



# AGENDA

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**The Columbia Architectural Design Review Team will meet on Tuesday, June 7th, 2022 at 8:00 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
- IV. New Business

8:10 AM 22-0119 - 2008 Main Street - Modify Façade Of Existing Building  
Request from Richard Thompson on behalf of Ritco Group, Inc for façade modifications at [2008 S. MAIN STREET.](#)

.A. 22-0119\_Staff Report

Documents:

[22-0119\\_STAFF REPORT 2008 MAIN STREET.DOCX](#)

8:25 AM 22-0124 - 915 S. Garden Street - Modify Façade Of Existing Building  
After-the-fact request from Bobby Bishop to modify the façade of an existing commercial building at [915 S. GARDEN STREET.](#)

8:40 AM 22-0128 - 400 Bear Creek Pike - Proposed Commercial Building In Planned Unit Development  
Request from Greg Gamble on behalf of Big Bear Bluffs LLC for approval of commercial facades which are proposed as part of a larger mixed-use Planned Unit Development located on [Tax Map 90 Parcels 16 and 12.01](#) at approximately 400 Bear Creek Pike.

.A. 22-0128\_Staff Report

Documents:

[22-0128\\_STAFF REPORT 400 BEAR CREEK PIKE.DOCX](#)

8:55 AM 22-0137 - 1002 Carmack Blvd - Modify Façade Of Existing Building  
Request from Chet Rhodes on behalf of Gholamreza Ebrahimzadeh to modify the  
façade of a structure at [1002 CARMACK BLVD](#) in order to covert the space from  
a day care to a tire shop.

.A. 22-0137\_Staff Report

Documents:

[22-0137 STAFF REPORT 1002 CARMACK BLVD.DOCX](#)

9:10 AM 22-0139 - 376 Bear Creek Pike - Add Covered Porch To An Existing Building  
Request from Cindy Lou Peowski to remove a previously approved and partially  
constructed pergola and add a covered porch to an existing structure at [376  
BEAR CREEK PIKE.](#)

.A. 22-0139\_Staff Report

Documents:

[22-0139\\_376 BEAR CREEK PIKE.DOCX](#)

.B. 22-0142\_Staff Report

Documents:

[22-0142\\_STAFF REPORT 5000 TROTWOOD AVE.DOCX](#)

9:25 AM 22-0140 - 1706 Wedgewood Drive - Modify Façade Of Existing Building  
Request from George Nuber to modify the facade of an existing office building  
located at [1706 WEDGEWOOD DRIVE.](#)

9:40 AM 22-0142 - 5000 Trotwood Avenue - New Commercial Façade  
Request from Bhavin "Bobby" Patel for design review of a new retail strip center  
located at [5000 TROTWOOD AVENUE.](#)

22-0140 Staff Report

Documents:

[22-0140\\_STAFF REPORT 1706 WEDGEWOOD DRIVE.DOCX](#)

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.

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

**ART 22-0119**

APPLICANT/OWNER

**Ritco Group, inc./ Frank McBride Jr.**

MEETING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**2008 South Main Street**

**PROJECT DESCRIPTION:**

This is request is for a façade modification of an existing pre-fabricated metal building that formerly served as a Spectrum sales office.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
MCD (Mixed Commercial District)	Vacant Former Retail Use	MCD/ R-6 & Mixed Uses/ Single-Family Residential	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:

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 façade modification of an existing pre-fabricated metal building. The modification consists of recladding of a corrugated metal façade with fiber cement board and additional window openings including a front tower addition.

- The front facade consists of the recladding of metal with fiber cement board and the material change from brick to a ledge stone. Alternative compliance has been requested to allow for corrugated metal accents to the front façade. These materials meet the design standards as referenced with the exception of corrugated metal.
- A left and right elevation indicate the primary facade materials of a fiber cement board and batten including fiber cement board lap siding. In addition, a metal clad awning has been added over door openings. These materials meet the design standards as referenced.
- The rear elevation consists of the primary façade materials of board and batten lap siding including horizontal siding material consisting of fiber cement board. These materials meet the design standards as referenced.
- Alternative compliance has been requested to allow for minor sections of corrugated metal to be integrated in the faced change located at a proposed tower and end cap of the elevations.

