



# AGENDA

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

1. Roll Call
2. Old Business
  - 2.I. 22-0064 - 2211 Carmack Blvd - Modify Façade Of Existing Building  
Request from TJ Electrical Co. for façade modifications at 2211 Carmack Blvd.

## **DEFERRED FROM APRIL AGENDA**

Documents:

[22-0064\\_APPLICATION\\_2211 CARMACK BLVD.PDF](#)  
[22-0064\\_PROPOSED FACADE\\_2211 CARMACK BLVD.PDF](#)  
[22-0064\\_STAFF REPORT\\_2211 CARMACK BLVD.PDF](#)

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

Documents:

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

- 3.II. 22-0104 – 4015 Trotwood – Convenience Store Facade  
Request from Highland Corporation for design of a proposed convenience store to be part of a commercial Planned Unit Development near the corner of Trotwood Avenue and Sunnyside Lane, at [4015 TROTWOOD AVENUE](#).

Documents:

[22-0108\\_FAST STOP MARKETAPPLICATION\\_ART SIGNED.PDF](#)  
[22-0108\\_FAST STOP MARKETS - SUNNYSIDE ARCHITECTURE.PDF](#)  
[22-0108\\_TROTWOOD BUILDING ELEV UPDATE.PDF](#)

- 3.III. 9:00 AM 3.III - 22-0108 - 1101 Nashville Highway  
Request from Will Thomas for facade approval of self storage buildings at 1101 Nashville Highway.

Documents:

[22-0108\\_APPLICATION\\_0418.PDF](#)  
[22-0108\\_ELEVATIONS\\_0418.PDF](#)  
[22-0108\\_SITEPLAN\\_0418.PDF](#)

#### 4. 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.



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

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

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

SELECT REQUEST	PLAN SHALL INCLUDE
<input checked="" type="checkbox"/> Façade Approval <input type="checkbox"/> Alternative Compliance Requested <input type="checkbox"/> Other: _____	<ul style="list-style-type: none"> <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.

APPLICANT

NAME	TJ Electrical Co	PHONE	615-394-2117
ADDRESS	718 Thompson Ln 108-115 Nashville TN 37204	EMAIL	TJElectrical@aol.com

PROPERTY OWNER

NAME	Lucian Barbu	PHONE	615-613-8465
ADDRESS	P.O. Box 68334 Nashville TN 37206	EMAIL	Labarbu@aol.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.

Thomas Jason Zimmer      [Signature]      3-15-22  
 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.\*

Lucian Barbu      [Signature]      3-15-22  
 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			



2211 CARMACK BLVD.  
COLUMBIA, TN 38401

**FRONT  
ELEVATION**

**Lynn White**  
+ associates

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

## EXTERIOR ELEVATIONS

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

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

**PLEASE NOTE:**

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

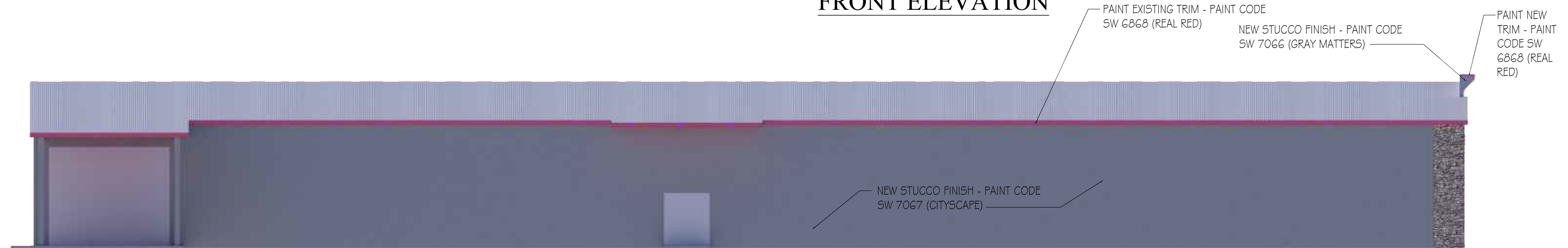
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING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

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

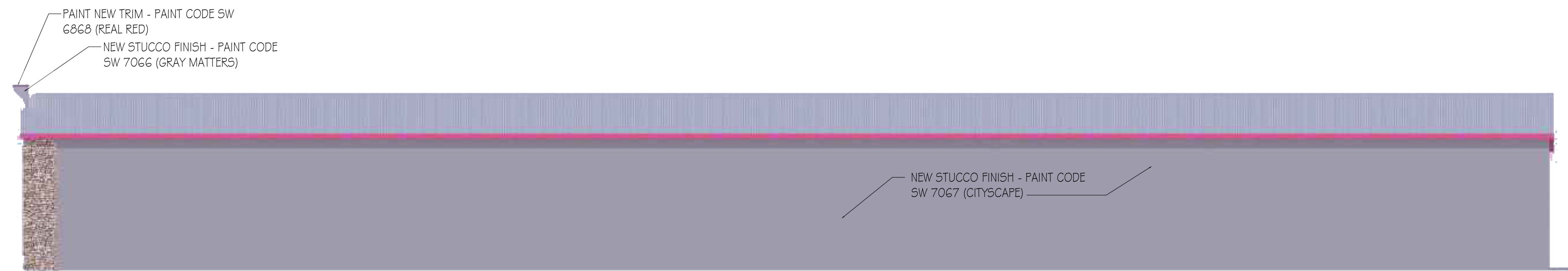
LYNN WHITE + ASSOCIATES IS NOT A LICENSED ARCHITECT.



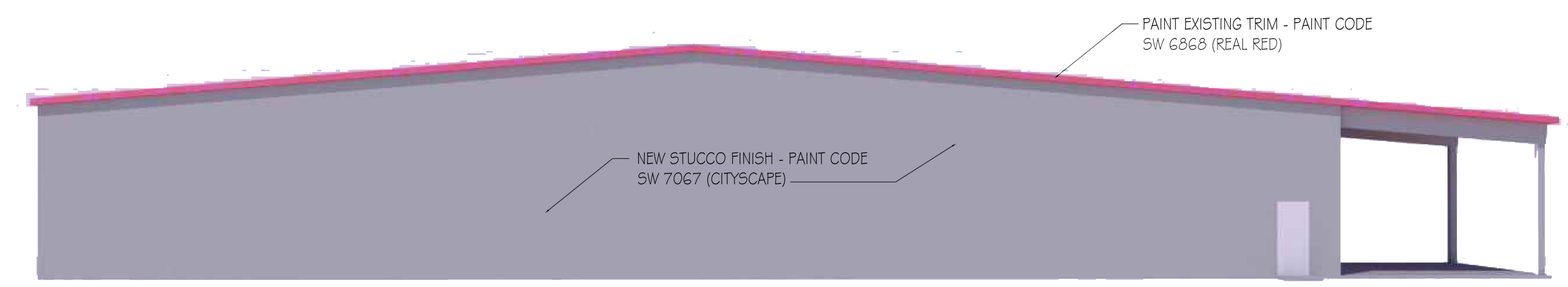
**FRONT ELEVATION**



**LEFT ELEVATION**



**RIGHT ELEVATION**



**REAR ELEVATION**

2211 CARMACK BLVD.  
COLUMBIA, TN 38401

**Lynn White**  
+ associates

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



CITY OF COLUMBIA TENNESSEE  
 ARCHITECTURAL DESIGN REVIEW  
 STAFF REPORT

CONTACT INFORMATION

Austin Brass, City Planner, [abrass@columbiatn.com](mailto:abrass@columbiatn.com) , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

**ART 22-0064**

APPLICANT/OWNER

**TJ Electrical Co./ Lucian Barbu**

MEETING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

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

**PROJECT DESCRIPTION:**

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



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

**Building Façade Design Standards Referenced:**

Sec. 6.1 General 6.1.6 Building façade Design Standards

**B. Standards**

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

**C. Alternative Compliance**

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



CITY OF COLUMBIA TENNESSEE  
ARCHITECTURAL DESIGN REVIEW  
STAFF REPORT

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

**PLANNING STAFF EVALUATION:**

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



CITY OF  
COLU

PRO  
DEAD

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

## APPLICANT

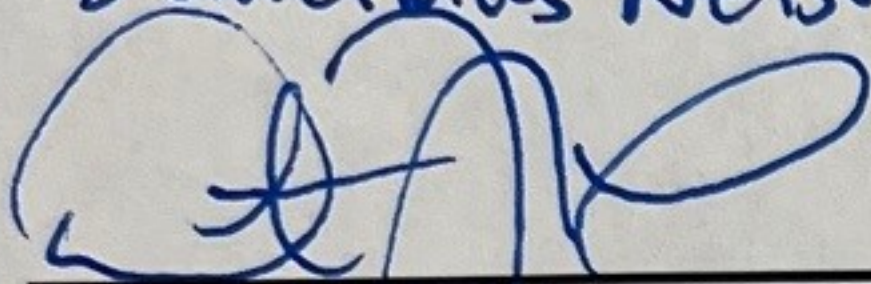
NAME	Cammack Blvd
ADDRESS	2111 Cammack Blvd

