



# AGENDA

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**The Columbia Architectural Design Review Team will meet on Tuesday, September 13th, 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

22-0205 - 2248 Nashville Highway - Honey Farm C-PUD

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

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.

. 22-0205\_Supporting Documentation\_Staff Report

Documents:

[22-0205\\_REVISED\\_STAFF REPORT 2248 NASHVILLE HWY.PDF](#)

[22-0205\\_ALL DOCS\\_RESUBMIT\\_0822.PDF](#)

[22-0205\\_APP\\_RESUBMIT\\_0822.PDF](#)

22-0193 - Self Storage Facility - Theta Pike

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

Request from Micah Padgett for design approval of new construction at [TAX MAP 90B GROUP B PARCEL 41.04](#) off Theta Pike

IV. New 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.

- . 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](#)

- 22-0249 - 730 Mooresville Pike Go Cart Storage Area And Canopy

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](#).

- . 22-0249 - Supporting Documentation\_Staff Report

Documents:

[22-0249\\_APPLICATION.PDF](#)  
[22-0249\\_8-4-2022 TENN PIN ALLEY CANOPY ONLY.PDF](#)  
[22-0249\\_TENN PIN ALLEY VERTICAL STRUCTURES FOR MINI GOLF 8 17 22.PDF](#)  
[22-0249\\_STAFF REPORT TENN PIN ALLEY ART.PDF](#)

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 22-0205**

MEETING DATE

**N/A**

APPLICANT/OWNER

**Equitas Management/ Charles Raines**

PROPERTY ADDRESS/LOCATION

**2248 Nashville Hwy/ Tax Map 51 Parcel 058**

**PROJECT DESCRIPTION: Self-Storage Facility.**

The applicant is requesting façade approval for the construction of a three-story self-storage buildings and associated office. This proposal is located within the existing Honey Farms Planned Unit Development Honey Farms located at the southeast corner of Nashville Hwy and Honey Farm Way.

*\*Note, this item was deferred at the previous ART meeting on 8/9/22 for additional information.*



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CEG PUD	Single-Family Home	CEG PUD	Indoor & Outdoor Self-Storage Facility	N/A

**Building Facade 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 façade material of brick accented by clear glass. This proposal utilizes a series of planes on the north, south, and east elevation and not creating a single solid unbroken wall. Please note that this proposal would take recommendation from the ART team in consideration of Planning Commission and City Council approval. This proposal did not indicate that design of the office building that is proposed nearest to Nashville Hwy. As noted, section 8.3.4 of the City of Columbia Zoning Code states When located within a PUD, the use shall maintain a minimum 300-foot setback from any property line along arterial roadways.

*\*Note, this item was deferred at the previous ART meeting on 8/9/22 for additional information.* A revised submittal indicates the dimensions of the primary 3 story 80,000 SF indoor self-storage facility. Dimensional insets are shown in addition to the height of the structure including the screening of all rooftop HVAC equipment by raised parapets.



CITY OF COLUMBIA SUBMITTAL  
NOT FOR CONSTRUCTION

# STORPLACE NORTH COLUMBIA

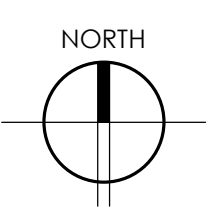
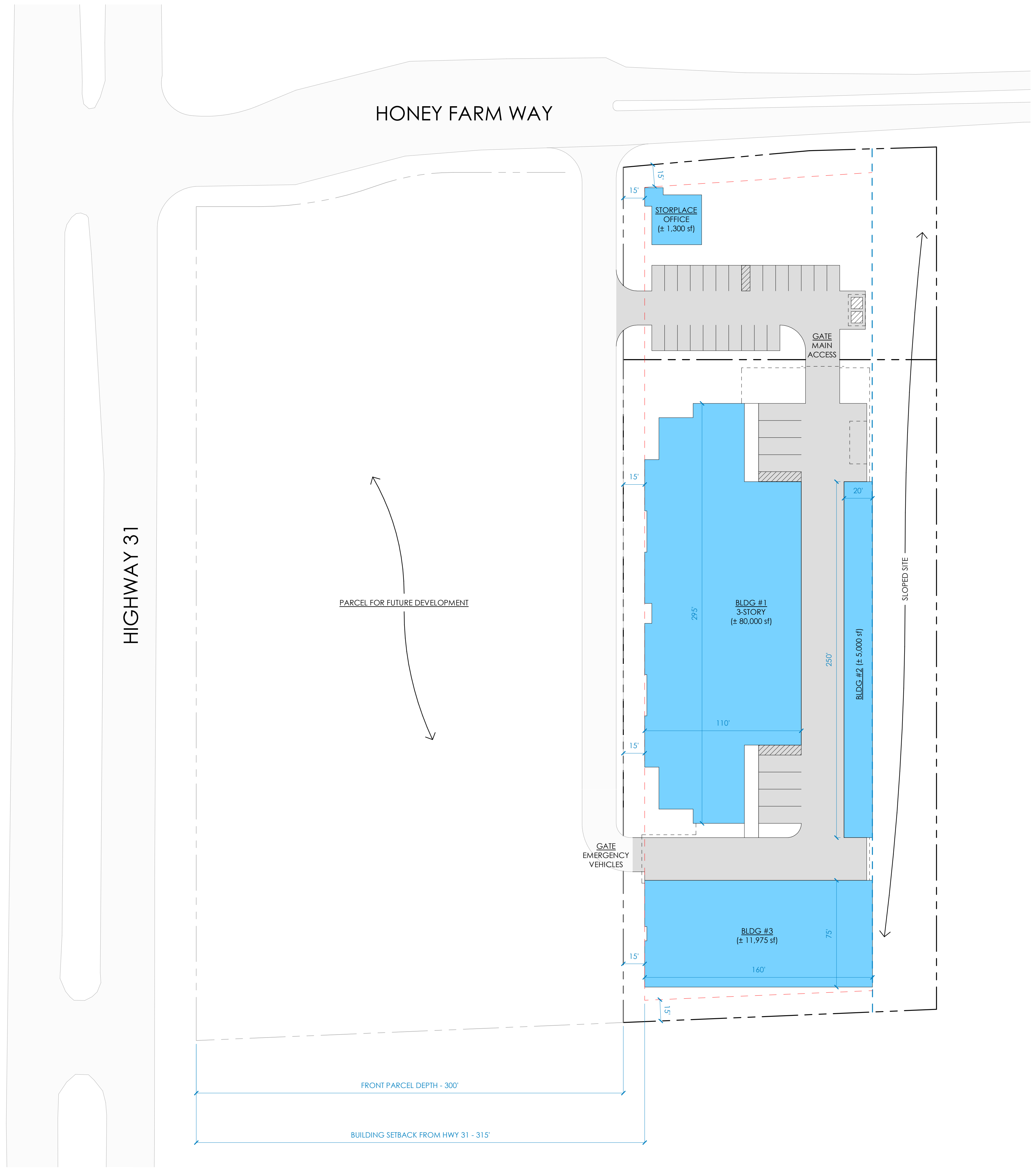
HONEY FARM WAY - COLUMBIA, TENNESSEE

