Official  
Ms. Sandra Richardson, Secretary  
Ms. Melissa Sanders, Planning Associate I

**New Business:**

**APPROVAL OF MINUTES:**

Mr. Sloan moved to approve the August minutes, with Ms. Williams seconding. The minutes approval passed with a vote of five to zero.

**AGENDA ITEM**

**Case #ART-2022-0205**

**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.**

**Staff Recommendation:**

Mr. Brass presented the Team with the details of the agenda item. This is a PUD request and it did come under the previous Zoning code. The applicant was asked to submit a floor plan to make sure that the articulation has been met.

**Discussion and Motion:**

Mr. Drew Smith, was present to answer questions. Discussion included the office was moved back facing Honey Farm now, setback requirement, 3 D view clears

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up some of the questions, building three single story on the south end, south west articulation, elevations, material, landscape, and the pilasters break up the side. Mr. Sloan moved to approve, with Ms. Williams seconding. Mr. McBroom stated if the applicant makes any changes to communicate with staff. Motion to approve passed five to zero.

**AGENDA ITEM**

**Case #ART-2022-0193**

**Request from Micah Padgett for design approval of new construction at Tax Map 90B Group B Parcel 41.04 off Theta Pike.**

**Staff Recommendation:**

Mr. Brass presented the Team with the details of the agenda item. At the last review it appeared that the entire façade among all elevations were brick cladded. This submission appear in lieu of the brick cladding removed, it has a cement siding as a primary façade material with a brick base. Staff need clarification of the height of the brick base.

**Discussion and Motion:**

Mr. Micah Padgett, applicant, was present to answer questions. Discussion included significant material difference, minimize the brick, board and batten, east elevation, survey, location, the property will have to be fenced, fencing limitation, no chain link fencing, this item will be old code, gate, intent to put something in the front in the future, color, acceptable material, and pole sign. Mr. Sloan stated that noting articulation, having brick all the way around the building with a minimum of two foot above grade on all sides, and using two different brick colors or brick styles to have something accent at the corner of the building. Also noting that the building signage is a separate review item. Mr. Sloan moved to approve, with Ms. Williams seconding. Mr. McBroom inquired about the landscaping. Mr. Brass stated that the Zoning code dictates the landscaping. Motion to approve passed five to zero.

**AGENDA ITEM**

**Case #ART-2022-0266**

**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.**

**Staff Recommendation:**

Mr. Brass presented the Team with the details of the agenda item.

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**Discussion and Motion:**

Ms. Allison Baldwin, was present to answer questions. Discussion included elevation, orientation, distance from the highway, wall, change in the brick, modulation, the short façade, storage elevation, the architecture plan is reversed, extension of Hospitality Drive right-of-way, the visual from Nashville Highway, the long façade is parallel, three stories, rooftop units, moving the parapet to the other side, material, elevators, floor plan, down spouts, and needing dimensions. Mr. Sloan moved to defer needing more information, dimensions, and a very clear understanding of which elevations are pointed where. Mr. Brass stated that the new zoning code standards will apply to this request. Mr. McBroom seconded the motion. The motion to defer passed five to zero.

**AGENDA ITEM**

**Case #ART-2022-0249**

**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.**

**Staff Recommendation:**

Mr. Brass presented the Team with the details of the agenda item. This is an existing PUD. The Planning Commission is looking for recommendation on the design of the canopy structure over the golf cart storage area.

**Discussion and Motion:**

Mr. Chet Rhodes, Rhodes Engineering, and Mr. Derek Ransom were present to answer questions. Discussion included color foam board for the canopy, go carts, vertical structures in the golf course, canopy structure, main structure, east elevation, metal roof, flat looking on the sides, graphics, metal panel, brick base, metal canopy, procedural standpoint, detached structure, dress it up, detached free standing structure, HHS columns, visible from the road, block building with panels, contemporary, concrete columns, this is a PUD request, this request will go to Planning Commission, height and design standards, diameter, dimension of the brick base, contemporary brick, and moving the column back to make sure it doesn't interfere with traffic flow. Mr. Sloan moved to approve with the condition that the columns on the exterior be bricked a minimum three feet high on the exterior columns with the option of going all the way up. Mr. McBroom seconded the motion. Motion to approve passed with a vote of five to zero. Additional discussion included some of the columns may have to move.

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**OTHER BUSINESS:**

Mr. Brass discussed the old code and the new code. Mr. Brass announced that Mr. McCarthy will be leaving Development Services.

