



# AGENDA

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**The Columbia Architectural Design Review Team will meet on Tuesday, March 8th, 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:**

1. Approval Of Minutes

Approval of minutes from February 2022 meeting.

Documents:

[ART\\_20220111 MINUTES.PDF](#)

2. 22-0032 - 2600 Trotwood Ave - Self Storage Facility

Proposal from Will Thomas to construct a self-storage facility at [2600 TROTWOOD AVENUE](#).

Documents:

[22-0032\\_SITE PLAN\\_2600 TROTWOOD AVENUE.PDF](#)  
[22-0032\\_APPLICATION\\_2600 TROTWOOD AVENUE.PDF](#)  
[22-0032\\_ELEVATIONS\\_2600 TROTWOOD.PDF](#)

3. 22-0040 - 97 N James Campbell - Adaptive Reuse

Exterior renovations of a commercial building at [97 N JAMES CAMPBELL](#), to include the removal of roll up doors to create a commercial storefront with glass doors and windows. Exterior renovations also include the addition of a landscaped courtyard.

Documents:

[22-0040\\_FACADE ELEVATIONS\\_97 NORTH JAMES CAMPBELL.PDF](#)  
[22-0040\\_APPLICATION\\_97 NORTH JAMES CAMPBELL.PDF](#)

4. 22-0030 - 1018 S. Garden Street - Barino Covered Patio Dining Area

Request from Paul Marino to add a roof over an existing patio at [1018 SOUTH GARDEN STREET](#).

Documents:

[22-0030\\_APPLICATION\\_1018 S GARDEN ST.PDF](#)  
[22-0030\\_ELEVATION\\_1018 S GARDEN ST.PDF](#)

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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.

**City of Columbia**  
ARCHITECTURAL DESIGN REVIEW TEAM  
January 11, 2022

**CALL TO ORDER:**

The January meeting of the Architectural Design Review Team for the City of Columbia was called to order at 9:05 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  
                      Ms. Sandra Richardson, Secretary  
                      Ms. Melissa Sanders, Planning Associate

**APPROVAL OF MINUTES:**

Ms. Williams made the motion to approve the December minutes, with Mr. Harper seconding the motion. The motion passed with a vote of five to zero.

**AGENDA ITEM #2**

**Case #ART-2021-0269**

**Request from WES Engineers and Surveyors for new construction design approval on Pulaski Highway being Tax Map 113 Group 80.19.**

**Staff Recommendation:**

Mr. Brass presented the Team with the details of the agenda item. The revised submittal does show a 4' brick veneer base on the west, rear, and front elevations. The primary façade material is EIFS an approved material per the guidelines. The building does show articulation; however, the 4' brick veneer base does not run along the side elevations visible down Park Plus Drive toward Pulaski Highway.

**Discussion and Motion:**

Mr. Gerald Vick, WES Engineers, and Al Nickel, KCS, were present to answer question. Discussion included façade elevation, paving, grass, resubmittal plans better address the guidelines, brick base on the east side, material going all the way around, how to stop the brick on the side of the building, low visibility,

**City of Columbia**  
ARCHITECTURAL DESIGN REVIEW TEAM  
January 11, 2022

loading dock, continuous flow, bringing the brick all the way to the canopy in the front, materials have to be consistent on all sides, and better to have brick at the base of the wall for maintenance in general. Mr. Brass stated the guidelines from the applicability sections says structures with frontage along arterial or collector roadway as identified by the transportation plan or visible of the right of ways along side roads. Park Plus Drive is not considered an arterial or collector street; however, when we delve into the standards it talks about the material section, and the articulation that we just reiterated. If it is visible from an arterial or collector road it does have to have the articulation every 35 feet. However historically if it's the primary material of the building it runs on all elevations. This would be an example of the primary material is EIFS; however, on all elevations there is showing a brick base just not on one particular elevation. Further discussion included the location, width, east elevation width, and design side. Mr. Harper moved to approve subject to the east side receiving the 4' brick base. Further discussion included meeting the requirement, adding additional brick, appearance, the brick does comply, the east side doesn't comply, having 4' brick on the side, bricking the back portion that is in the grass, stair rail, site plan, area from loading dock down will be concrete, retaining wall, curve line, lower on the back side, steps, north elevation deeper transition with more brick, start and stop at the door, and trash drop area a natural stop area. Mr. seconded the motion to include the four feet of brick on east side. Mr. Sloan later amended the motion to say that the brick on the east side would stop at the curve, that occurs on the north side, and then it terminates after the trash enclosure so that the loading dock area has that turn down concrete. It will also need the brick on the north and south side needs to go down a grade so that these elevations are more accurate. Mr. Harper stated that he agreed with the amending of his motion. Further discussion included taking a picture, and a resubmittal. The amended motion was seconded by Mr. Sloan. The motion to approve with conditions passed five to zero.

**AGENDA ITEM #3**

**Case #ART-2021-0283**

**Request from ViViD1 Architecture for new commercial construction approval at 204 East 6<sup>th</sup> Street.**

**Staff Recommendation:**

Mr. Brass presented the Team with the details of the agenda item. The building does meet the guidelines regarding the material. The primary material is brick on all elevations; however, on the left and right in the rear elevations the building

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ARCHITECTURAL DESIGN REVIEW TEAM  
January 11, 2022

does not appear to be unbroken. It is more than 35 feet; however, there is no articulation that is shown on those elevations.