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

**ART 22-0128**

APPLICANT/OWNER

**Greg Gamble/ Big Bear Bluffs LLC.**

MEETING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**400 Bear Creek Pike/ Tax Map 90  
Parcel 12.01 & 16.0**

**PROJECT DESCRIPTION:**

This request is for the new construction of a day care center to be located in a proposed mixed use planned unit development currently under review before the Planning Commission. The primary façade materials consist of brick with a stone base. Additional cladding materials of the gable consist of fiber lap siding and cedar shake siding.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
RS-40/ R-10 (Proposed RM-1/R-6 Mixed-Use PUD)	Vacant Land	County Zoning/ Vacant Land	New Construction (Day Care-Facility)	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:**

- The front facade (west elevation) consists of a primary material of brick accented by a stone base and fiber cement board clad gables. These materials meet the design standards as referenced with no unbroken façade plane less than 35’.
- The east elevation consists of a primary material of brick accented by a stone base. These materials meet the design standards as referenced with no unbroken façade plane less than 35’
- The south and north elevation consist of a primary façade material of brick accented by a stone base. These materials meet the design standards as referenced with no unbroken façade plane less than 35’. As noted, the mechanical units on the north elevation is proposed to be screened by prefinished metal louvers.



CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

**ART 22-0137**

APPLICANT/OWNER

**Rhodes Engineering/ Gholamreza Ebrahimzadeh**

MEETING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**1002 Carmack Blvd**

**PROJECT DESCRIPTION:**

This request is for the addition of a garage door opening on the front elevation of 1002 S Carmack Blvd.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS (General Commercial Services)	Former Day Care	GCS & Gas Sales & Auto Repair	Façade Modification	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 request is for a minor façade modification for the removal of an existing window area for the placement of a 10 X 9 garage door opening that will serve a proposed new use of a tire shop.

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

**ART 22-0139**

APPLICANT/OWNER

**Cindy Lou Peowski/ Rock N Roll Jesus LLC**

MEETING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**376 Bear Creek Pike**

**PROJECT DESCRIPTION:**

This request is for the addition of a covered porch with wood posts located at the front, rear, and side elevation of an existing building.

*A previous request was approved for ART case 21-0264 to allow for a pergola structure.*



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS	Commercial	GCS/ Residential	Covered Porch Addition	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:**

The proposal is for an attached porch addition located on the front, rear, and side elevation of 376 Bear Creek Pike. The proposed gable of the porch will be cladded in a board and batten fiber cement board including the primary gable and left and rear elevation. This material would be an approved guideline material.

CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER

**ART 22-0142**

APPLICANT/OWNER

**Bobby Patel/ Pranay Patel**

MEETING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**5000 Trotwood Ave/ Tax Map 112  
Parcel 4.03/ 4.04**

**PROJECT DESCRIPTION:**

This request is for the new construction of a 7,500 SF retail center that will consist of five tenant spaces. Primary façade materials will consist of brick with a soldiered base and cap accented by a finished cast stone rock face at the base of the pilaster columns. This request meets the design guidelines as referenced below for the use of façade materials and modulation.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS (General Commercial Services)	Vacant Land	GCS/ R-10 & Single-Family Residential/ Gas Station	5 tenant retail center	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:**

- The proposed west (rear) building elevation will consist of a primary façade material of brick accented by brick soldiering within the base and the columns. Each individual pilaster will be accented by a stone medallion detail. Aluminum storefront windows will be facing the Cayce Lane elevations. The front elevation will consist of the same primary façade materials as the rear elevation with a combination of brick details separated by brick pilasters.
- The right and left (side) elevations will consist of a primary brick material as all other elevations with a 4' recessed parapet.
- It shall be recommended that as a condition of approval that all rooftop HVAC equipment be screened by the raised parapet with no exterior visibility.

CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER

**ART 22-0140**

APPLICANT/OWNER

**George Nuber/ Dr. Sam Hutton**

MEETING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**1706 Wedgewood Dr**

**PROJECT DESCRIPTION:**

This is request is for a façade modification and 333 SF addition to an existing dentistry office located at 1706 Wedgewood Drive.

*This addition will be visible from Hatcher Lane, a collector street.*



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
RM-2	Dentistry Office	RM-2/ GCS/ Multi-Family	Façade Modification	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 request is for the façade modification of an existing pre-fabricated metal building. The modification consists of recladding of a corrugated metal façade with fiber cement board and additional window openings including a front tower addition.

- The proposed west (front) building elevation will consist of new aluminum storefront infill with existing brick veneer to remain. A new addition will consist of a primary façade material of fiber cement board with a continuation of a hipped roof and matching architectural shingles. As noted, fiber cement board is an appropriate material per the design standards referenced.
- The east and south elevations consist of existing brick with new aluminum wood clad window openings.