## PROPERTY OWNER

NAME	Cammack Blvd
ADDRESS	2111 Cammack Blvd

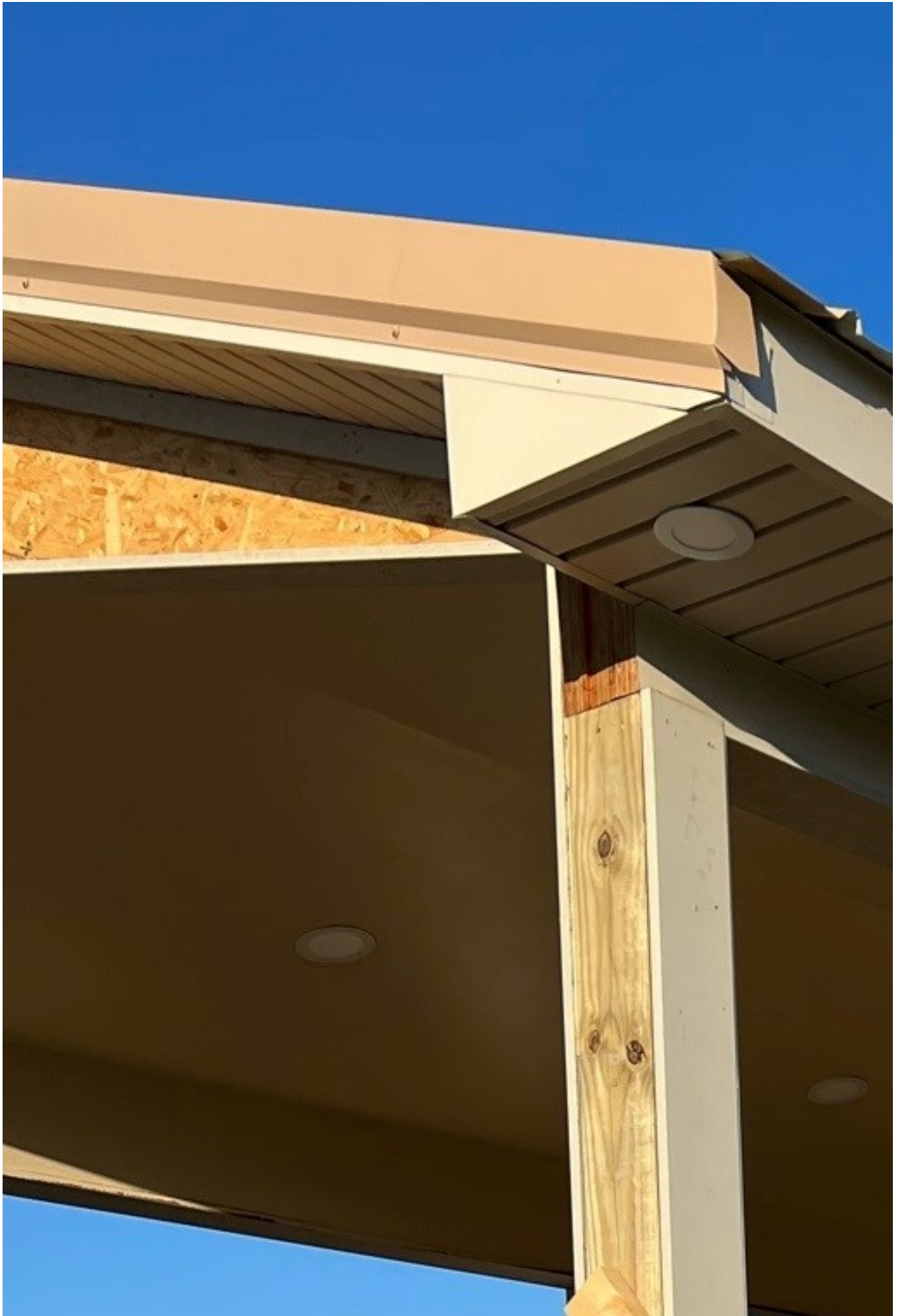
*In filling out this application, I certify that (1) all information is true and correct and (2) all information is true and correct.*

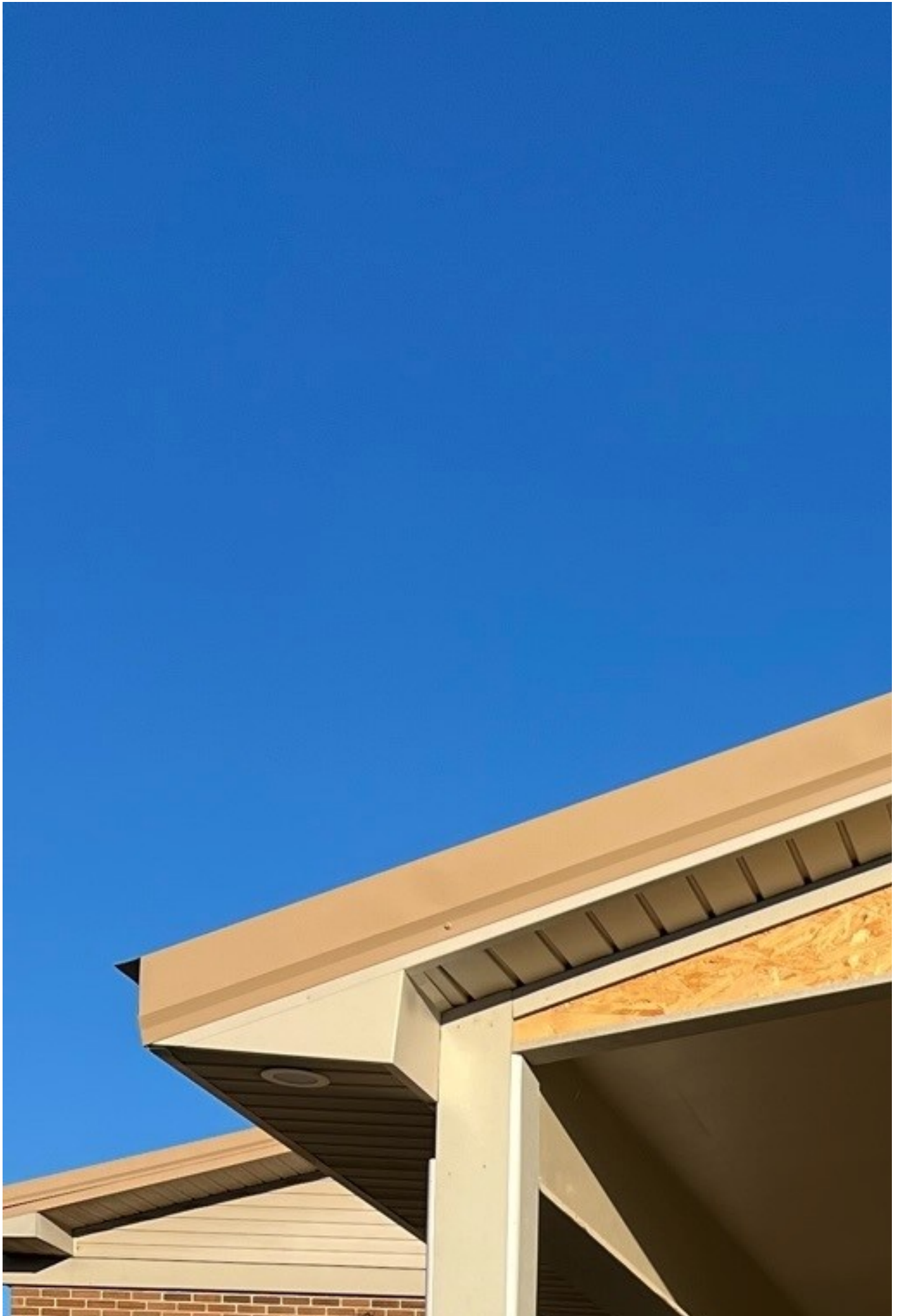
Demetrius Nelson,



APPLICANT NAME









CITY OF  
**COLUMBIA**  
 TENNESSEE

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

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

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

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

SELECT REQUEST	PLAN SHALL INCLUDE
<input checked="" type="checkbox"/> Façade Approval <input type="checkbox"/> Alternative Compliance Requested <input type="checkbox"/> Other: _____	<ul style="list-style-type: none"> <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.