**Discussion and Motion:**

Mr. Darrell Hayes, and Mr. Patrick Carter, were present to answer questions. Discussion included site location modulation requirement, the rear elevation faces the back of the building which is East, the church is on the property line, property line, functioning as a museum, selling cars, parking across the street, unbroken wall, pilasters, close to the historic district, windows, detail on the front façade, blank facades, level of detail, and rear elevation is flat. Mr. Brass stated the guidelines states the use of architectural detail to provide visual interest including but not limited to: columns, large windows, entry ways, beams, poles, or glass. Pilaster is a typically seen element; however, that is not the only option. Additional discussion included traditional look, pilaster does not go with the look of the building, downtown appearance, the large windows, articulation bump outs, developing out, industrial look, carry the soldier courses all the way around, newer brick, seeing a different pattern on the north side, looking like a window was there, left and right elevation, attached buildings, gutters, the herringbone is utilizing material that is already on the building, price point, appearance, and sending in revised elevations via email. Mr. Sloan made the motion to approve with the stipulation that the applicant send a revised set of elevations for the board to make sure that they understand the intent. This is to include the soldier coursing accents that are on the front elevation all the way around the building on all four sides. On the left and right side, the north and south sides respectively to have brick accent openings or what looks like filled in openings where windows would have been. Mr. McBroom seconded the motion. Mr. Brass stated to be clear on the minutes this is a conditional motion and the applicant will provide revised renderings. Mr. Sloan stated the foe openings on the two long sides, and then on the back side just the soldier course. The motion to approve with conditions passed five to zero.

**AGENDA ITEM #4**

**Case #ART-2021-0285**

**Request from Bobby Lovell for new building construction on Hatcher Lane being Tax Map 100J Group D Parcel 23.00 adjacent to 1217 Hatcher Lane**

**Staff Recommendation:**

Mr. Brass presented the Team with the details of the agenda item. This proposal does meet the guidelines.

**City of Columbia**  
ARCHITECTURAL DESIGN REVIEW TEAM  
January 11, 2022

**Discussion and Motion:**

Mr. Bobby Lovell, was present to answer questions. Discussion included vacant lot, location, the pilaster on the west side, rock, material, meeting the intent of the ordinance, breaking it up, historical, add material, stone on the front, put stone in the breaking point, brick the whole thing with soldier course, two soldier courses, compliance, intent, rendering, colors, traditional brick, soldier course above and below the windows. Mr. Sloan made the motion to approve with the removal of the two pilasters on the long east and west elevations, and the addition of a soldier course stepped out by a half inch on the top and the bottom of the windows on all four facades of the building. This is an alternative compliance. The motion was seconded by Mr. McBroom. Motion passed five to zero. Further discussion included we have the original submittal, placement of the soldiers, no windows on the back of the building, and keep the soldiers the same way all the way around.

**AGENDA ITEM #5**

**Case #ART-2021-0299**

**Request from Gabby Marroquin for new office construction on the corner of Cord Drive and Pulaski Highway being Tax Map 113 Parcel 59.02.**

**Staff Recommendation:**

Mr. Brass presented the Team with the details of the agenda item. Currently this is a vacant lot; however, it will be visible from Pulaski Highway. Articulation would not be required.

**Discussion and Motion:**

The applicant was not present. Discussion included awning over the door, detail, the applicant is aware of the meeting today, color, material, windows, location, compatibility, and it is not a metal building. Mr. Brass moved to approve, with Ms. Williams seconding. Motion to approve passed four to one, with Mr. McBroom voting nay.

**OTHER BUSINESS:**

There was no new business to discuss.

**ADJOURNMENT:**

Mr. Brass made the motion to adjourn with Ms. Williams seconding. Motion to adjourn passed five to zero. Meeting adjourned at 10:07 a.m.





ARCHITECTURAL REVIEW TEAM  
PROJECT DEVELOPMENT APPLICATION  
*DEADLINE: 3<sup>RD</sup> MONDAY OF THE MONTH AT 4:00 PM*

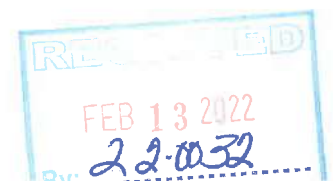
ADDRESS/LOCATION	2600 Trotwood Ave		
	TAX MAP: 100P	GROUP: B	PARCEL: 004.00
SUMMARY OF NATURE OF REQUEST AND WORK	We are submitting for facade approval.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	10/6/21	<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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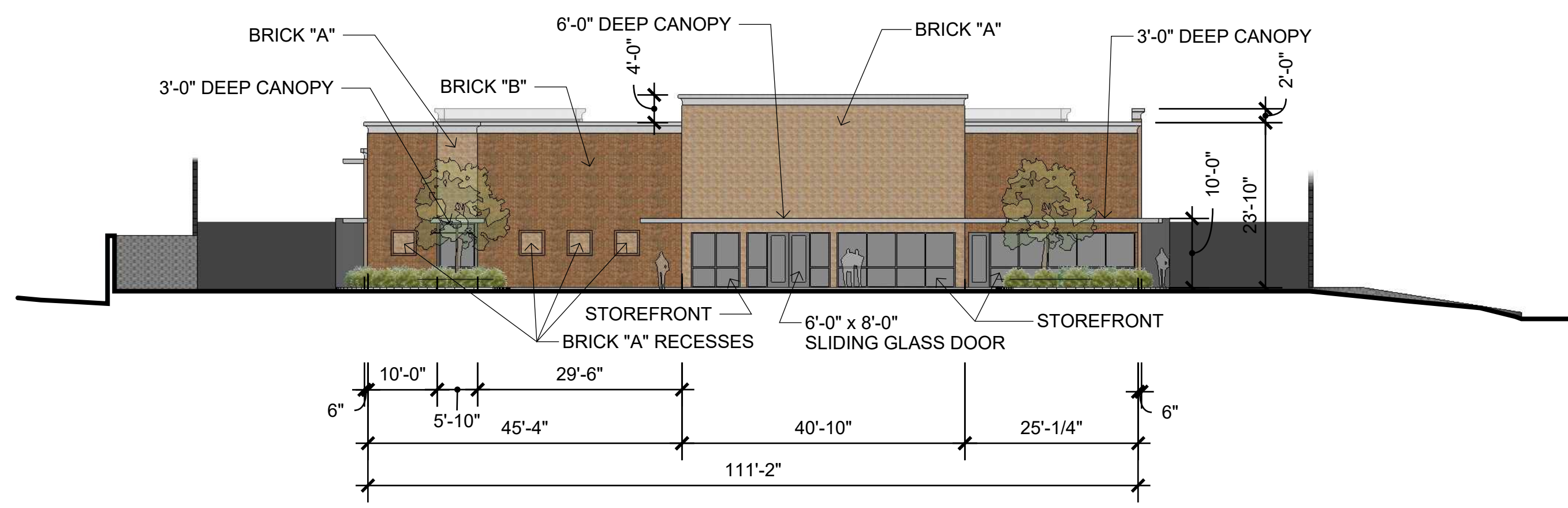
SUBMITTAL REQUIREMENTS  
*10 copies of plan + PDF*  
*Fold all submittals larger than 8½"x11"*