**ADJOURNMENT:**

Ms. Williams moved to adjourn, and Mr. Brass seconded. Motion to adjourn passed five to zero. Meeting adjourned at 10:00 a.m.

DRAFT



**ARCHITECTURAL REVIEW TEAM**  
**PROJECT DEVELOPMENT APPLICATION**  
*DEADLINE: 3<sup>RD</sup> 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>
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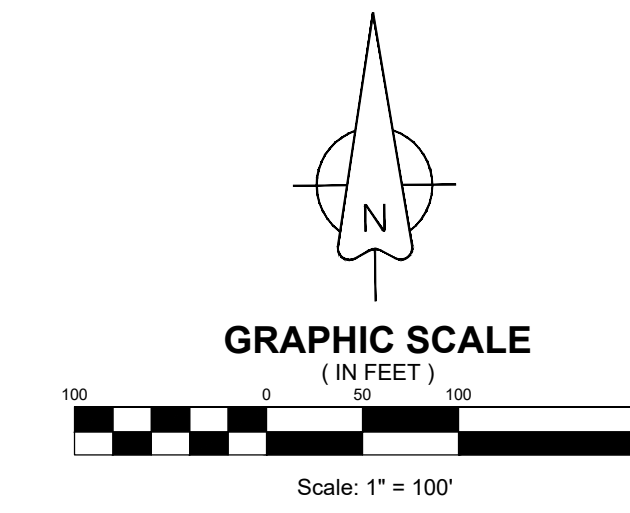
**SUBMITTAL REQUIREMENTS**  
*10 copies of plan + PDF*  
*Fold all submittals larger than 8½"x11"*

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"> <li>• Site Plan</li> <li>• 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)</li> <li>• If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance.</li> <li>• Floor Plans for all new construction and façade remodels.</li> </ul>

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.