**APPLICANT**

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

**PROPERTY OWNER**

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

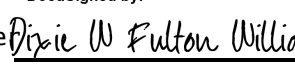
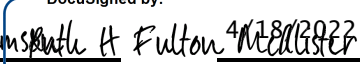
Columbia, TN 38401

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

Highland Corporation		
APPLICANT NAME	APPLICANT SIGNATURE	DATE

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

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

Dixie W Fulton Williams		
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

*STAFF USE ONLY*

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



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

EXTERIOR RENDERINGS



**KEEPING YOU MOVIN'**

**REG.**

4.49 9/10

**NON-ETHANOL**

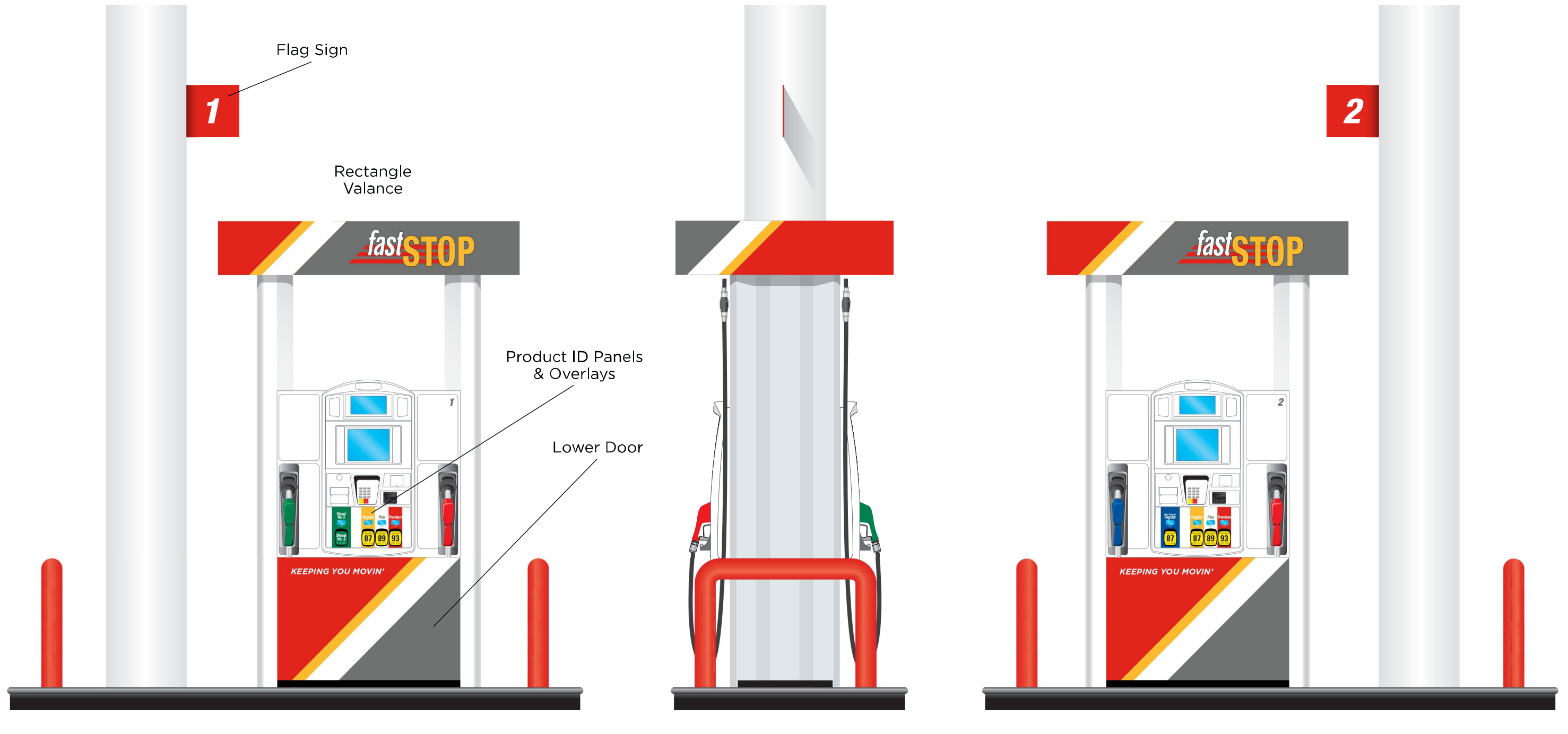
4.49 9/10

**DIESEL**

4.49 9/10



# Fast Stop Branded Forecourt Fueling Island Concepts



*With Diesel*