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revisions

issue date
08.22.2022

sheet title
ARCHITECTURAL SITE PLAN

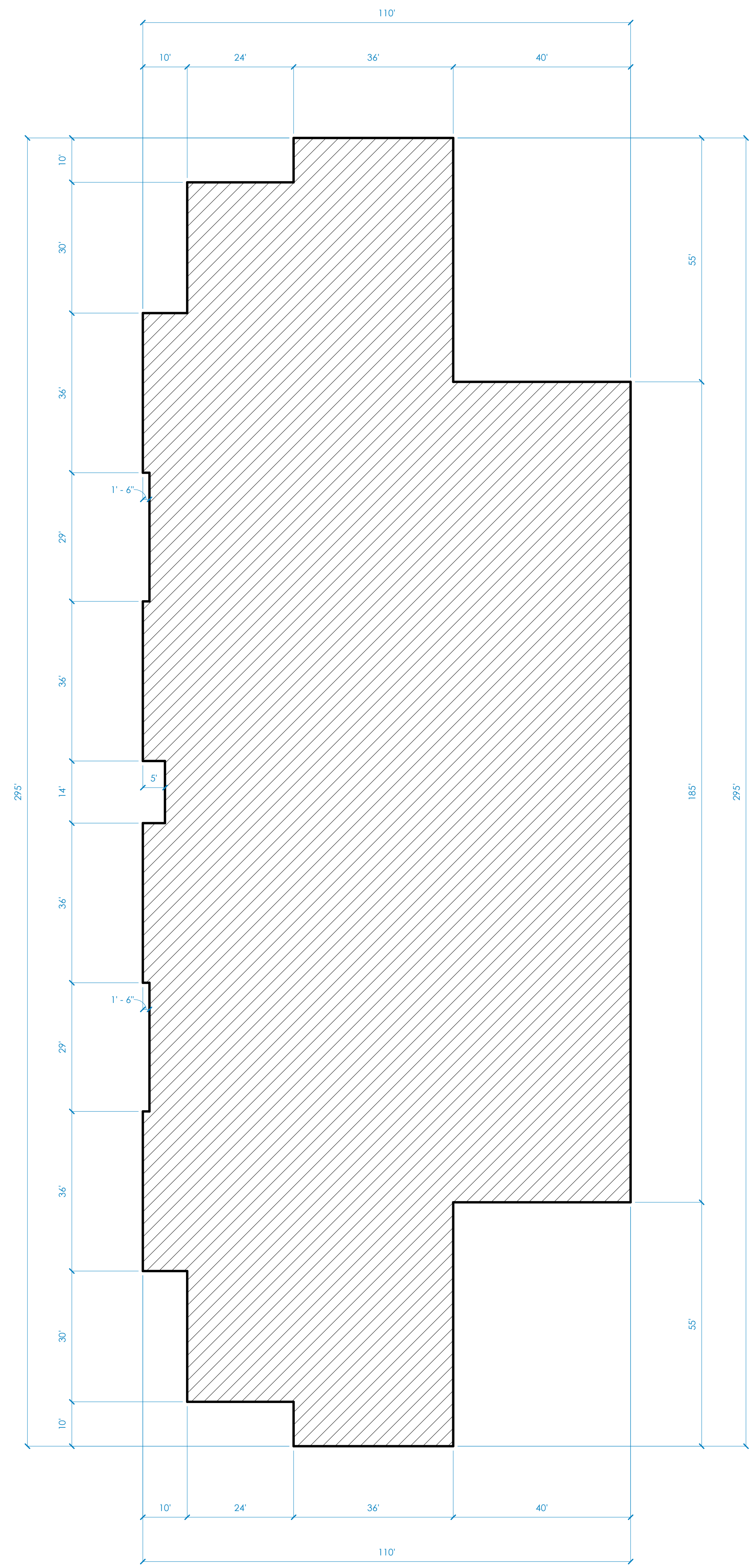


**ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 40'-0"

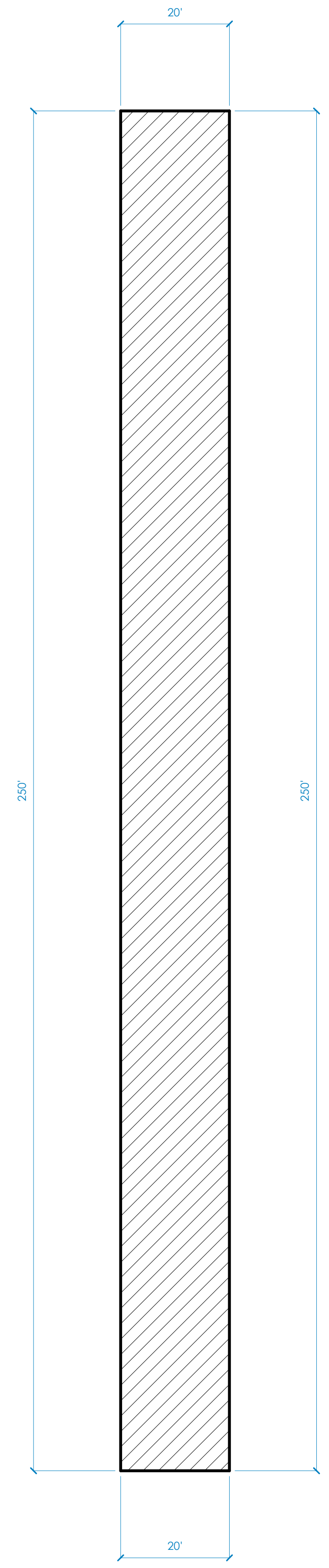
revisions

issue date  
08.22.2022

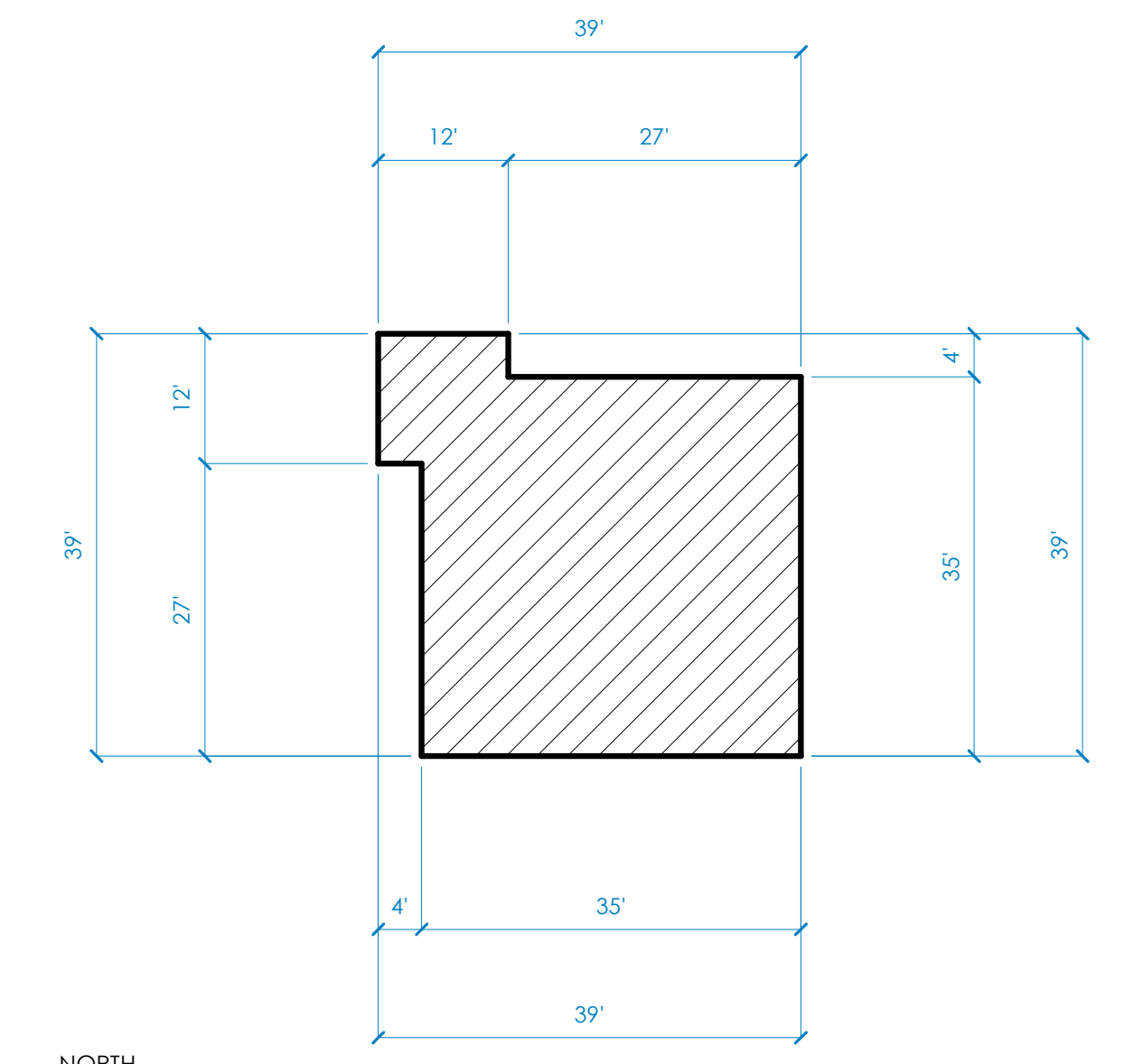
sheet title  
BUILDING  
PLANS  
DIMENSIONED



