



AGENDA

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

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

. 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

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	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.		

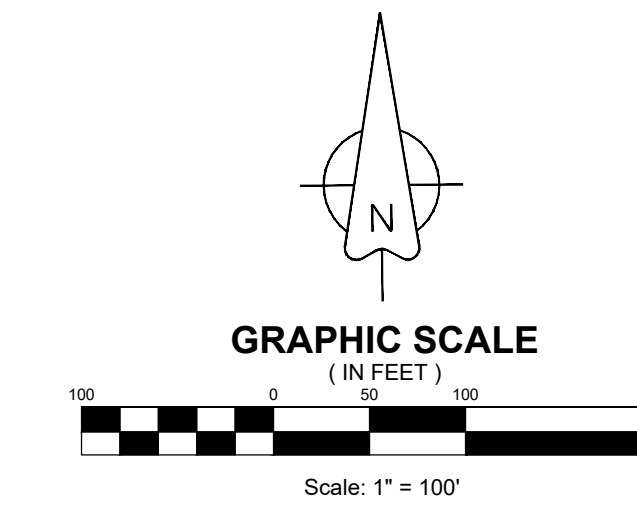
REQUEST DATE FOR PRE-APPLICATION CONFERENCE	8/19/22	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
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SUBMITTAL REQUIREMENTS
10 copies of plan + PDF
Fold all submittals 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"> • 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.