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>

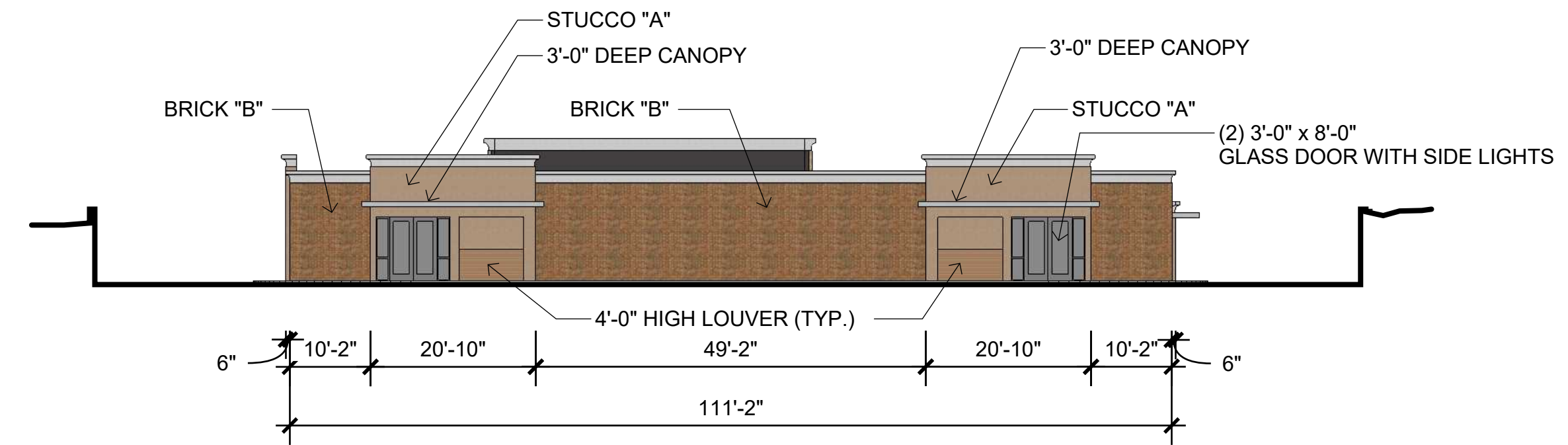
Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting,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



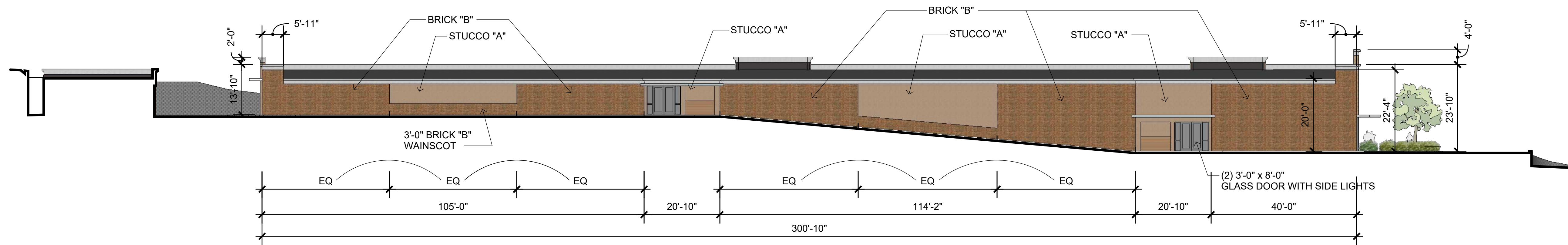




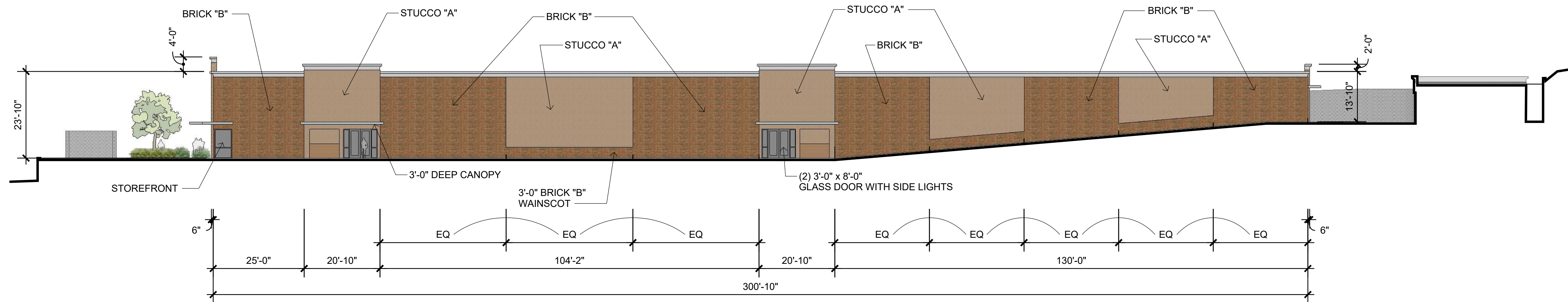
1 South Elevation  
A201 1/16" = 1'-0"