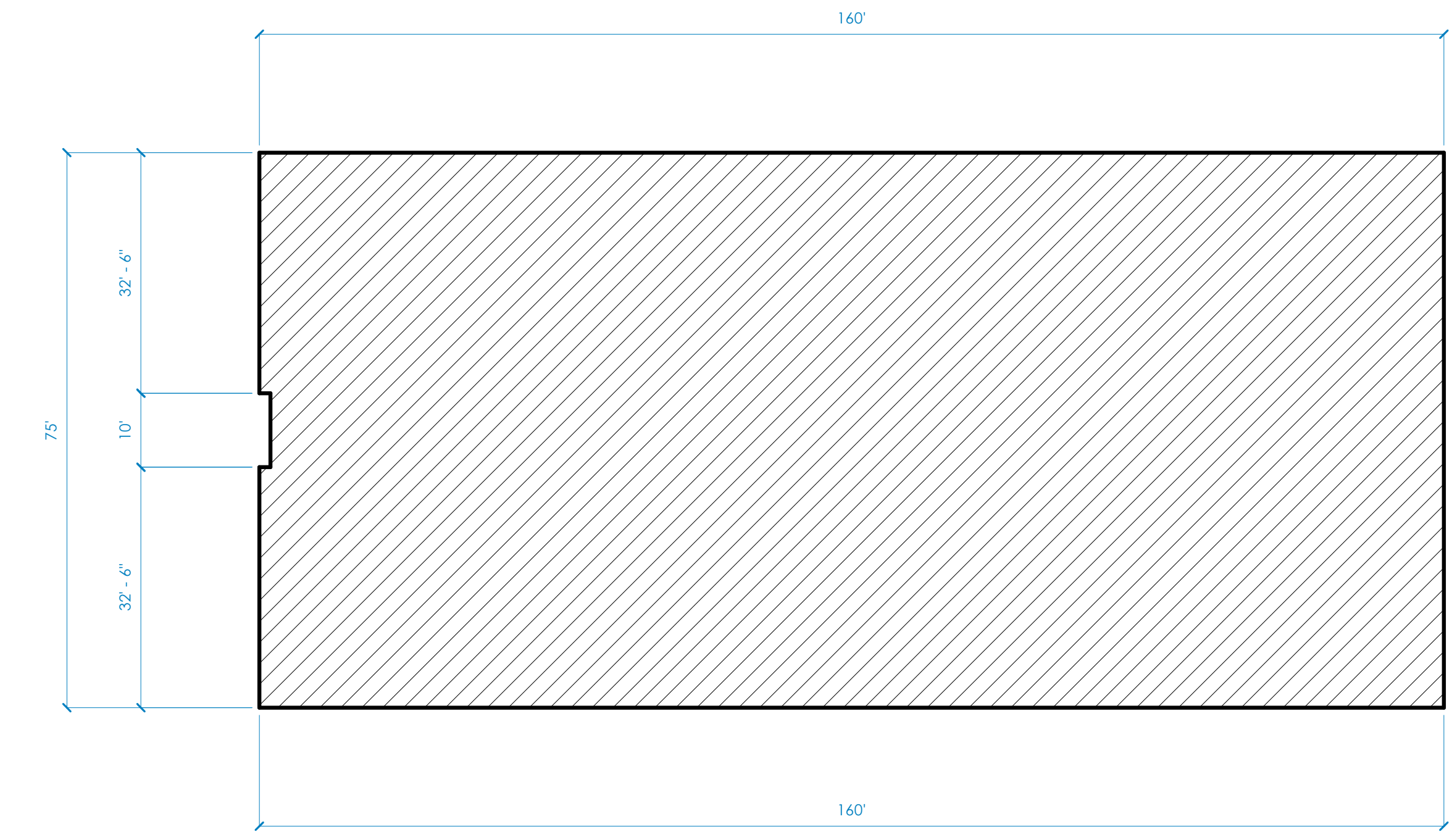
**BUILDING #1 - DIMENSIONED**  
SCALE: 1/16" = 1'-0"