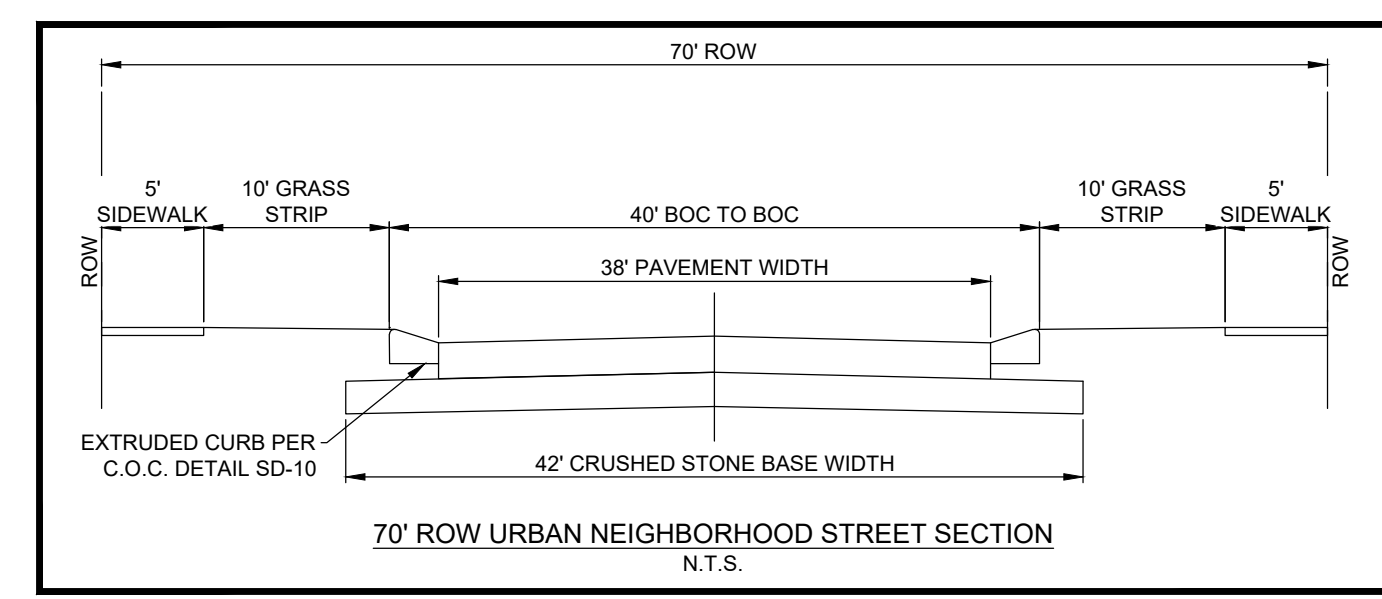
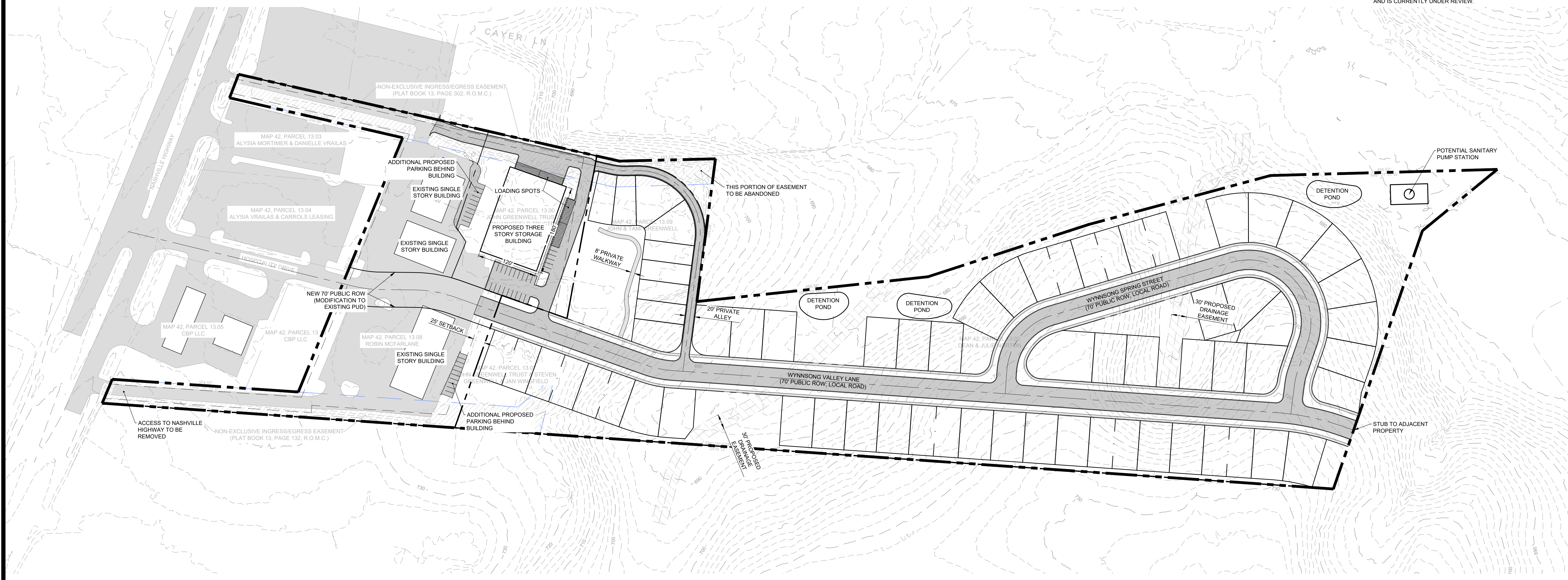
**SITE DATA**  
 PROPOSED RESIDENTIAL ZONE: CD-3  
 EXISTING COMMERCIAL ZONE: PUD-CEG  
 TOTAL RESIDENTIAL AREA: 19.27 ACRES (839,589 SF)  
 MAXIMUM DENSITY: 4 UNITS/ACRE (77 UNITS)  
 PROPOSED DENSITY: 3.43 UNITS/ACRE (66 UNITS)  
 TOTAL COMMERCIAL AREA: 6.11 ACRES (266,217 SF)  
 MINIMUM COMMERCIAL 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.



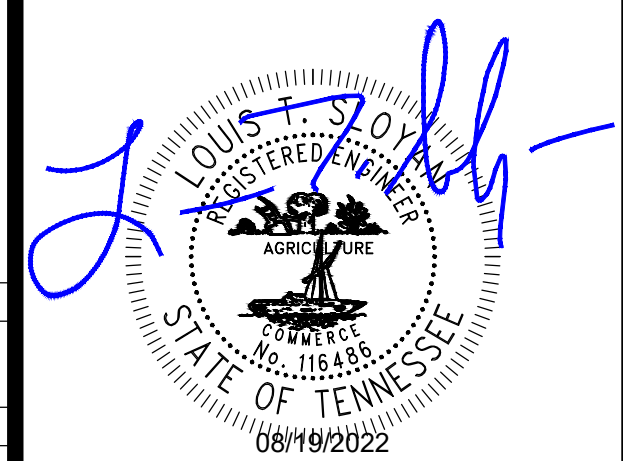
**FLOOD NOTE**  
 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #47119C0180E OF MAURY COUNTY, TN. DATED 04/18/2007.