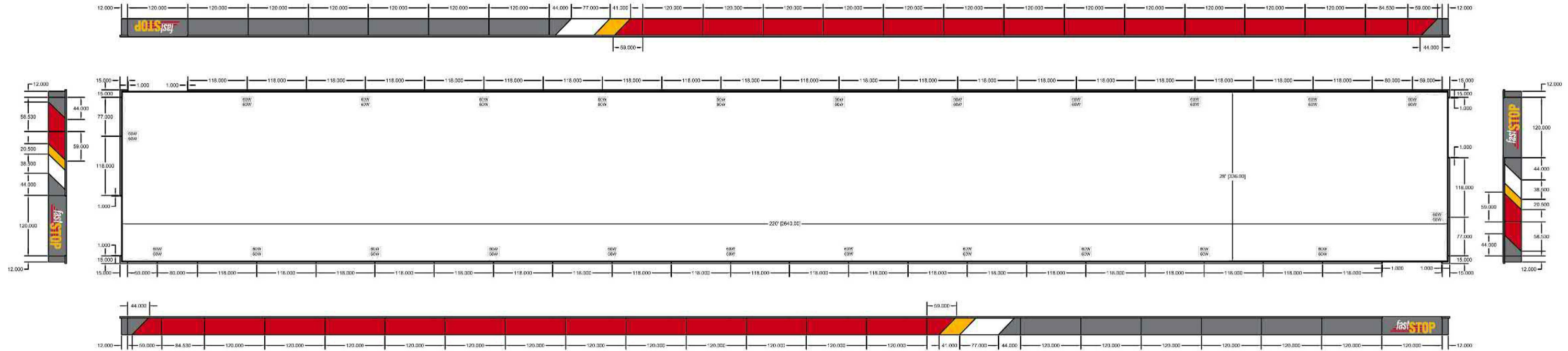
*With Non-Ethanol*

**CANOPY FASCIA ELEMENTS**

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

**ARCHER ELEMENTS**

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



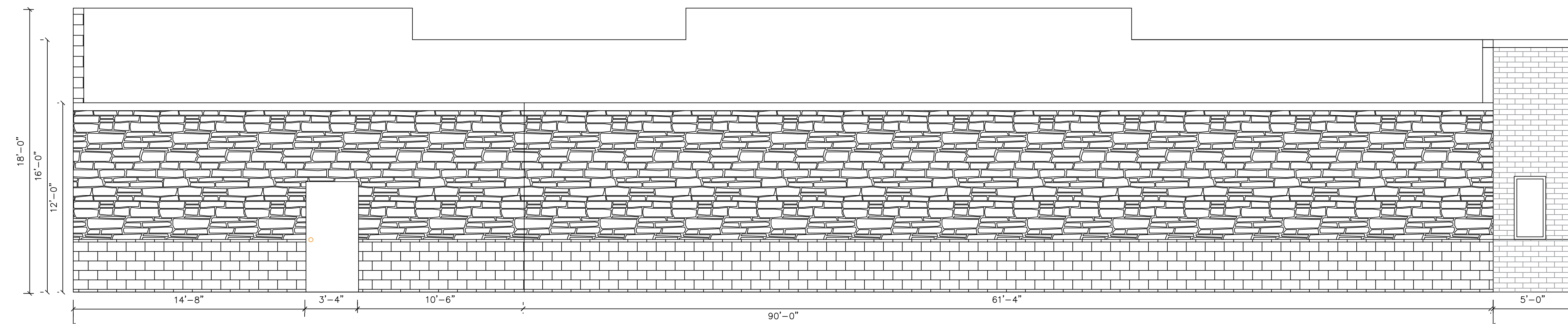
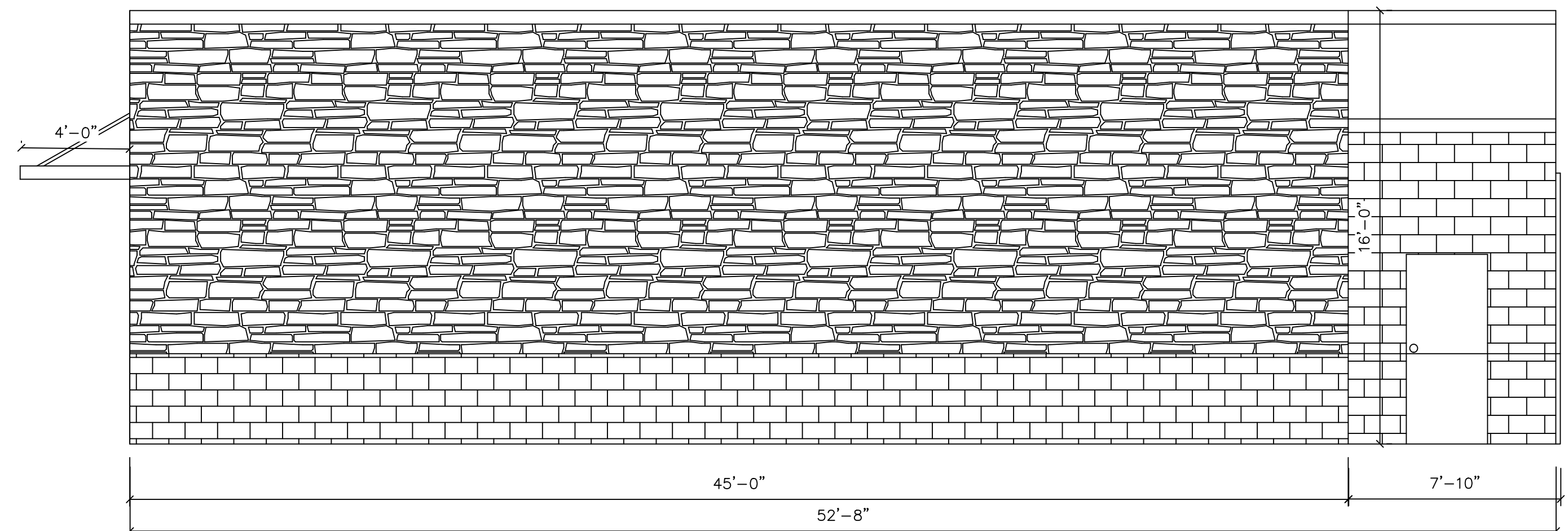
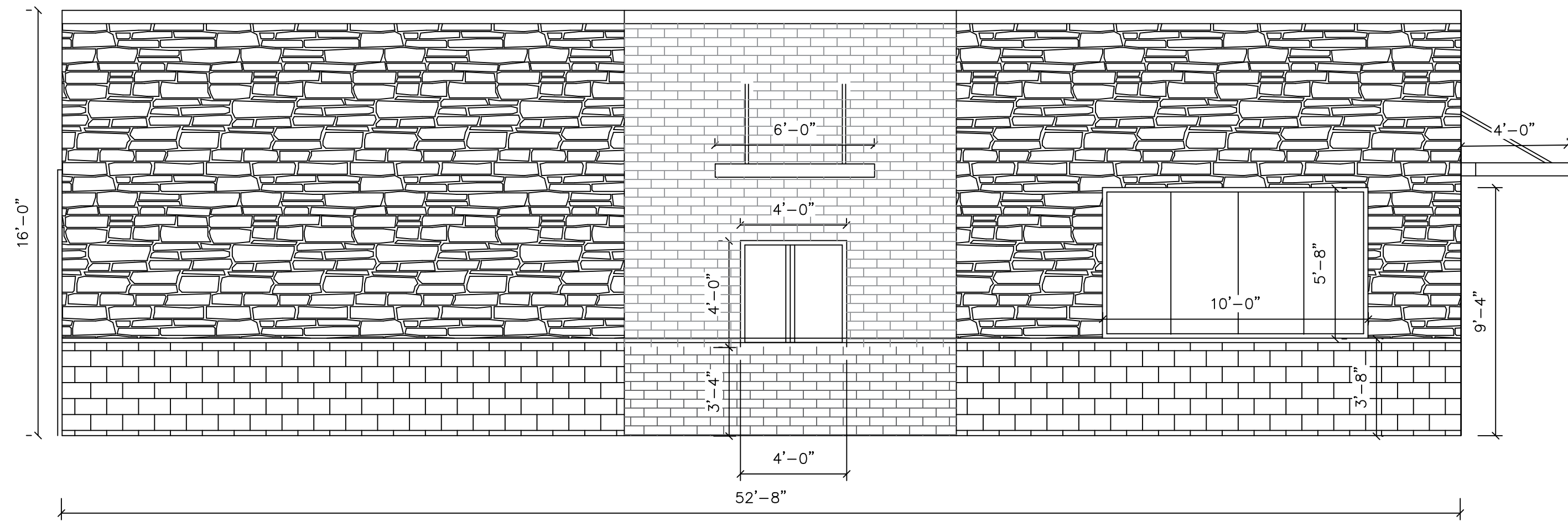
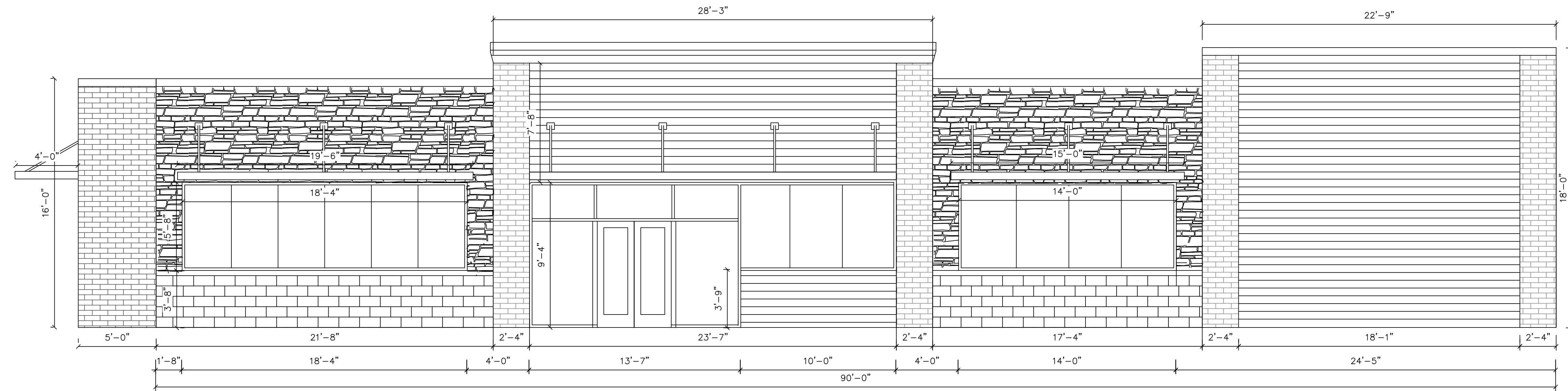
- 60W 60W POWER SUPPLY  
1.1A @ 120VAC / 12 VDC
- 60W 60W/60W POWER SUPPLY  
2.2A @ 120VAC / 12 VDC

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

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

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

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

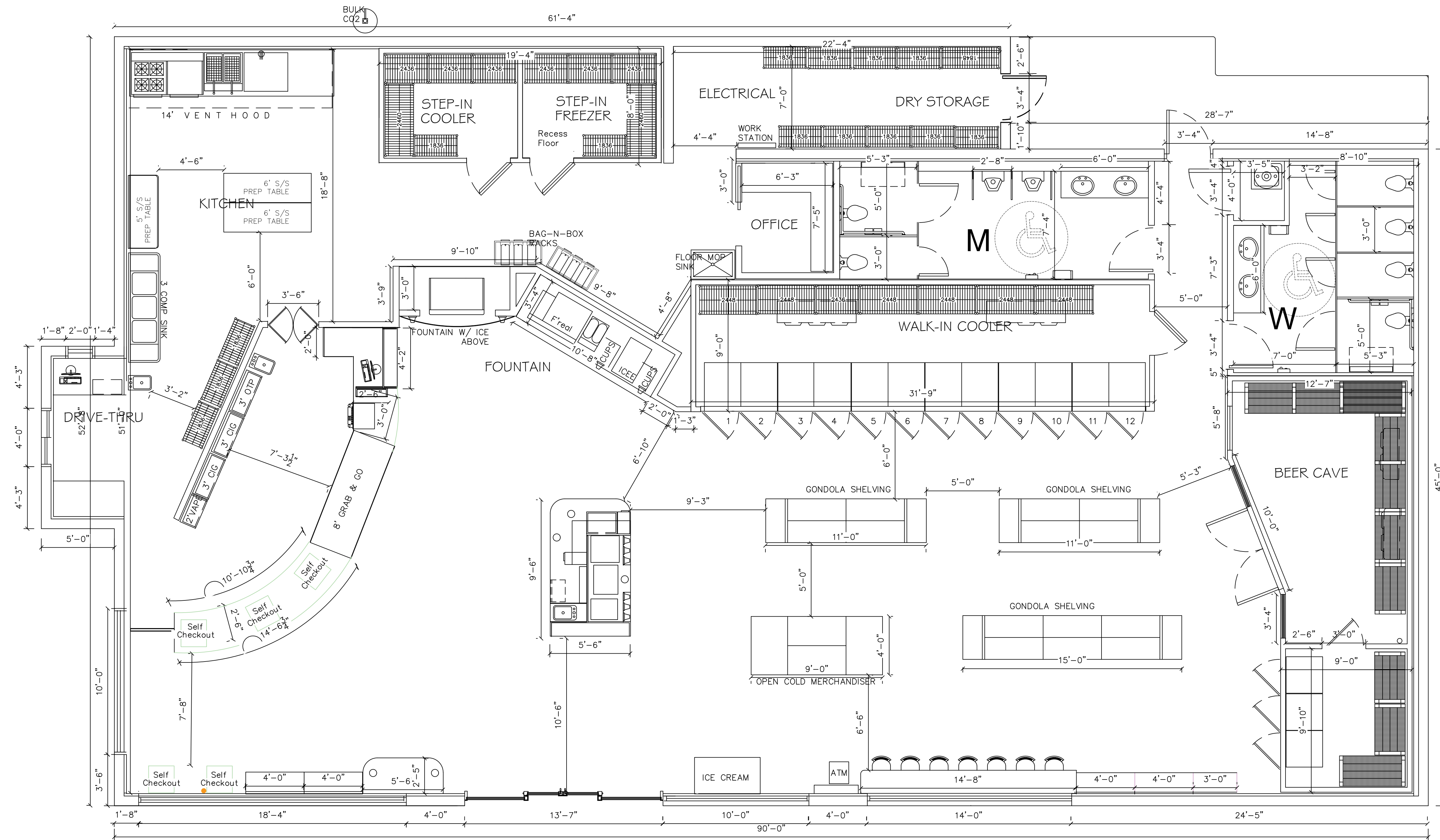


HIGHLAND OIL  
 Convenience Store  
 Trotwood Columbia, TN

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

SCALE: 1/4" = 1'