**BUILDING #2 - DIMENSIONED**  
SCALE: 1/16" = 1'-0"



**OFFICE - DIMENSIONED**  
SCALE: 1/16" = 1'-0"



**BUILDING #3 - DIMENSIONED**  
SCALE: 1/16" = 1'-0"

revisions

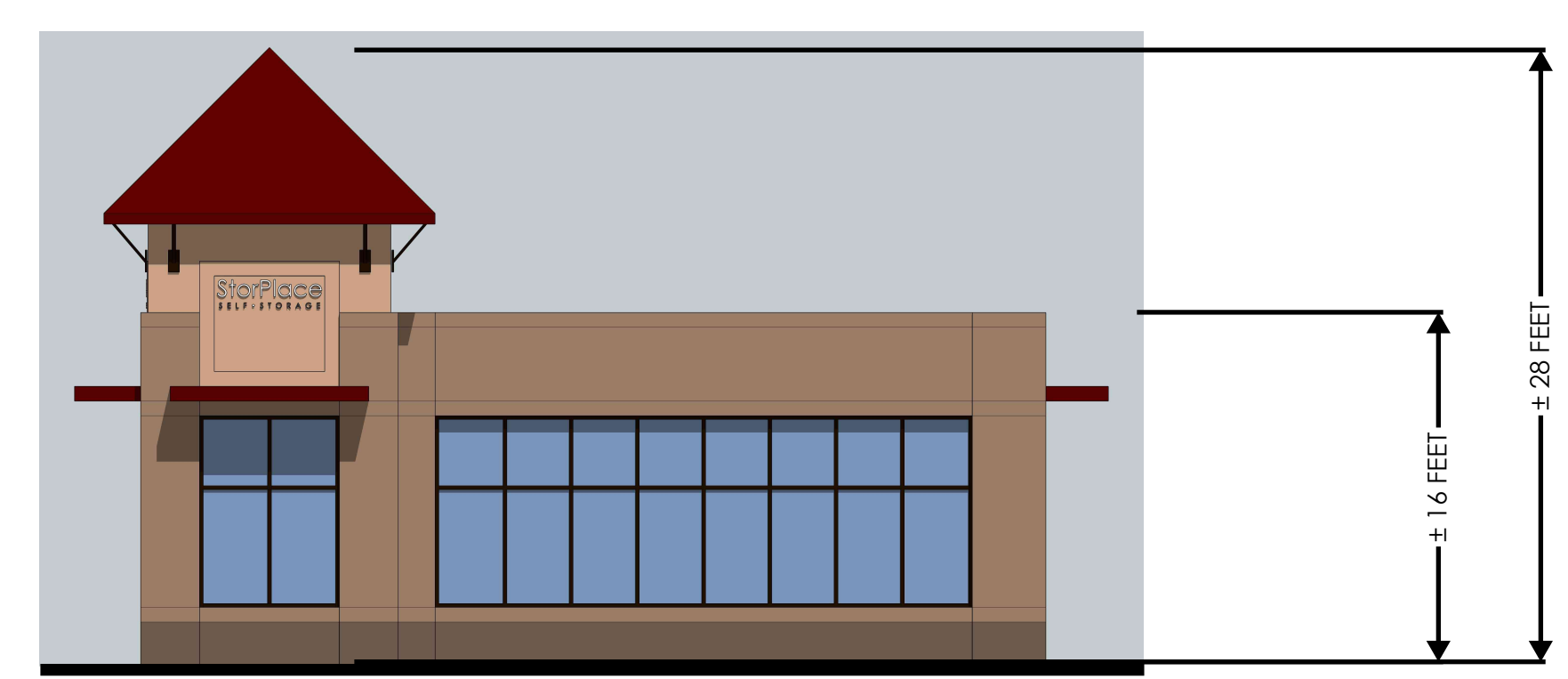
issue date
08.22.2022

sheet title
PROPOSED BUILDING ELEVATIONS



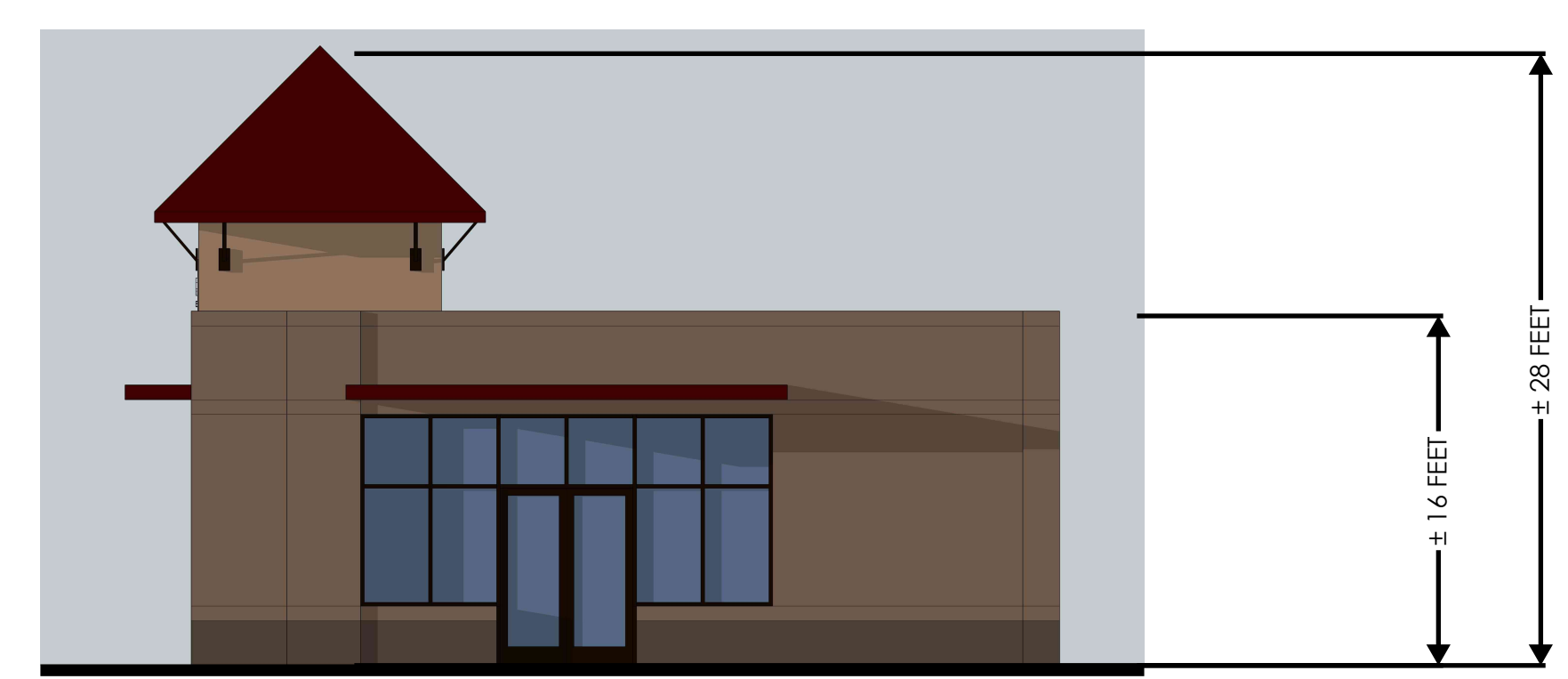
NORTHEAST ELEVATION - STORPLACE OFFICE

SCALE: 1/8" = 1'-0"



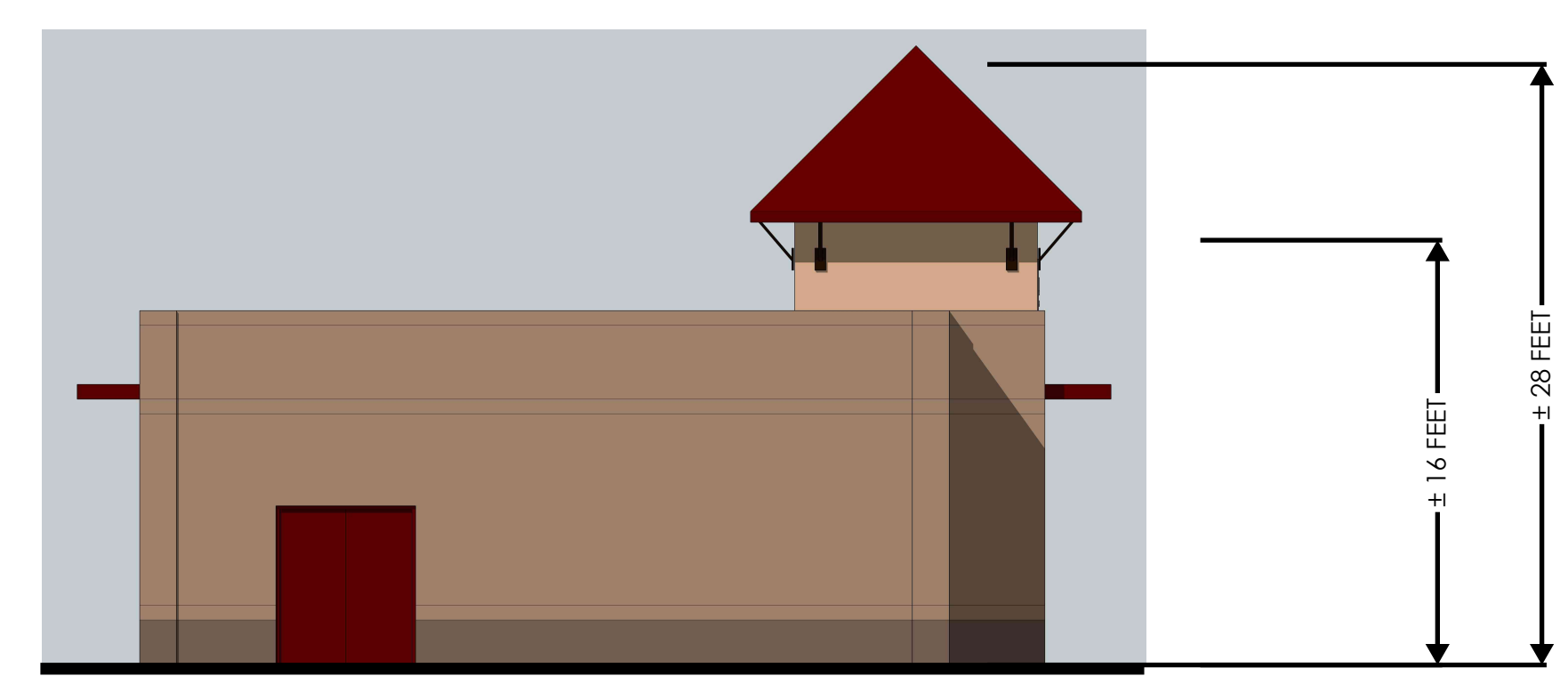
NORTHWEST ELEVATION - STORPLACE OFFICE

SCALE: 1/8" = 1'-0"



SOUTHWEST ELEVATION - STORPLACE OFFICE

SCALE: 1/8" = 1'-0"



SOUTHEAST ELEVATION - STORPLACE OFFICE

SCALE: 1/8" = 1'-0"