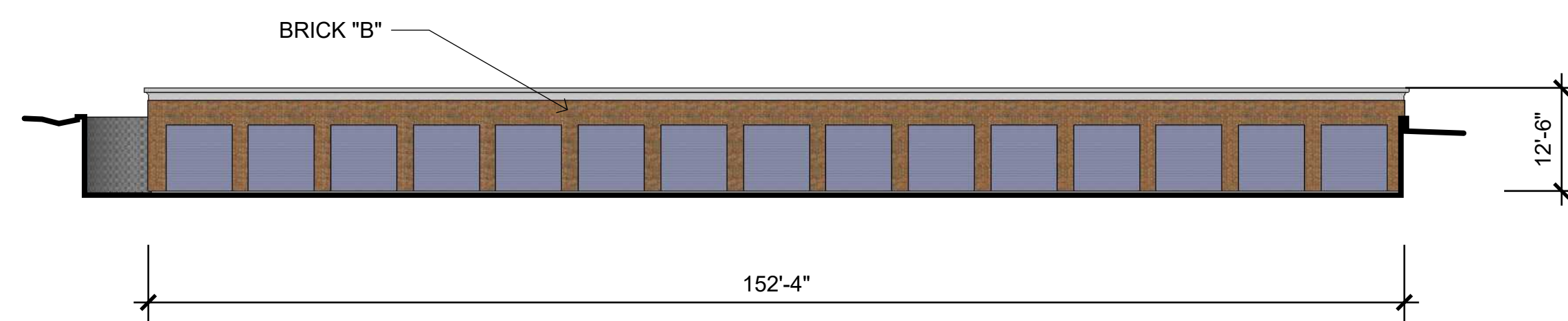
2 North Elevation  
A201 1/16" = 1'-0"



3 West Elevation  
A201 1/16" = 1'-0"



4 East Elevation  
A201 1/16" = 1'-0"



5 South Elevation @ Back Unit  
A201 1/16" = 1'-0"

**PRELIMINARY**  
Not for Construction

304 Franklin Street  
Huntsville, AL 35801  
256 536 1160  
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**STUDIO**  
we shape space



A SELF-STORAGE FACILITY  
for 2600 TROTWOOD AVENUE LLC  
2600 TROTWOOD AVE  
COLUMBIA, TENNESSEE

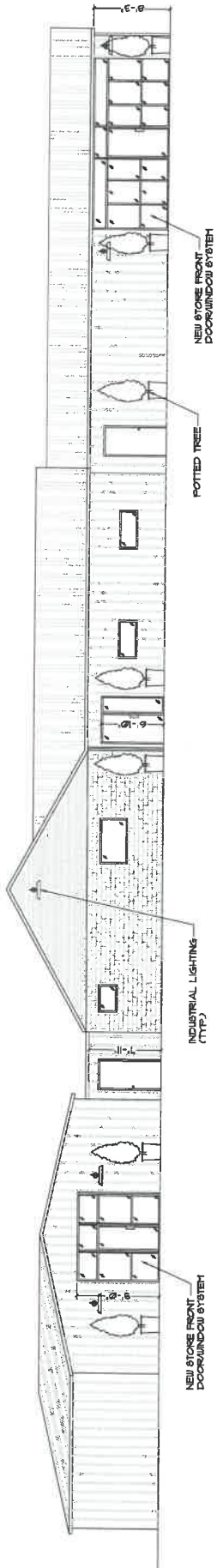
Revisions	No.	Date / Description
△		
△		
△		
△		
△		

Date 02/11/2022  
Project No. 2207

EXTERIOR  
ELEVATIONS

**A201**

REVISIONS	Date	Description	By	TSZ	Elevation
	12/17/2021				



1 :: FRONT ELEVATION

scale: 3/16"=1'-0"

A2

APPROVED  
 FEB 14 2022



CLIENT:

REVISIONS	Date	Description
1	2/17/21	Plan/Elev

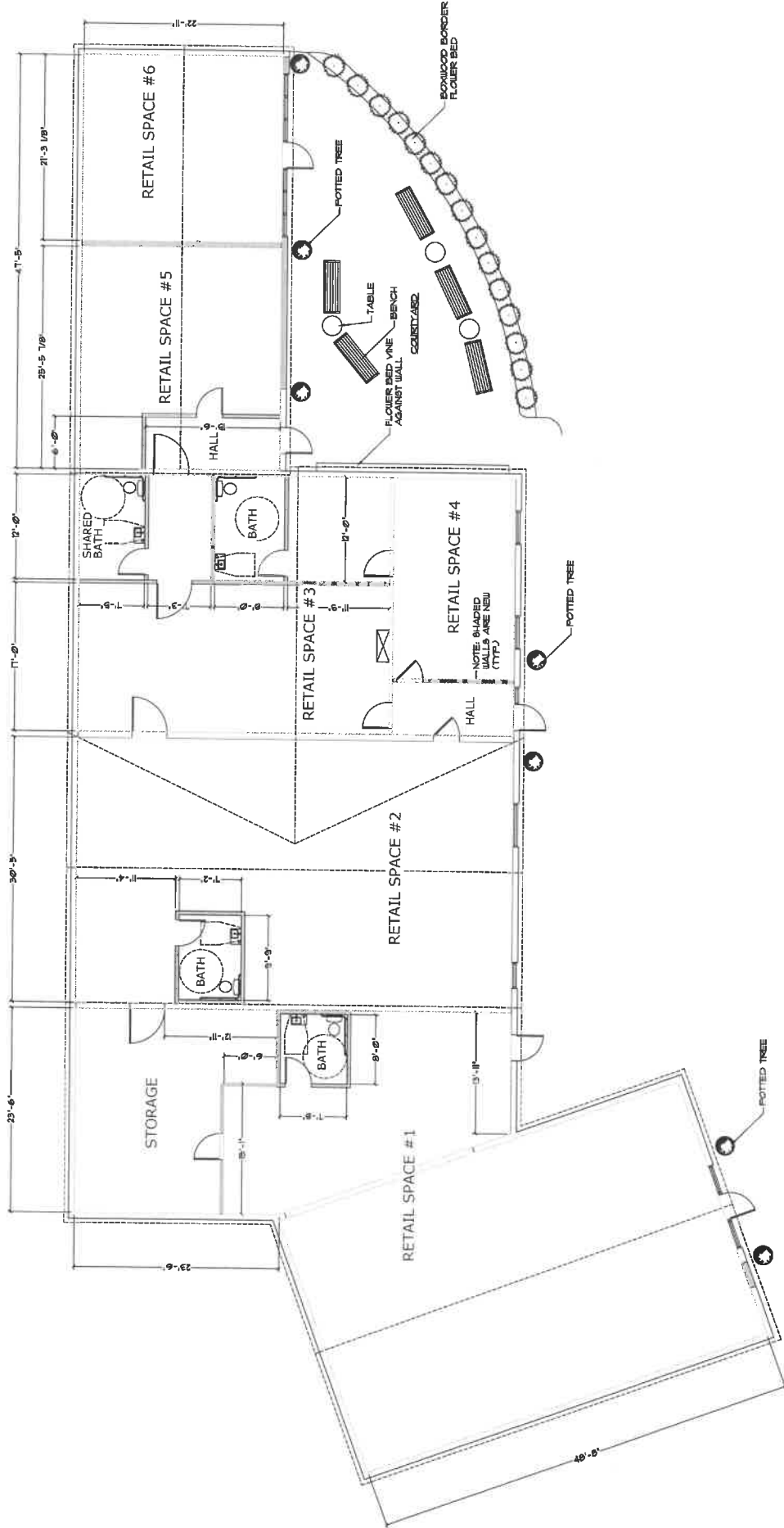
Date: 12/17/2021

LANDSCAPE PLAN

DESCRIPTION:

Project #: 1221-01

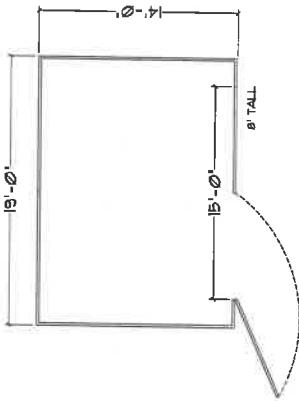
Dwg #: A1.1



1 :: LANDSCAPE PLAN

scale: 3/16" = 1'-0"

A1.1



19'-0"

9' TALL

15'-0"

14'-7"

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

DUMPSTER

EXISTING BLDG

COURTYARD

POTTED TREE(S)

BOXWOOD BORDER

FLOWER BED

RETAINING WALL

FLOWER BED VINE

AGAINST WALL

GREEN SPACE 18' @ 80FT.

H.C.

ASPHALT PARKING LOT

WALKWAY

GREEN SPACE 54' @ 80FT.

GREEN SPACE 20' @ 80FT.

MAIN LOT

UPPER LOT

TIRE STOPS

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

DUMPSTER

EXISTING BLDG

COURTYARD

POTTED TREE(S)

BOXWOOD BORDER

FLOWER BED

RETAINING WALL

FLOWER BED VINE

AGAINST WALL

GREEN SPACE 18' @ 80FT.

H.C.

ASPHALT PARKING LOT

WALKWAY

GREEN SPACE 54' @ 80FT.

GREEN SPACE 20' @ 80FT.

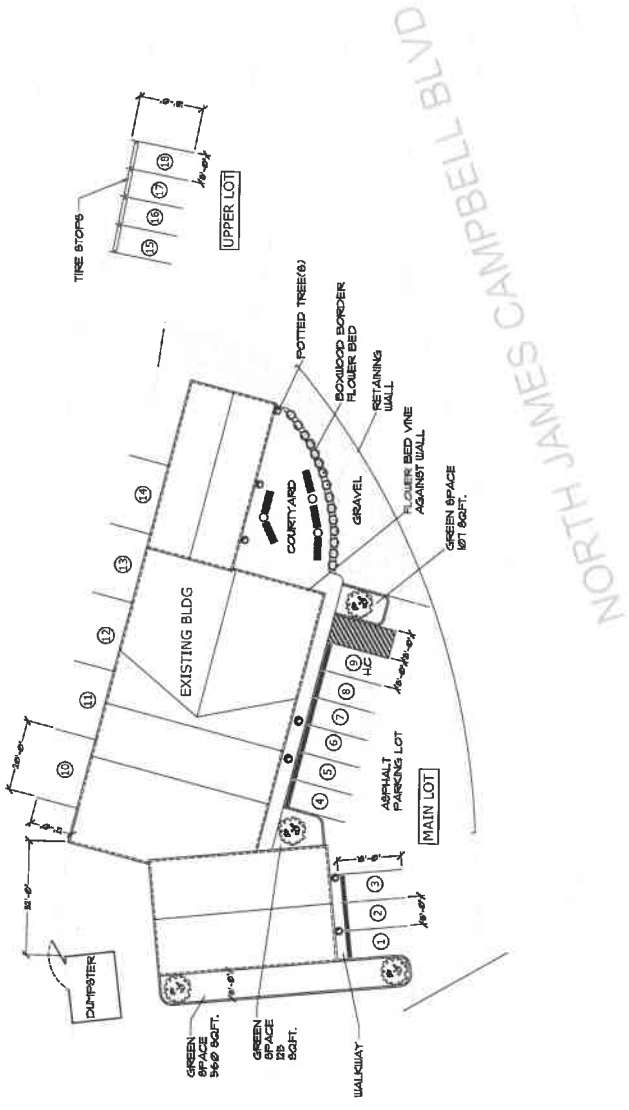
MAIN LOT

UPPER LOT

TIRE STOPS

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

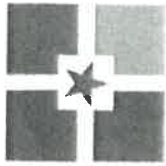
**GENERAL NOTES**  
 TOTAL PARKING SPACES  
 (18) INCLUDING (1) HANDICAPPED  
 TOTAL GREEN SPACE 782 SQ. FT.



1 :: PARTIAL SITE/PARKING PLAN  
 C1 scale: 1/16"=1'-0"

REVISIONS	Date	Description
1	12/22	Parking

CLIENT: \_\_\_\_\_  
 Date: 12/17/2021



**ARCHITECTURAL REVIEW TEAM**  
**PROJECT DEVELOPMENT APPLICATION**  
DEADLINE: 3<sup>RD</sup> MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	97 N. James Campbell, Columbia		
	TAX MAP:	GROUP:	PARCEL: H01600000
SUMMARY OF NATURE OF REQUEST AND WORK	Removing roll up doors and replacing with commercial store fronts with glass doors and windows. Change to lighting, adding a courtyard and landscaping. Paving parking lot. No charges to facade, siding, etc outside of doors.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	met Jan. 19, 2022	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 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.