Exterior Elevations  
**A-2**



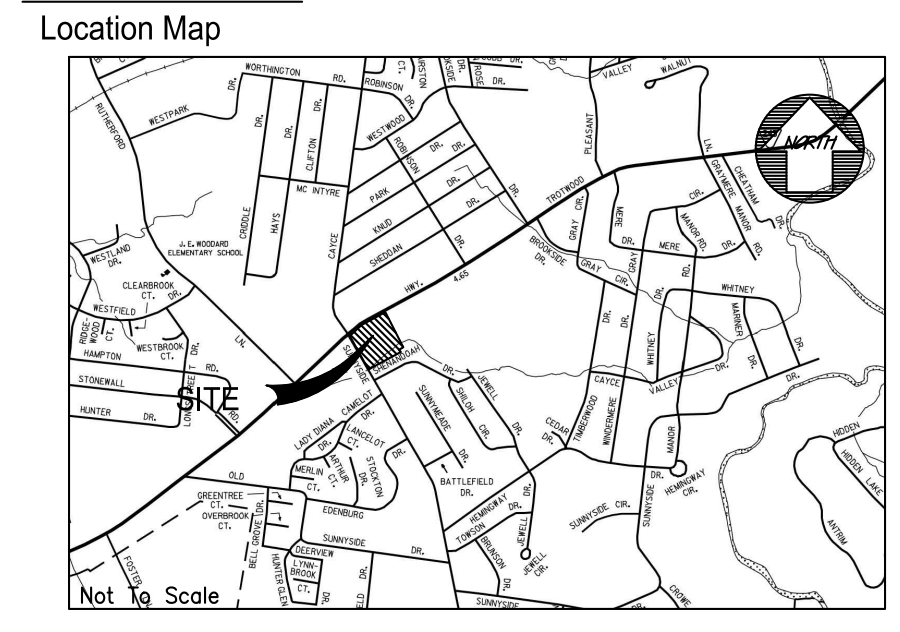
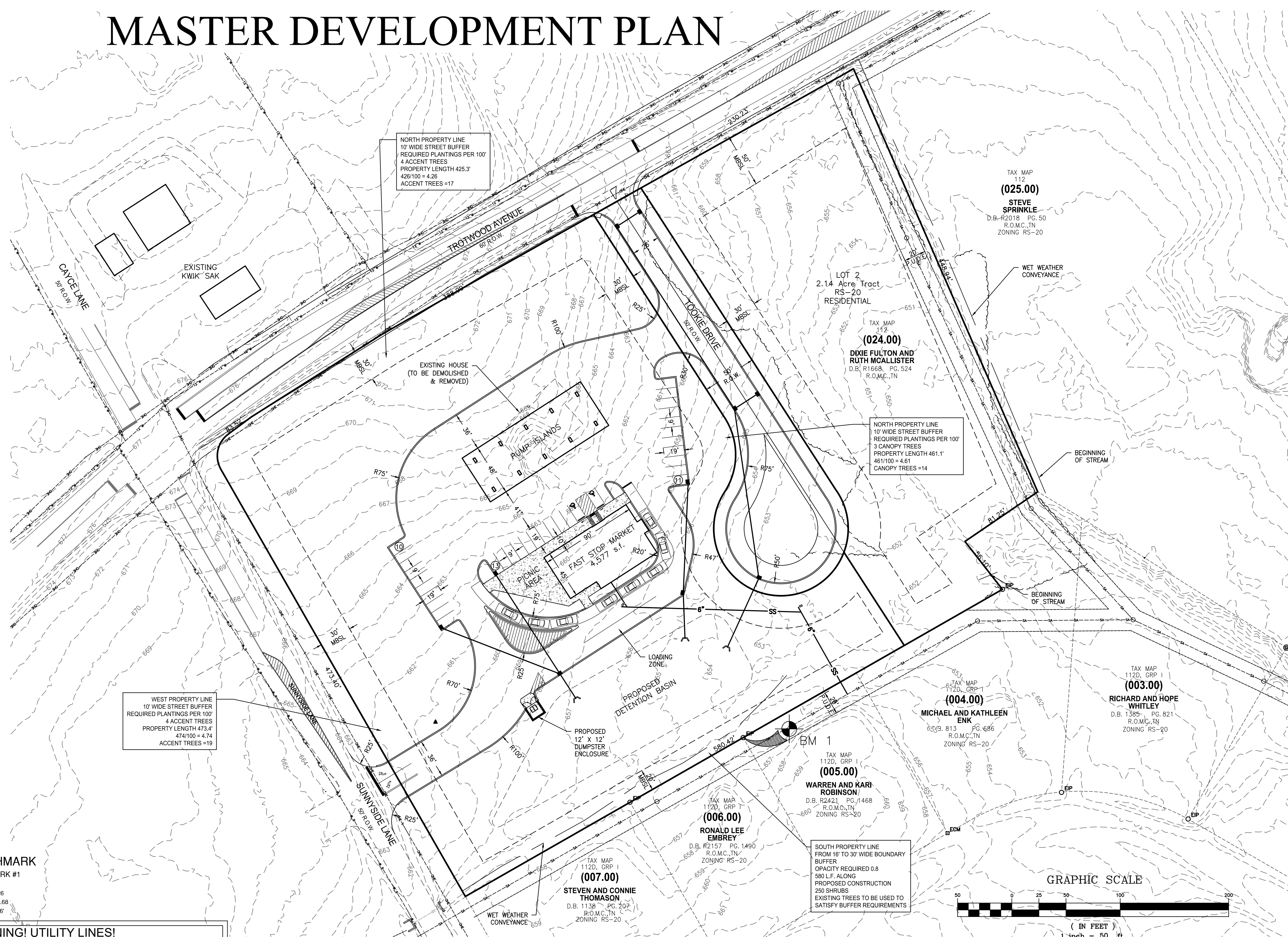
HIGHLAND OIL  
 Convenience Store  
 Trotwood Columbia, TN

01-31-2022  
 REV:  
 REV:

SCALE: 1/4" = 1'

Dimensioned Floor Plan

# MASTER DEVELOPMENT PLAN



**SITE DATA:**

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

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

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

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

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

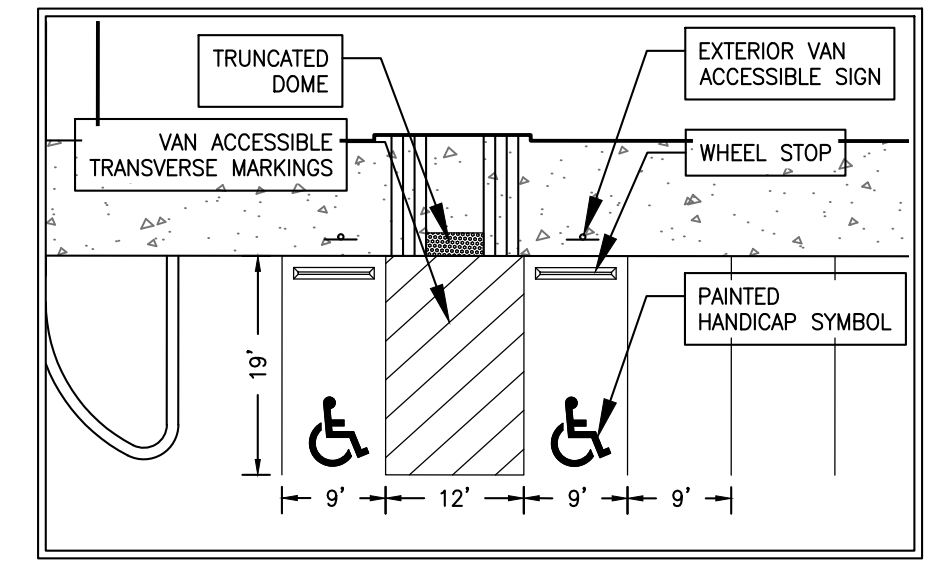
**MINIMUM REQUIRED BUILDING SETBACKS:**  
50' FRONT  
20' REAR SETBACK  
10' SIDE SETBACK