STORPLACE OFFICE

MATERIAL LEGEND	
BRICK (LIGHT, MEDIUM, DARK)	
GLASS (CLEAR)	
DOOR / WINDOW FRAME	
METAL DOOR / ROOF / AWNING	

MATERIAL LEGEND	
BRICK (LIGHT, MEDIUM, DARK)	
GLASS (CLEAR)	
DOOR / WINDOW FRAME	
METAL DOOR / ROOF / AWNING	

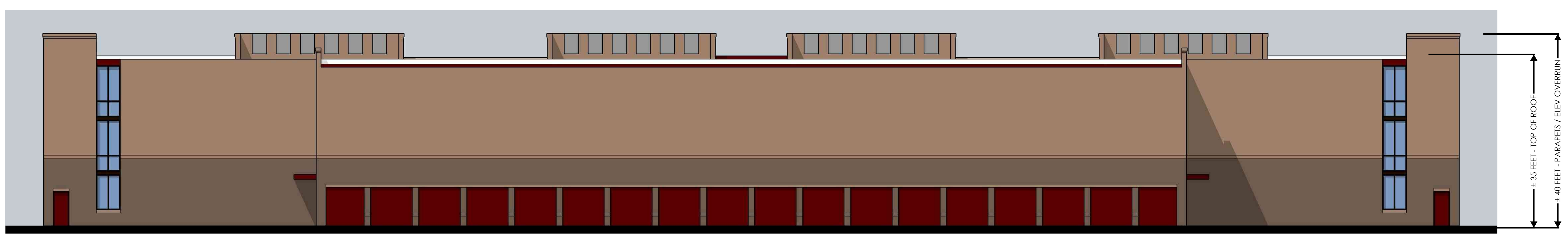


STORAGE BUILDING #1



NORTHWEST ELEVATION - STORAGE BUILDING #1

SCALE: 3/32" = 1'-0"



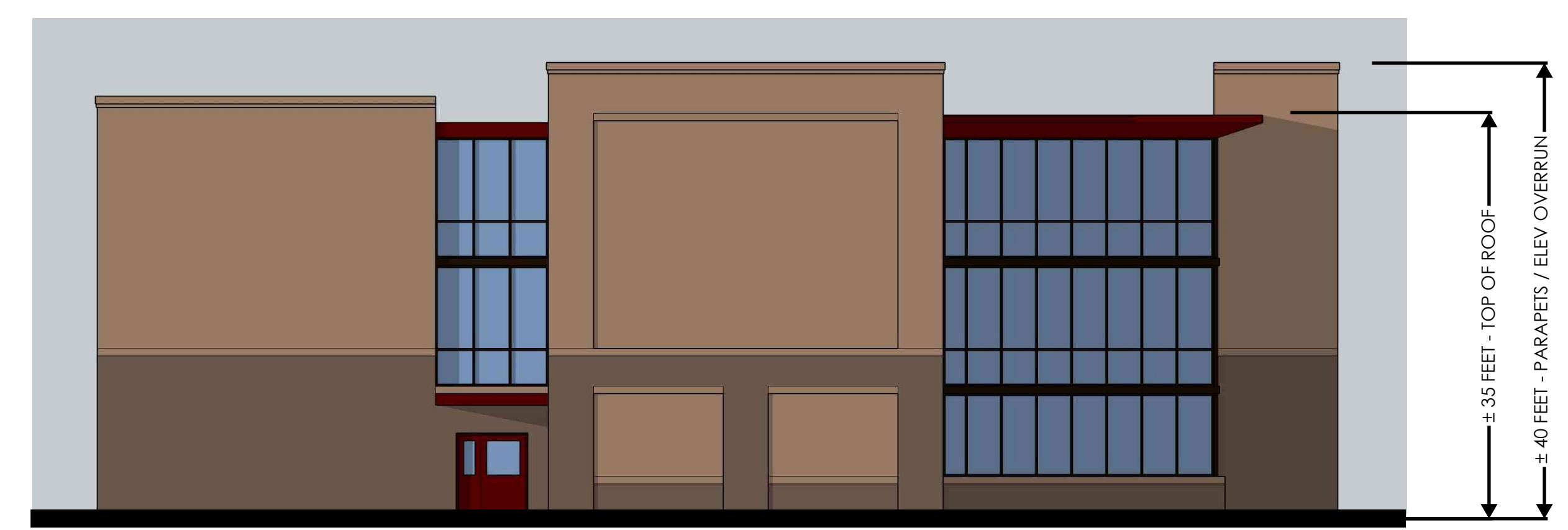
SOUTHEAST ELEVATION - STORAGE BUILDING #1

SCALE: 3/32" = 1'-0"



SOUTHWEST ELEVATION - STORAGE BUILDING #1

SCALE: 3/32" = 1'-0"



NORTHEAST ELEVATION - STORAGE BUILDING #1

SCALE: 3/32" = 1'-0"

CITY OF COLUMBIA SUBMITTAL  
NOT FOR CONSTRUCTION

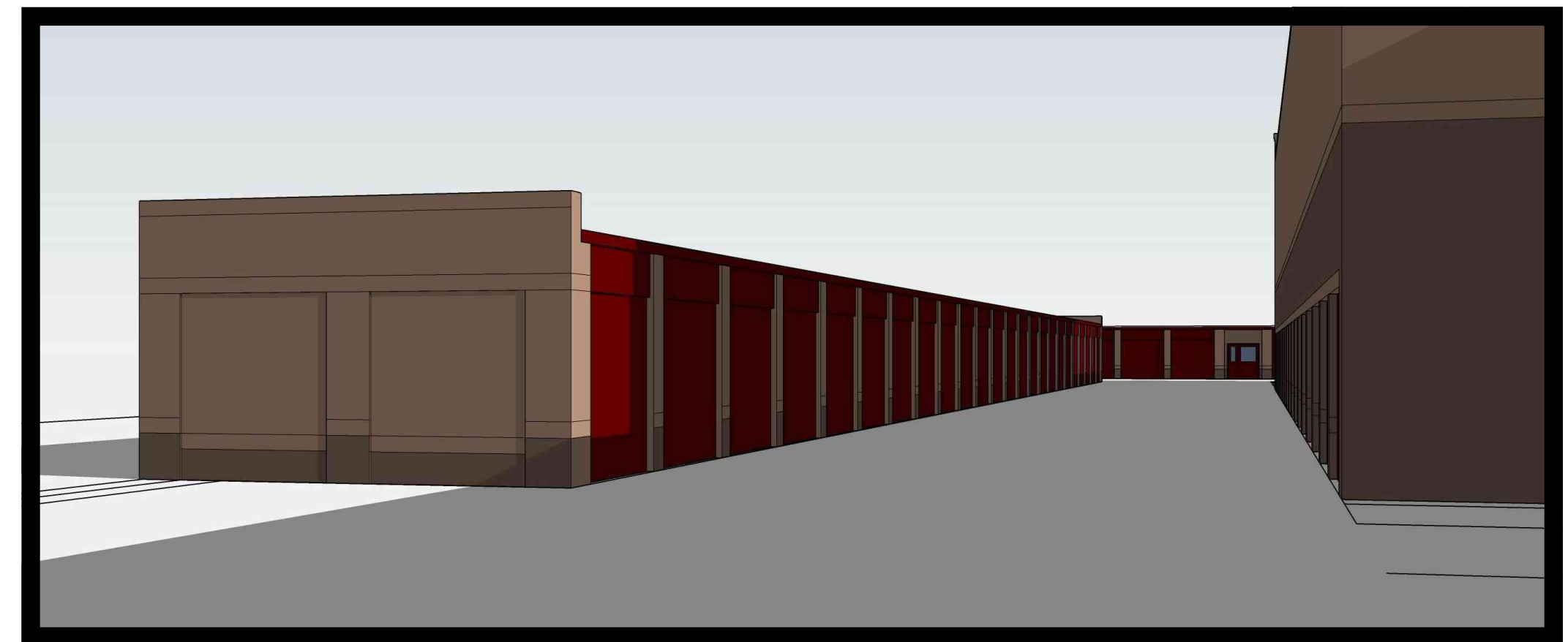
**HONEY FARM (SPL N. COLUMBIA)**  
NASHVILLE HWY (HWY 31) - COLUMBIA, TENNESSEE 38401