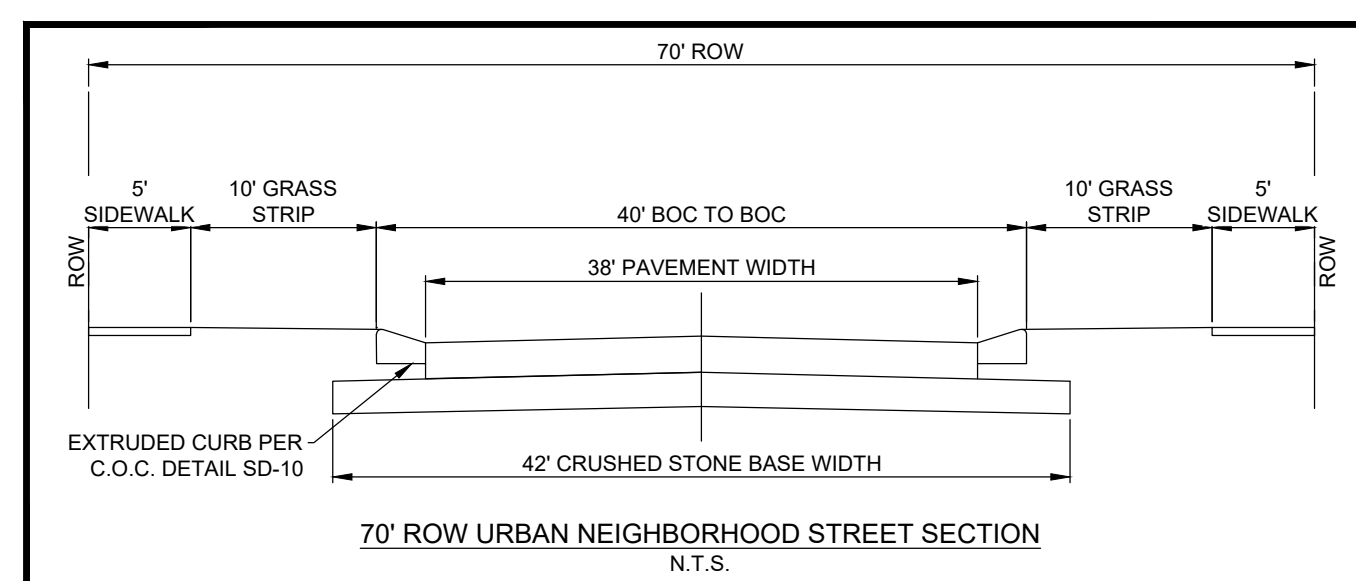
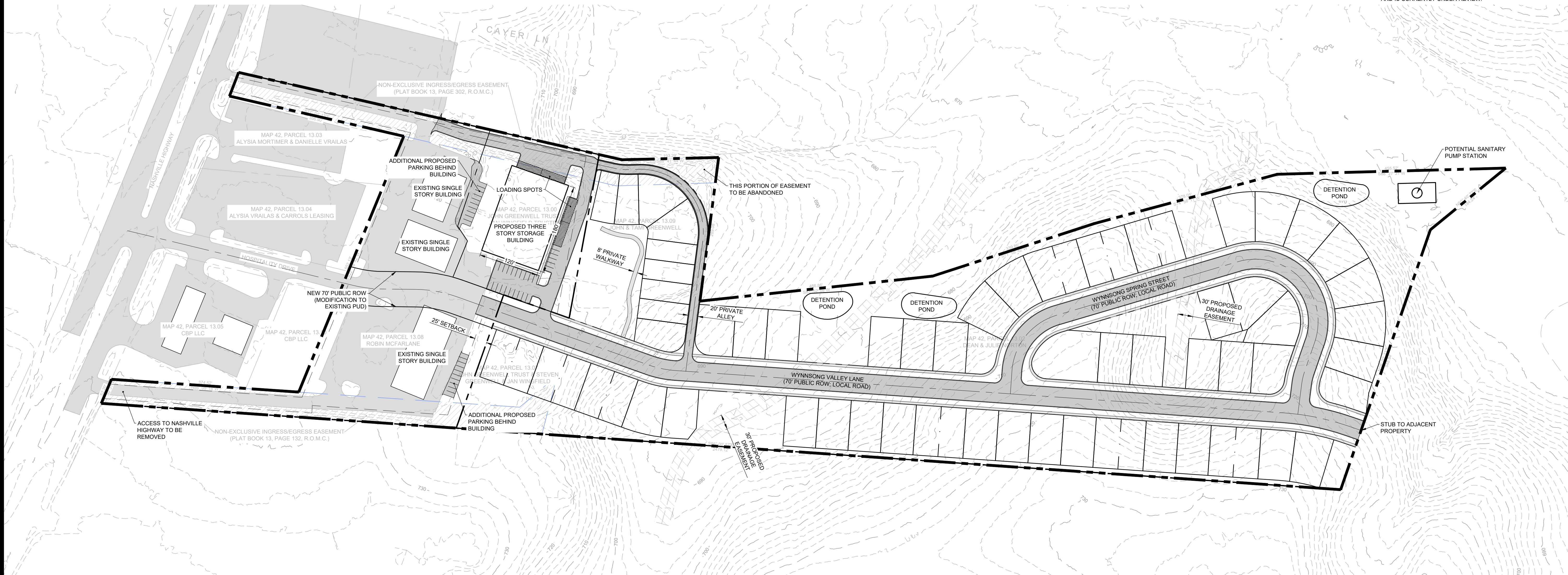
SITE DATA
 PROPOSED RESIDENTIAL ZONE: CD-3
 EXISTING COMMERCIAL ZONE: PUD-CEG
 TOTAL RESIDENTIAL AREA: 19.27 ACRES (839,589 SF)
 MAXIMUM DENSITY: 4 UNITS/ACRE (77 UNITS)
 PROPOSED DENSITY: 3.43 UNITS/ACRE (66 UNITS)
 TOTAL COMMERCIAL AREA: 6.11 ACRES (266,217 SF)
 MINIMUM COMMERCIAL PARKING: 1 SPACES/2,000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