22-0040

APPLICANT

NAME	Marcià Lonci	PHONE	615 970 9094
ADDRESS	718 Pearre Springs, Franklin	EMAIL	marcialenci@gmail.com

PROPERTY OWNER

NAME	Lencauley Properties LLC	PHONE	615 970 9094
ADDRESS	718 Pearre Springs, Franklin	EMAIL	marcialenci@gmail.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.

Marcià Lonci  
APPLICANT NAME

[Signature]  
APPLICANT SIGNATURE

2/14/22  
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.\*

Lencauley Properties  
PROPERTY OWNER NAME

[Signature]  
PROPERTY OWNER SIGNATURE

2/14/22  
DATE

STAFF USE ONLY

DOCKET NO.	22-0040	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: 3<sup>RD</sup> MONDAY OF THE MONTH AT 4:00 PM*

ADDRESS/LOCATION	1018 South Garden St. Columbia TN 38401		
	TAX MAP: 100 E	GROUP: C	PARCEL: 012.00
SUMMARY OF NATURE OF REQUEST AND WORK	Put a Roof over Existing Patio.		

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>
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SUBMITTAL REQUIREMENTS  
*10 copies of plan + PDF*  
*Fold all submittals larger than 8 1/2" x 11"*

SELECT REQUEST	PLAN SHALL INCLUDE
<input checked="" type="checkbox"/> Façade Approval <input type="checkbox"/> Large-scale Commercial Approval <input type="checkbox"/> Alternative Compliance Requested <input checked="" type="checkbox"/> Other: <u>Roof added over patio</u>	<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.





TEXT\_PARCEL

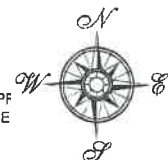


PARCELS

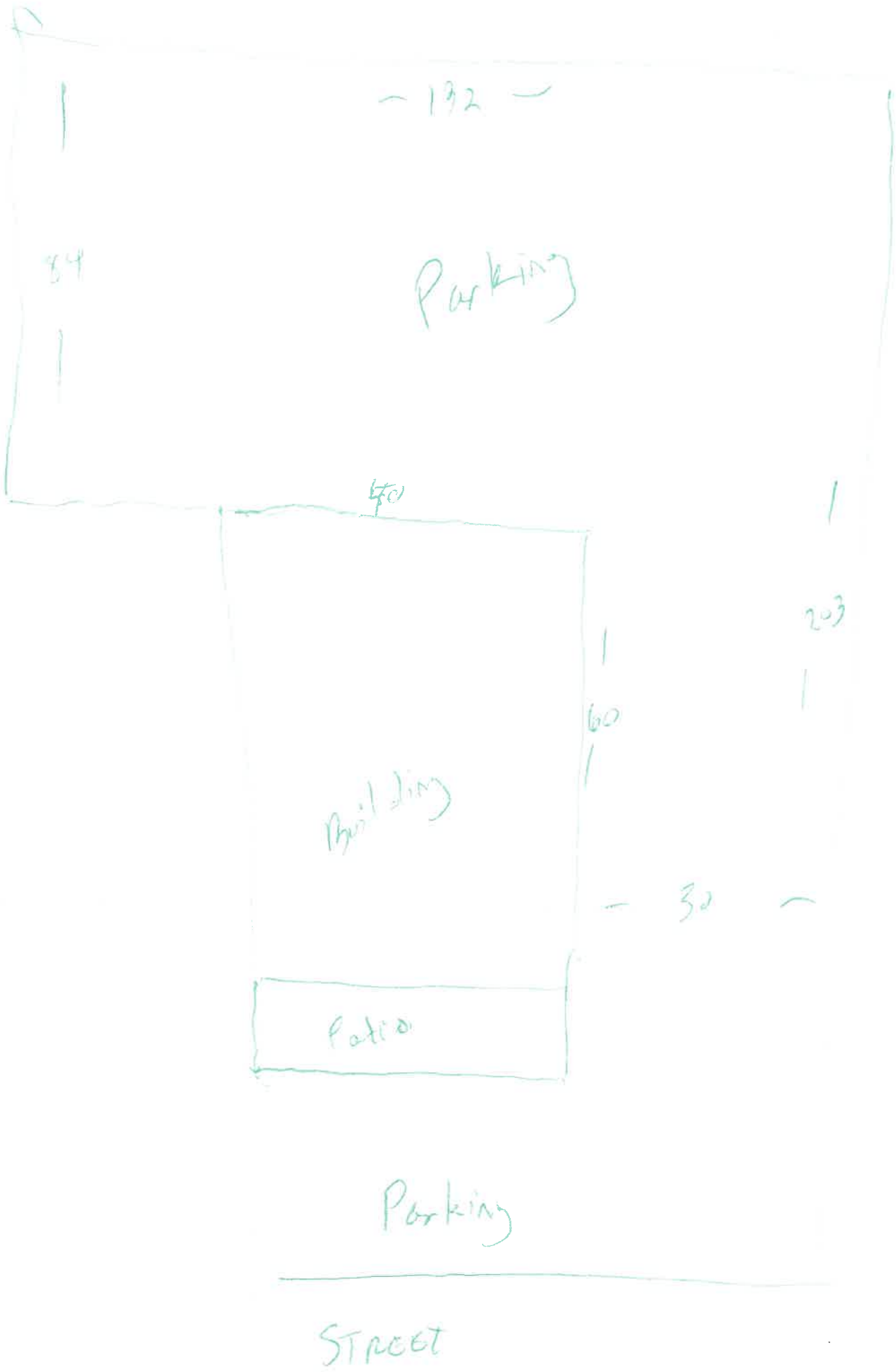


# MAURY COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPE



HIP.





Barino's Italian  
1018 S. Carolyn St  
Columbia, TN.