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revisions

issue date  
08.22.2022

sheet title  
PROPOSED  
BUILDING  
ELEVATIONS

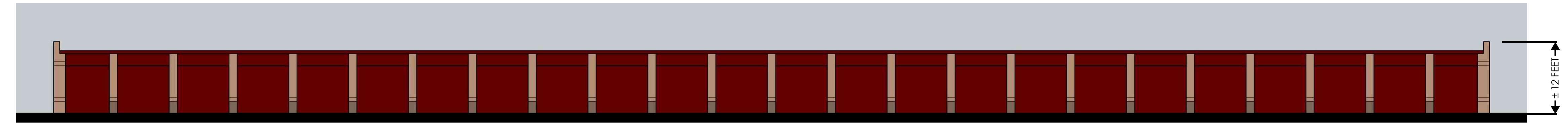


STORAGE BUILDING #2



NORTHEAST & SOUTHWEST ELEVATIONS - STORAGE BUILDING #2

SCALE: 3/32" = 1'-0"



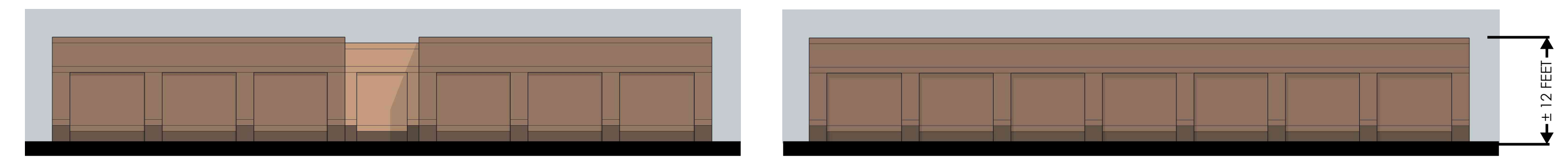
NORTHWEST ELEVATION - STORAGE BUILDING #2

SCALE: 3/32" = 1'-0"



SOUTHEAST ELEVATION - STORAGE BUILDING #2

SCALE: 3/32" = 1'-0"



NORTHWEST & SOUTHEAST ELEVATIONS - STORAGE BUILDING #3

SCALE: 3/32" = 1'-0"



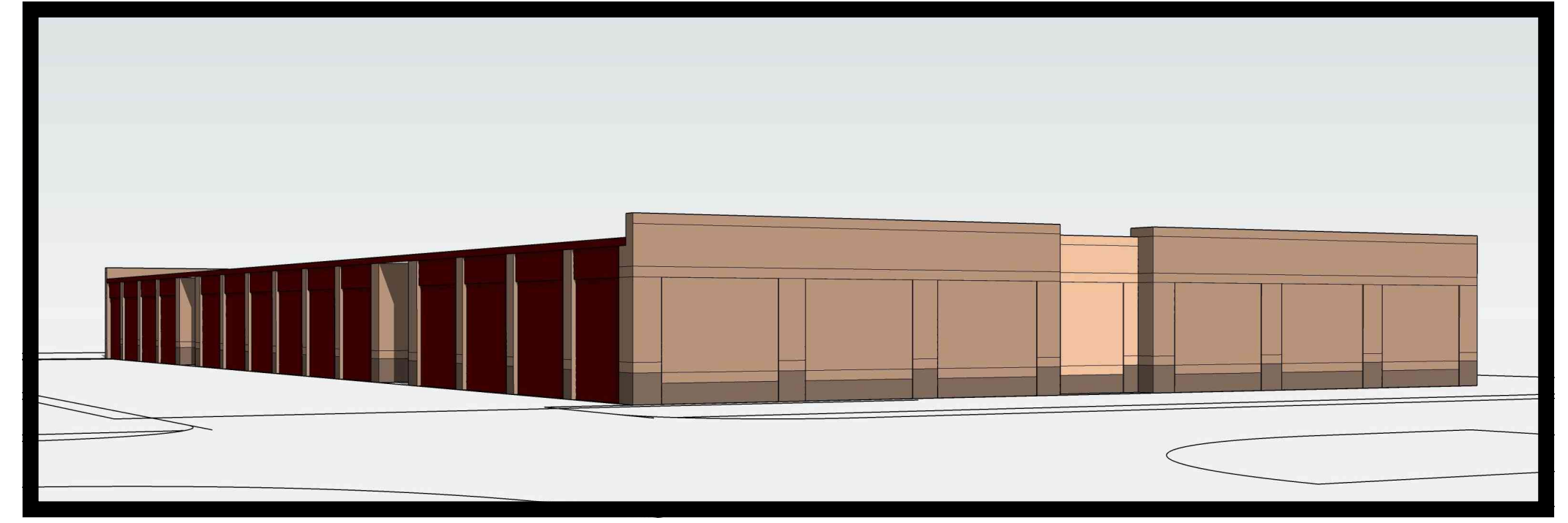
NORTHEAST ELEVATION - STORAGE BUILDING #3

SCALE: 3/32" = 1'-0"









SOUTHWEST ELEVATION - STORAGE BUILDING #3

SCALE: 3/32" = 1'-0"