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

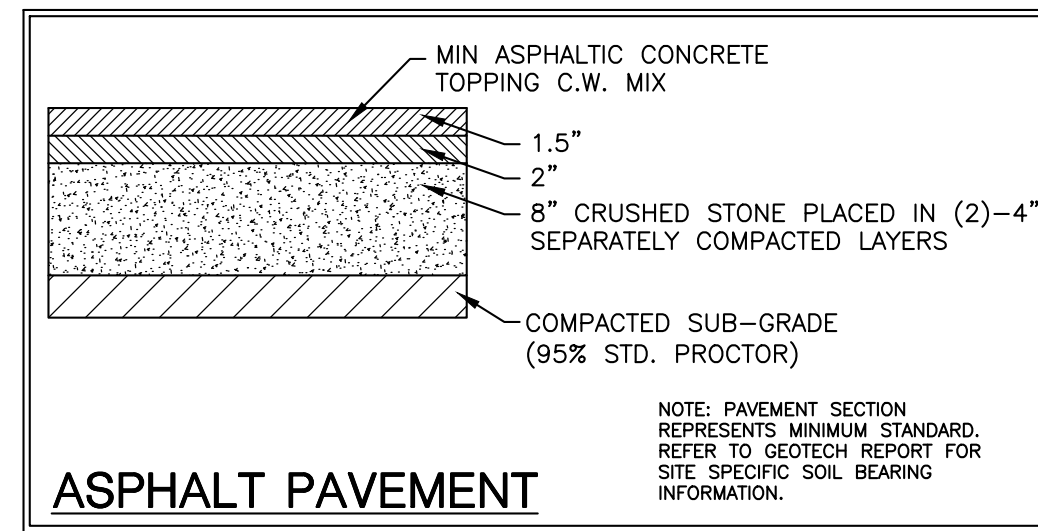
**PURPOSE NOTE:** REZONE A PORTION OF THE PARCEL TO CONSTRUCT CONVENIENCE STORE & GASOLINE STATION.

**NOTES:**

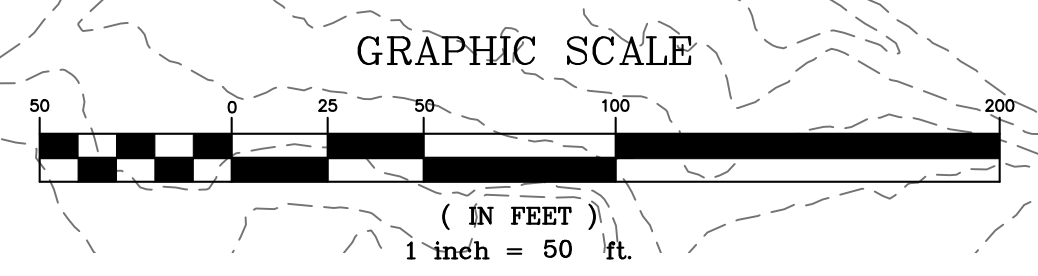
- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.'s WITH BURIED PIPES IS PROHIBITED.
- MINIMUM RS-20 LOT SIZE IS 120' X 167' (20,000 S.F.)



ACCESSIBLE PARKING DETAIL  
NOT TO SCALE



ASPHALT PAVEMENT



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

**WARNING! UTILITY LINES!**

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

**UTILITY COMPANIES:**

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

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

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

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

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

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

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

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

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

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

**PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2022**

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

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

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

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

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



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

© 2022

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

**WESA**  
ENGINEERS & SURVEYORS

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

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

**HIGHLAND CONVENIENCE MARKET**  
TROTWOOD AVENUE  
COLUMBIA, TN  
MASTER DEVELOPMENT PLAN

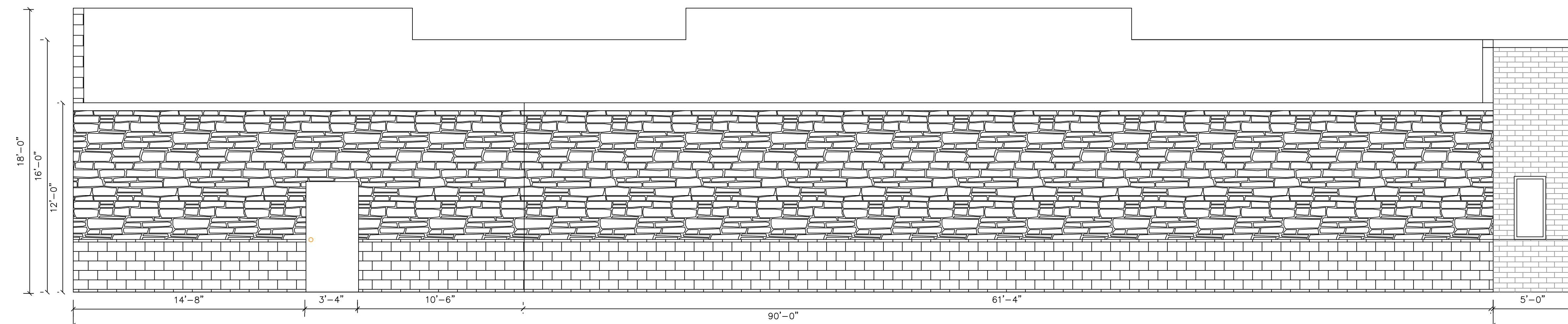
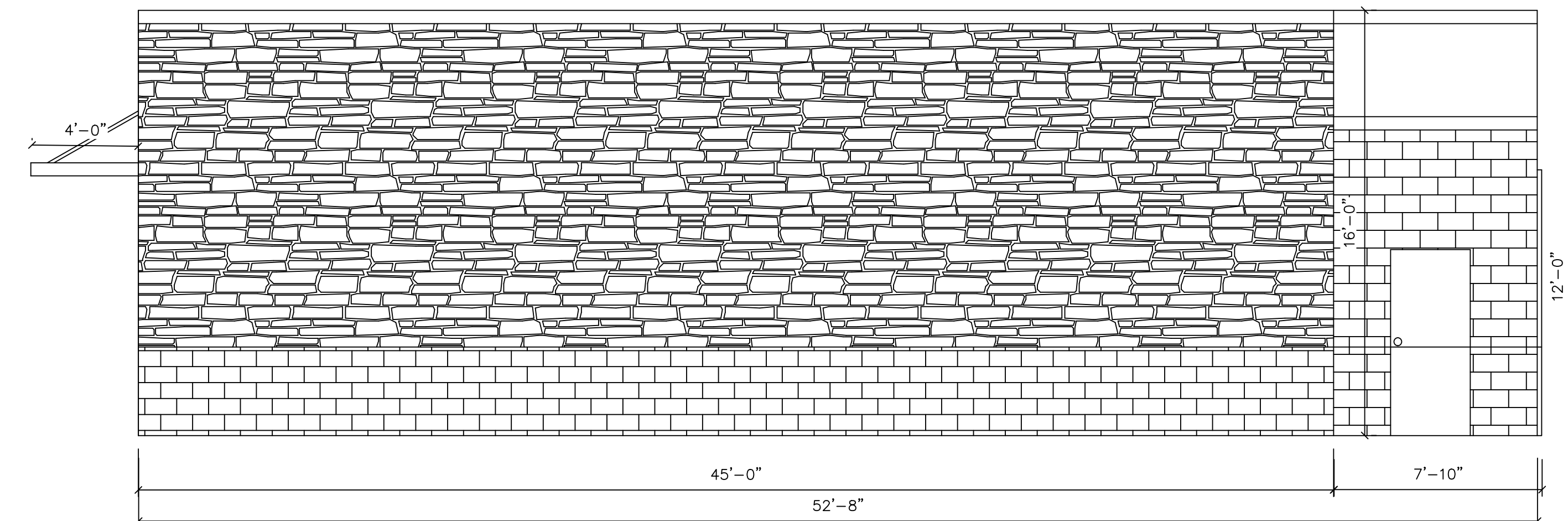
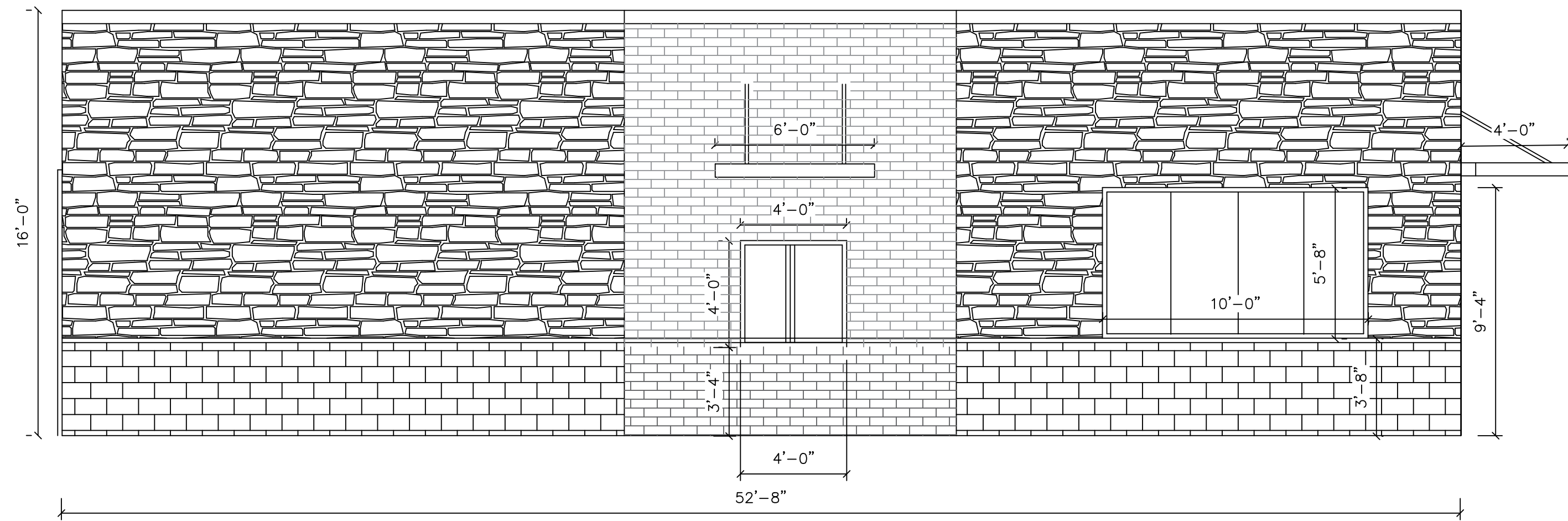
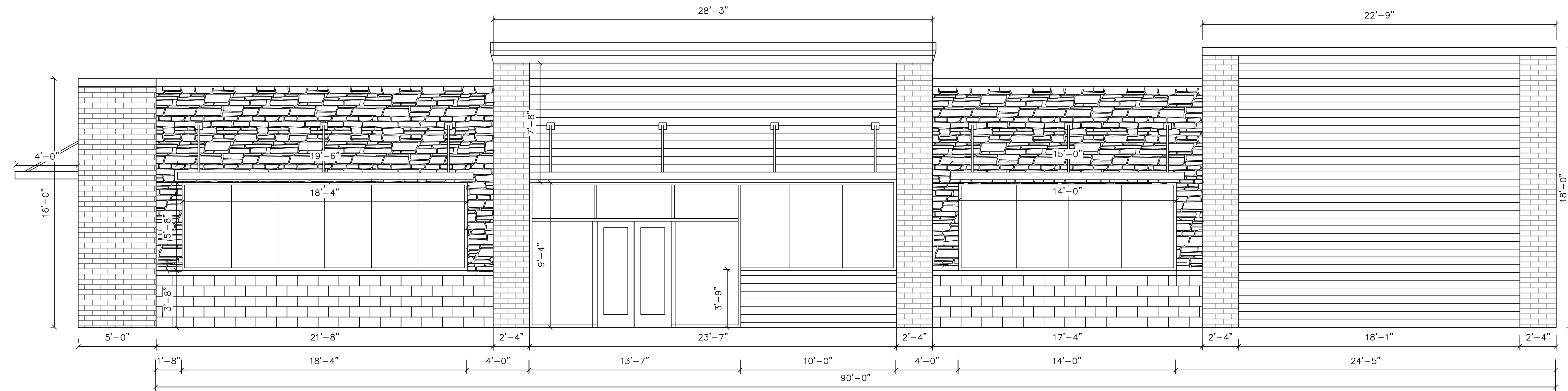
Drawn: RP  
Checked: CV  
Approved: CV  
Date: APRIL 18, 2022