All existing  
railing to be  
left in place

3/12 pitch metal  
standing seam roof

(removed)  
8x10 cedar  
support  
beam

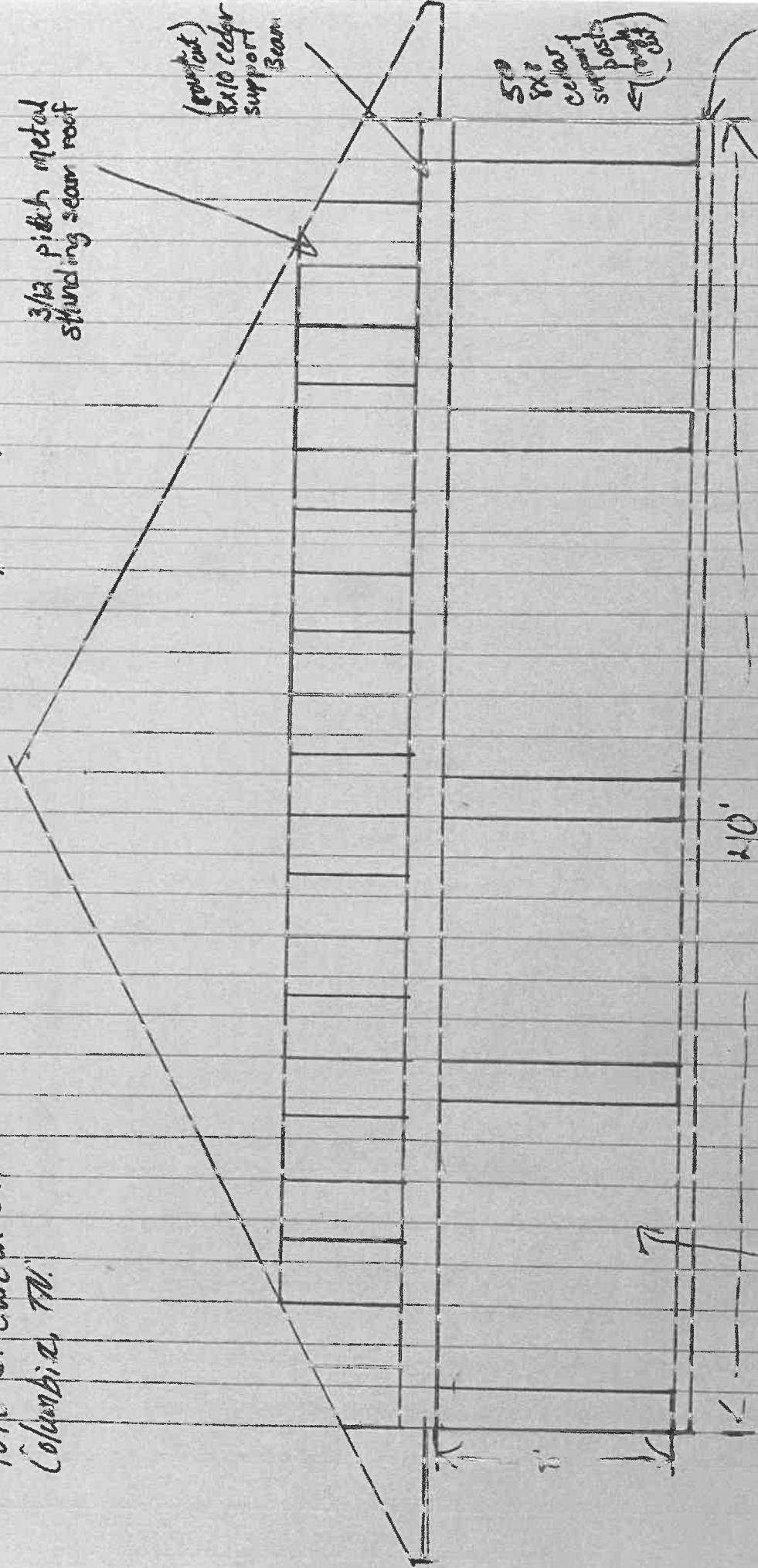
50  
8x8  
cedar  
support  
posts  
(removed)

Existing  
concrete  
patio pad

210'

Covered patio  
slatting

— Front View —



2x8 rough cut  
cedar rafters

2x12 rough cut  
cedar ridge plate  
against Building

3 @ 2x3 support posts  
evenly  
spacing Building  
against ridge  
to support plate