STORAGE BUILDING #3

**MATERIAL LEGEND**

BRICK (LIGHT, MEDIUM, DARK)	  
GLASS (CLEAR)	
DOOR / WINDOW FRAME	
METAL DOOR / ROOF / AWNING	

revisions

issue date
08.22.2022

sheet title
ROOFTOP MECHANICAL UNIT VIEWS



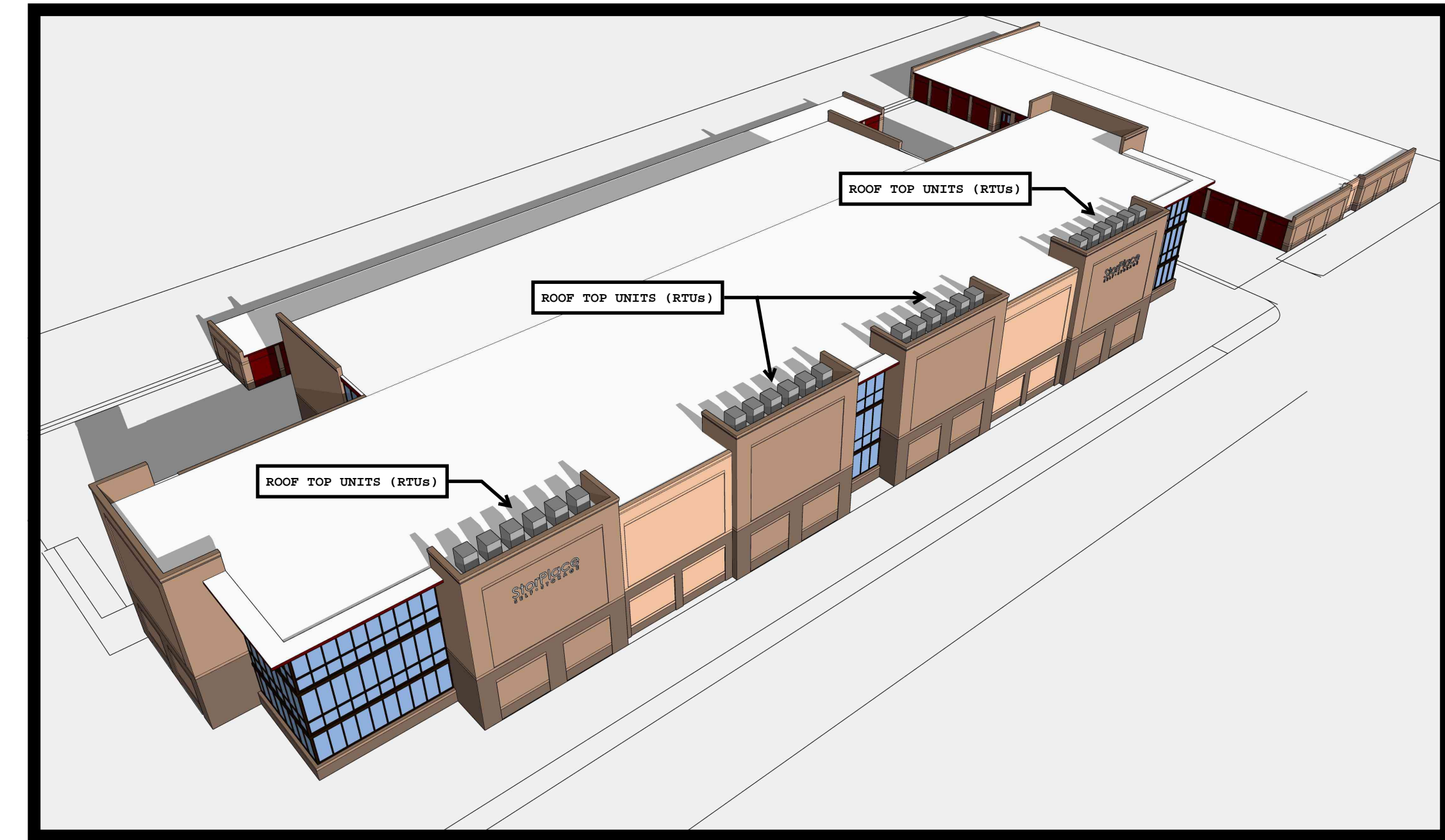
GROUND LEVEL VIEW FROM HIGHWAY 31



GROUND LEVEL VIEW FROM HONEY FARM WAY



GROUND LEVEL VIEW FROM HONEY FARM WAY



BIRD'S EYE VIEW OF BUILDING #1 ROOF TOP UNITS BEHIND PARAPETS (± 5 FEET)



GROUND LEVEL VIEW FROM UP CLOSE



CITY OF  
**COLUMBIA**  
TENNESSEE

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

**Resubmittal requested  
at the 8/9/22 ART  
meeting**

**ARCHITECTURAL REVIEW TEAM  
PROJECT DEVELOPMENT APPLICATION**

*DEADLINE: 3<sup>RD</sup> MONDAY OF THE MONTH AT 4:00 PM*

<b>ADDRESS/LOCATION</b>	2248 Nashville Highway (SEC Highway 31 and Honey Farm Way), Columbia, TN 38401		
	<b>TAX MAP:</b> 051	<b>GROUP:</b>	<b>PARCEL:</b> 051 05800 000
<b>SUMMARY OF NATURE OF REQUEST AND WORK</b>	Facade approval for self storage facility comprising of three storage buildings totaling approximately 96,800 SF and a 1,300 SF associated office building as part of a PUD Master Plan amendment for Honey Farm Subdivision on approximately 4.2 acres at the southeast corner of Highway 31 and Honey Farm Way.		

<b>REQUEST DATE FOR PRE-APPLICATION CONFERENCE</b>	Completed 6/29/22	<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"*

<b>SELECT REQUEST</b>	<b>PLAN SHALL INCLUDE</b>
<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**

<b>NAME</b>	Drew Smith, Equitas Management Group, LLC	<b>PHONE</b>	469-585-7913
<b>ADDRESS</b>	2034 Hamilton Place Blvd., Suite 400 Chattanooga, TN 37421	<b>EMAIL</b>	drew.smith@equitasmg.com

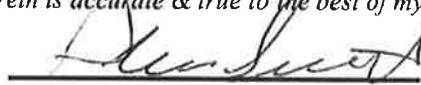
**PROPERTY OWNER**

<b>NAME</b>	Charles Raines	<b>PHONE</b>	(615) 456-7098
<b>ADDRESS</b>	P.O. Box 1715, Springhill, TN 37174	<b>EMAIL</b>	raines.monica@icloud.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.*

Drew Smith, Equitas Management Group, LLC

APPLICANT NAME



APPLICANT SIGNATURE

7/11/22

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.\***

JD Eatherly Estate, Sandra Cantrell Executor

PROPERTY OWNER NAME

DocuSigned by:  
  
7094E8B5C2E741C


PROPERTY OWNER SIGNATURE

7/11/2022

DATE

Charles Raines

PROPERTY OWNER NAME

DocuSigned by:  
  
4312D78CA866916...

PROPERTY OWNER SIGNATURE

7/11/2022

DATE

**STAFF USE ONLY**

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



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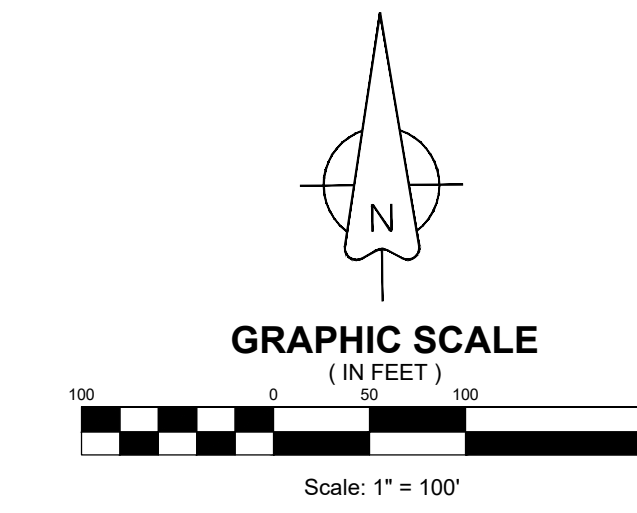
SUBMITTAL REQUIREMENTS  
*10 copies of plan + PDF*  
*Fold all submittals larger than 8½"x11"*

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.