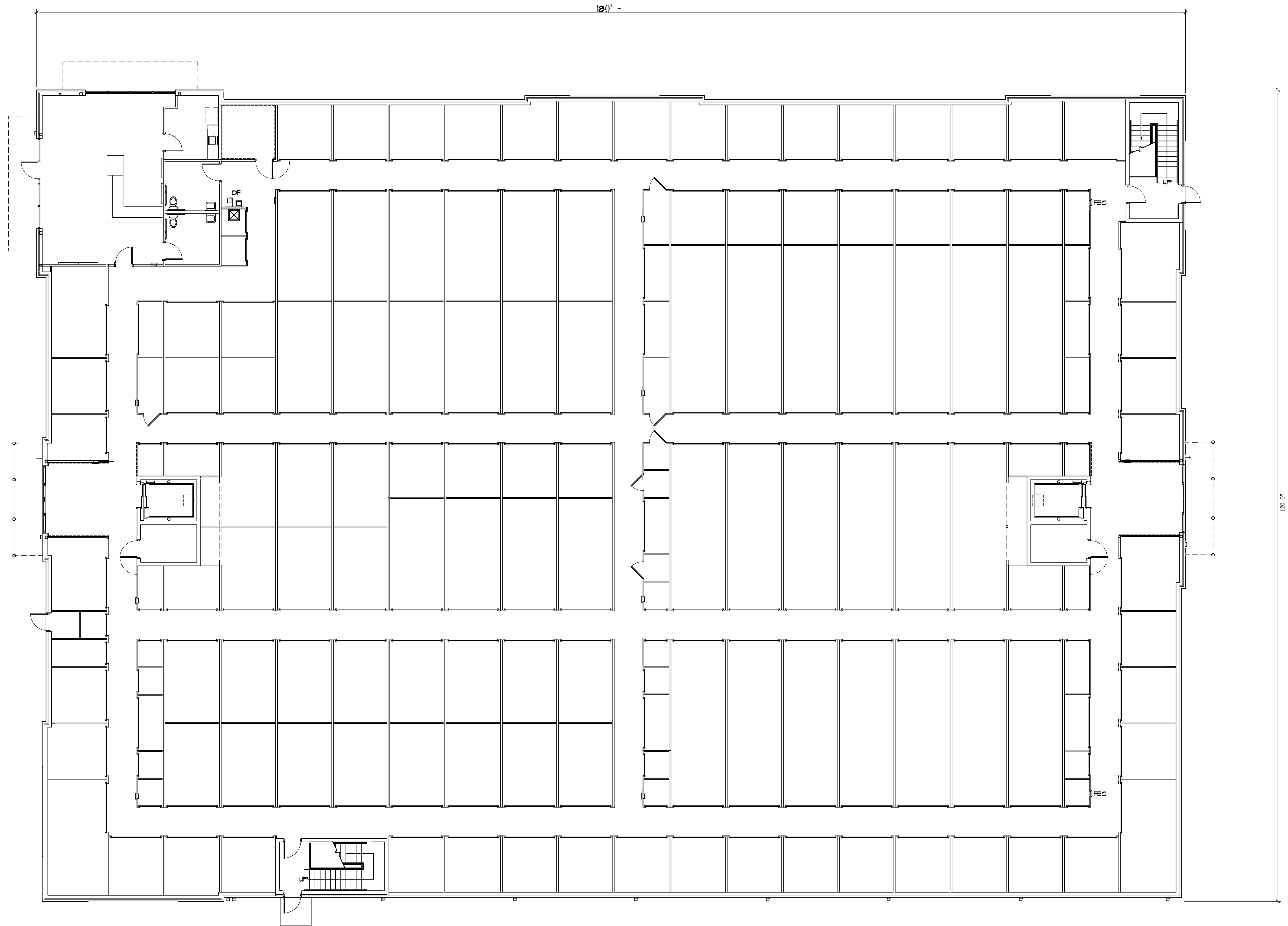
PROJECT
22-0335

SHEET
C-2.0



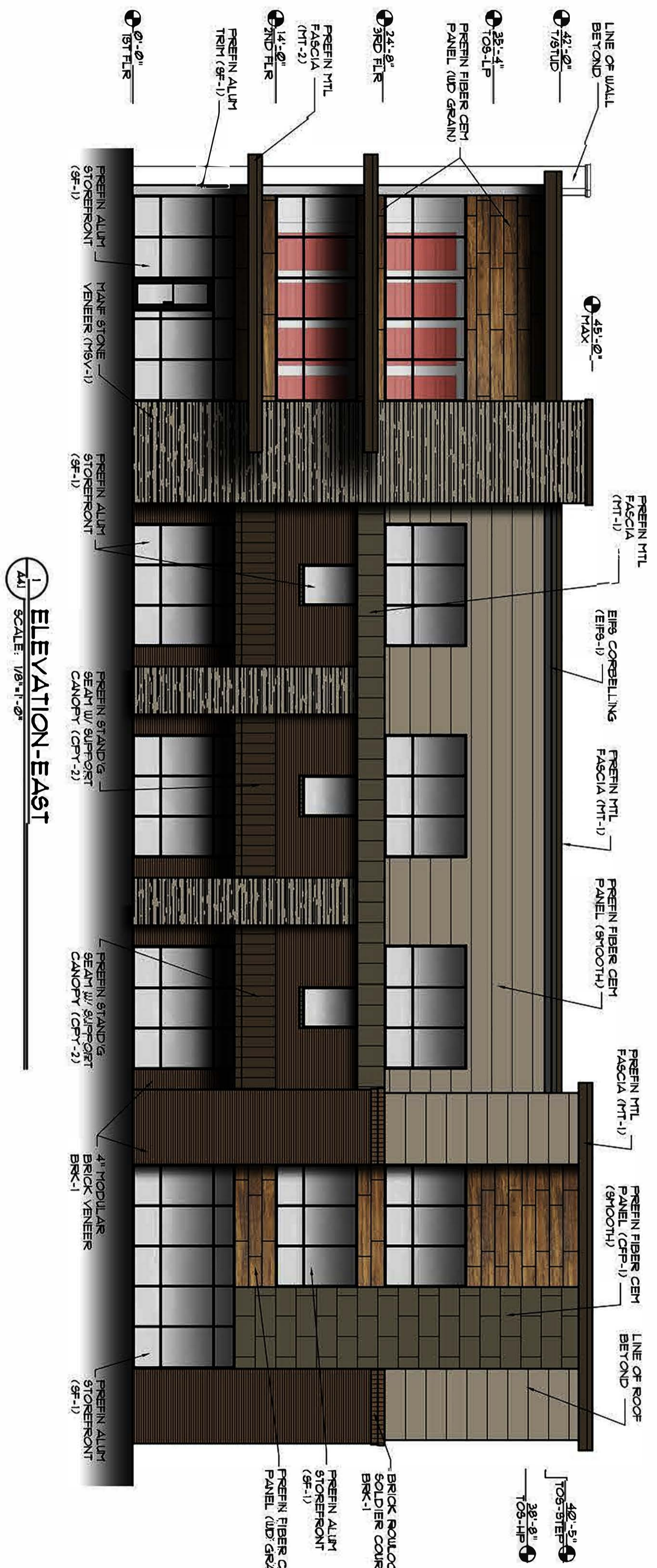
WYNNSONG VALLEY

P:\Projects\2022-0335\0558 Nashville Hwy - Greg Smith\Production\22-0335 Preliminary PUD Plan.dwg, 8/19/2022, 4:28:16 PM

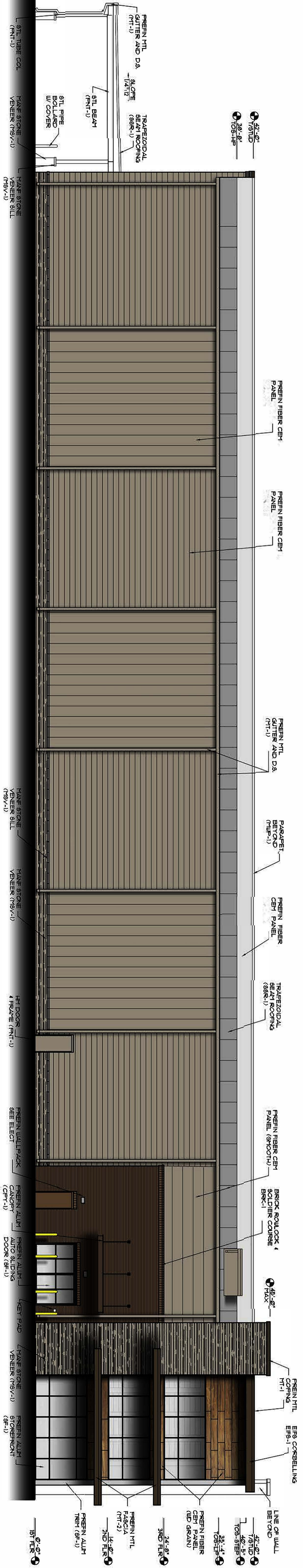


1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"





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

STINARD ARCHITECTURE INC.
CARTERSVILLE GA 30080
225 SOUTH BRANHAM STREET
770.425.7400 (F) 770.425.7400
STINARDARCH.COM

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.