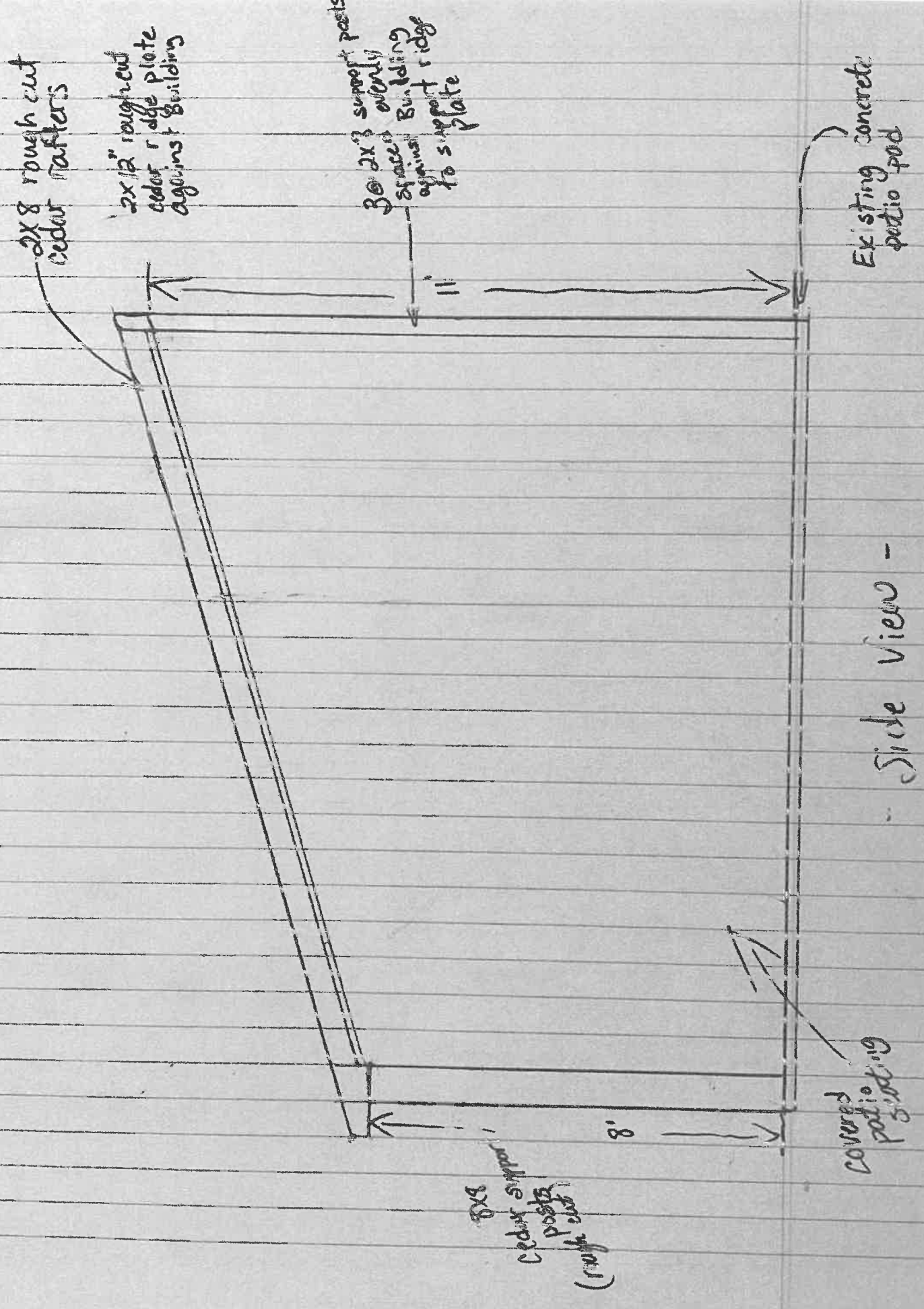
Existing concrete  
patio pad

Side View -

covered  
patio  
seating

2x8  
cedar support  
posts  
(rough cut)

8'







2inx12in cedar ridge plate fastened to building

2inx8in cedar rafters

3/12 pitch metal standing seam roof

2inx10in cedar fascia board

All existing railing to be left in place.

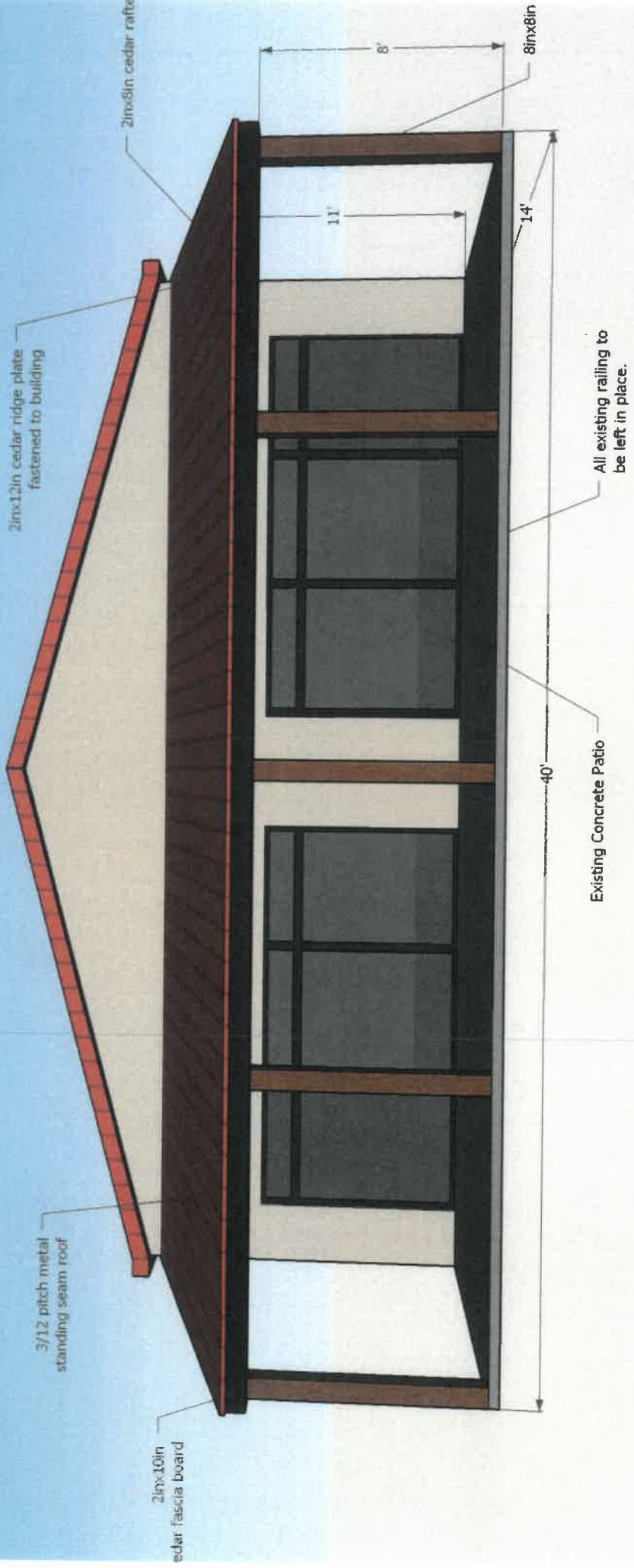
Existing Concrete Patio

8inx8in rough cut cedar supports

11

14'

40"



Barino

ITALIAN SOUTHERN EATERY

Columbia, Tennessee

2x12 cedar ridge plate fastened to building

3/12 pitch metal standing seam roof

2x8 cedar rafters

2x10 cedar fascia board

11'

8'

8x8in

14'

40'

All existing railing to be left in place.

Existing Concrete Patio