**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 TAMM 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



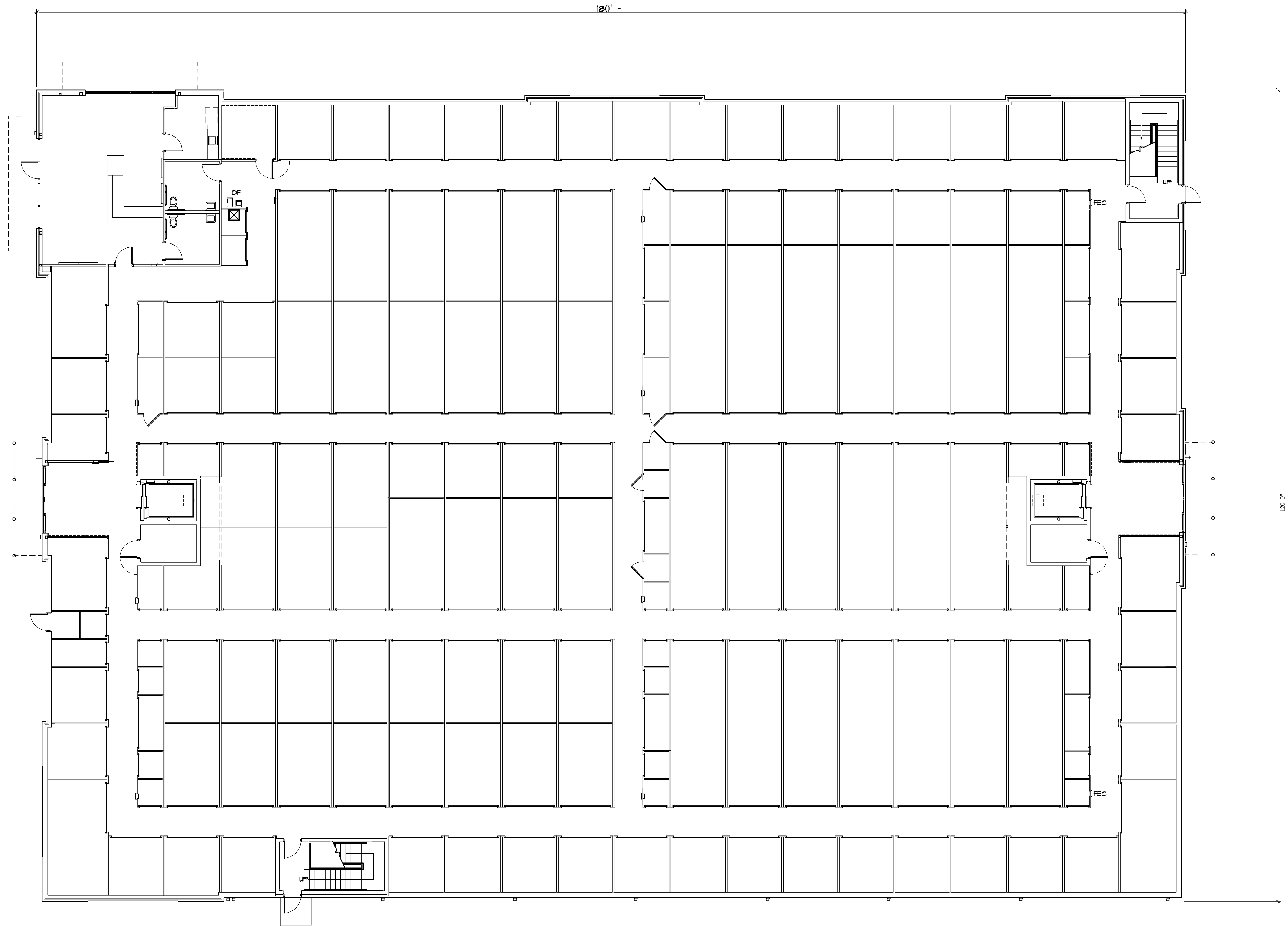
**PROJECT**  
 22-0335

**SHEET**  
 C-2.0



**WYNNSONG VALLEY**

P:\Projects\2022-0335\6558 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"







CONTACT INFORMATION

Austin Brass, City Planner, [abrass@columbiatn.com](mailto: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.