Job No. 21593  
Scale: Vertical: 1"=50'  
Horizontal: \_\_\_\_\_

**MP-1**

FILE: \\WES\_Engineers\_Surveyors\_2021\21593 - Fast Stop Markets - Sunnyside.Dwg (Engineering)\21593 Fast Stop Markets.dwg

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



HIGHLAND OIL  
 Convenience Store  
 Trotwood Columbia, TN

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

SCALE: 1/4" = 1'

Exterior Elevations  
**A-2**



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

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

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

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

SELECT REQUEST	PLAN SHALL INCLUDE
<input checked="" type="checkbox"/> Façade Approval <input type="checkbox"/> Alternative Compliance Requested <input type="checkbox"/> Other: _____	<ul style="list-style-type: none"> <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.

APPLICANT

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

PROPERTY OWNER

NAME	Same as above	PHONE	
ADDRESS		EMAIL	

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

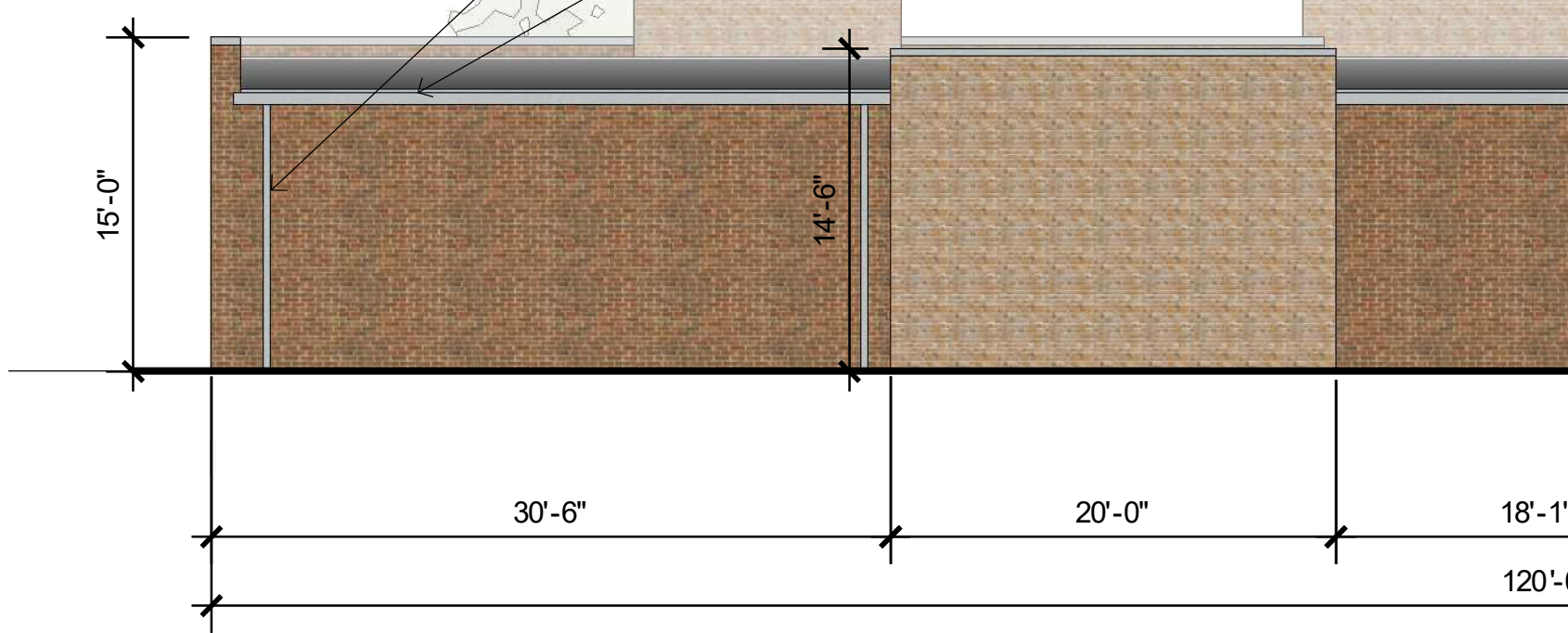
Will Thomas <hr style="width: 80%; margin: 0 auto;"/> APPLICANT NAME	 <hr style="width: 80%; margin: 0 auto;"/> APPLICANT SIGNATURE	4/18/22 <hr style="width: 80%; margin: 0 auto;"/> DATE
---	---	---

*\* 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.\**

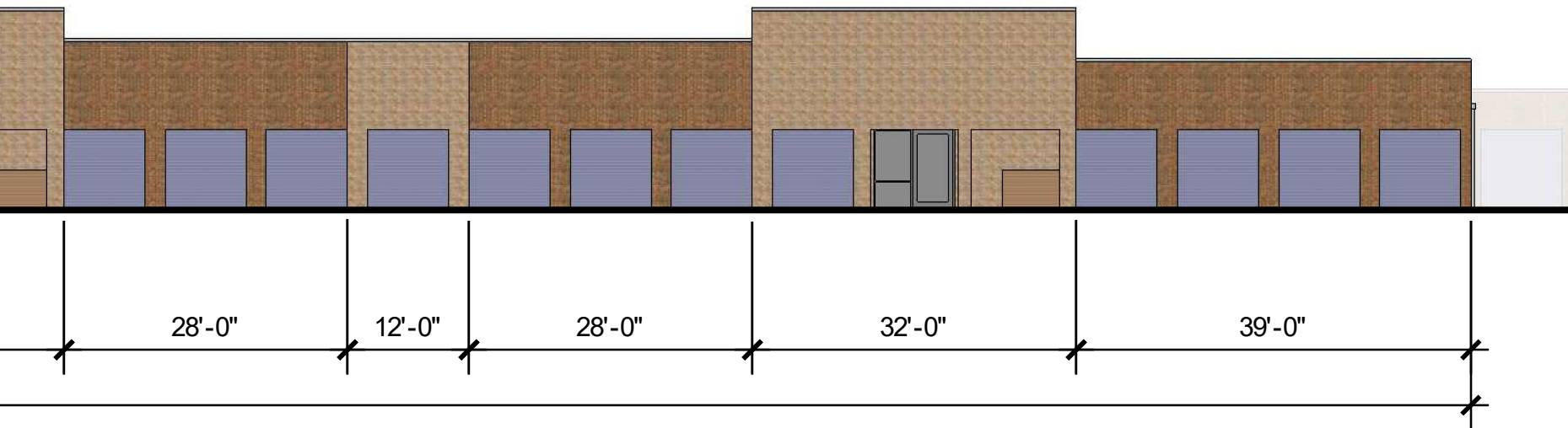
_____ PROPERTY OWNER NAME	_____ PROPERTY OWNER SIGNATURE	_____ DATE
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*STAFF USE ONLY*

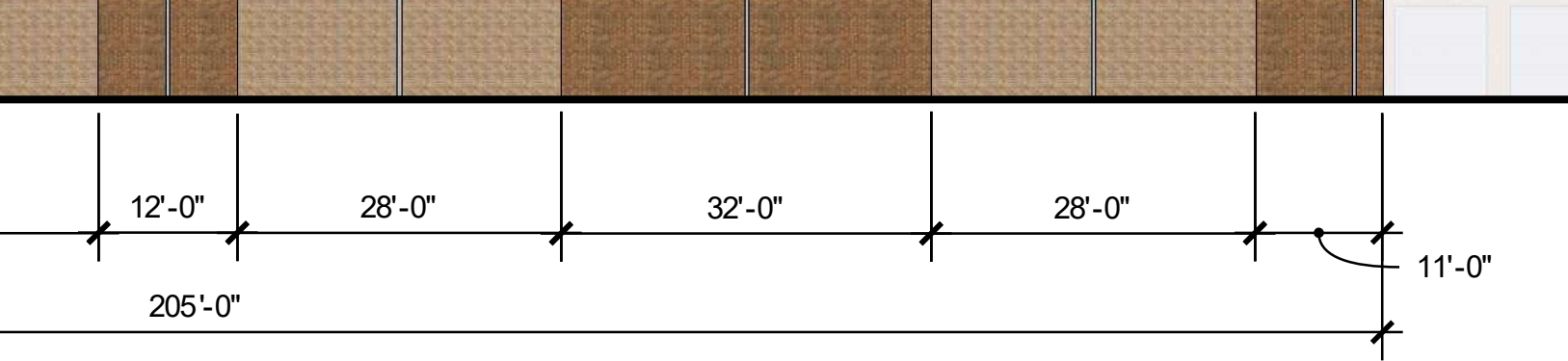
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



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

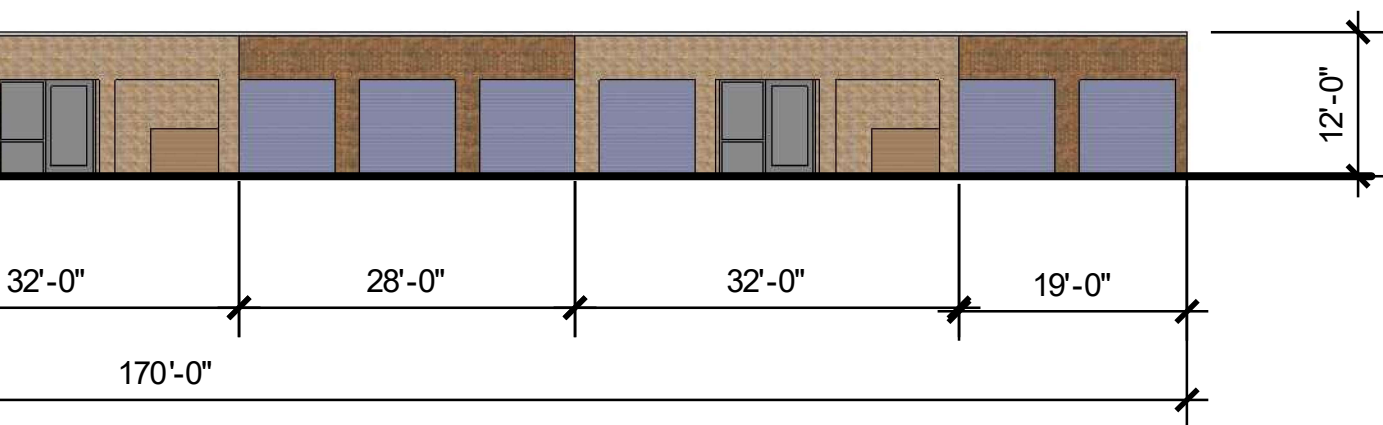


levation



#3 South Elevation

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



Building #4 North Elevation

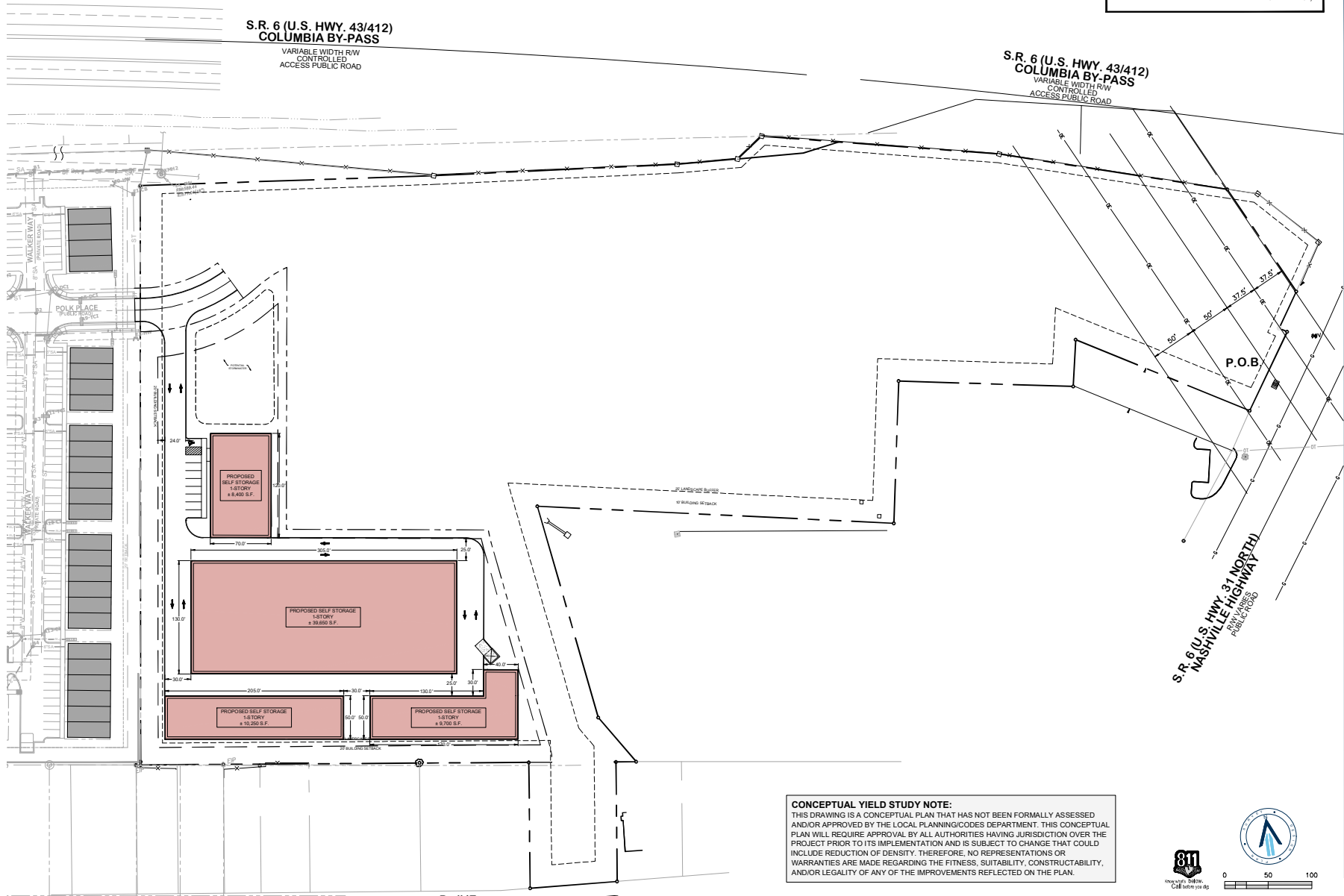
6 Building

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



RaganSmith

Nashville - Murfreesboro - Chattanooga  
ragansmith.com



1101 NASHVILLE HIGHWAY

FOR

WILL THOMAS

CITY OF COLUMBIA, TENNESSEE

Scale: 1" = 50'

Date: 2022.01.19

Approved By: MH

Revisions:

Drawing Title:

CONCEPTUAL LAYOUT

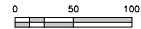
Drawing No.

C1.0

Project No.

21-0055

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



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