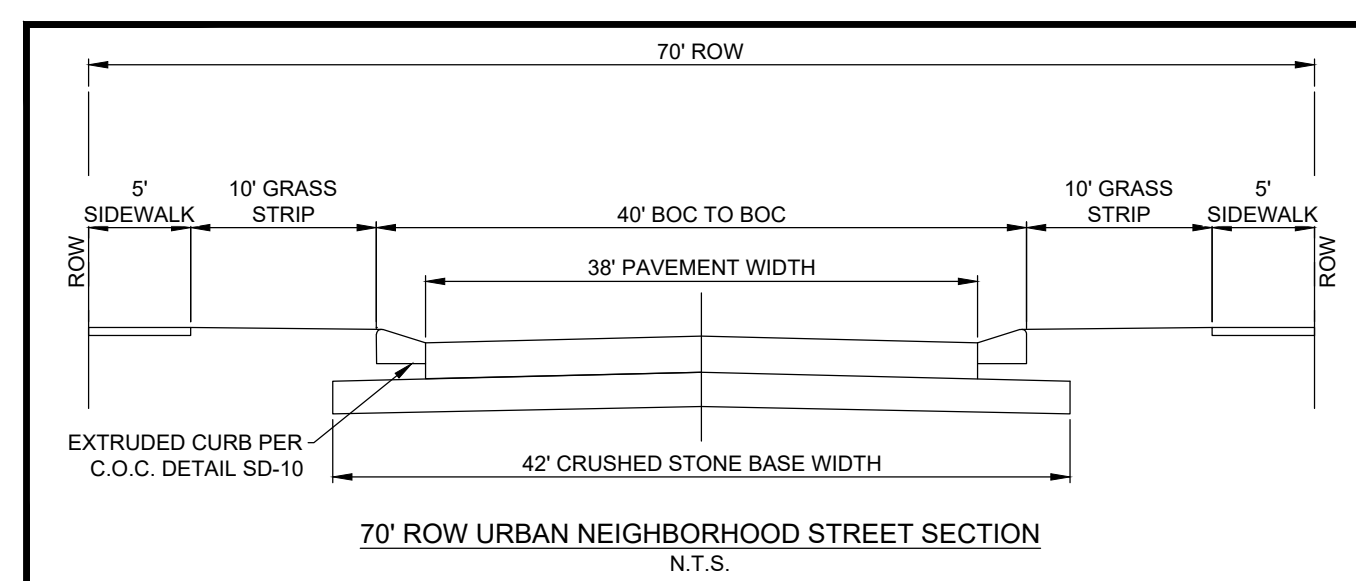
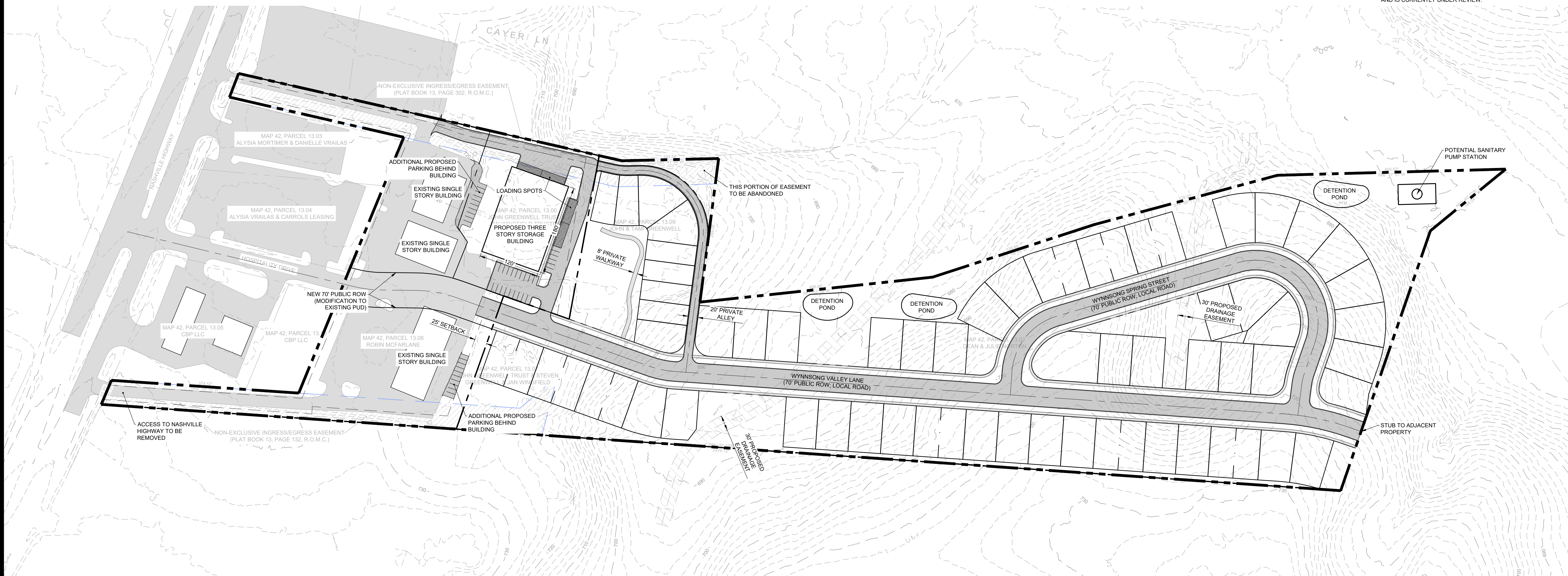
**SITE DATA**  
 PROPOSED RESIDENTIAL ZONE: CD-3  
 EXISTING COMMERCIAL ZONE: PUD/CEG  
 TOTAL RESIDENTIAL AREA: 19.27 ACRES (839,589 SF)  
 MAXIMUM DENSITY: 4 UNITS/ACRE (77 UNITS)  
 PROPOSED DENSITY: 3.43 UNITS/ACRE (66 UNITS)  
 TOTAL COMMERCIAL AREA: 6.11 ACRES (266,217 SF)  
 MINIMUM COMMERCIAL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



<b>FLOOD NOTE</b>	
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 04/16/2007.	
<b>OWNER OF RECORD</b>	
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	
<b>APPLICANT</b>	
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



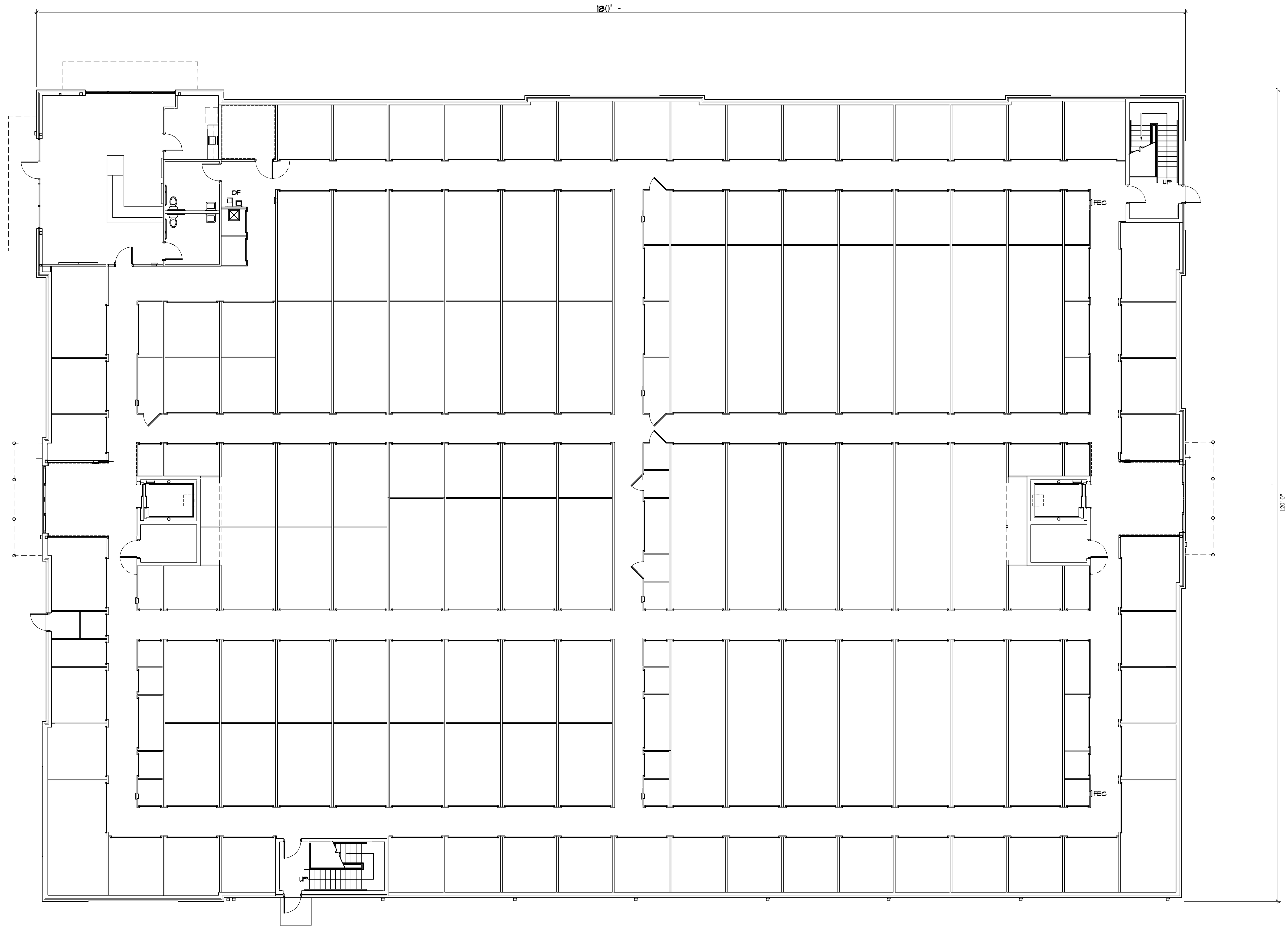
**PROJECT**  
 22-0335

**SHEET**  
 C-2.0



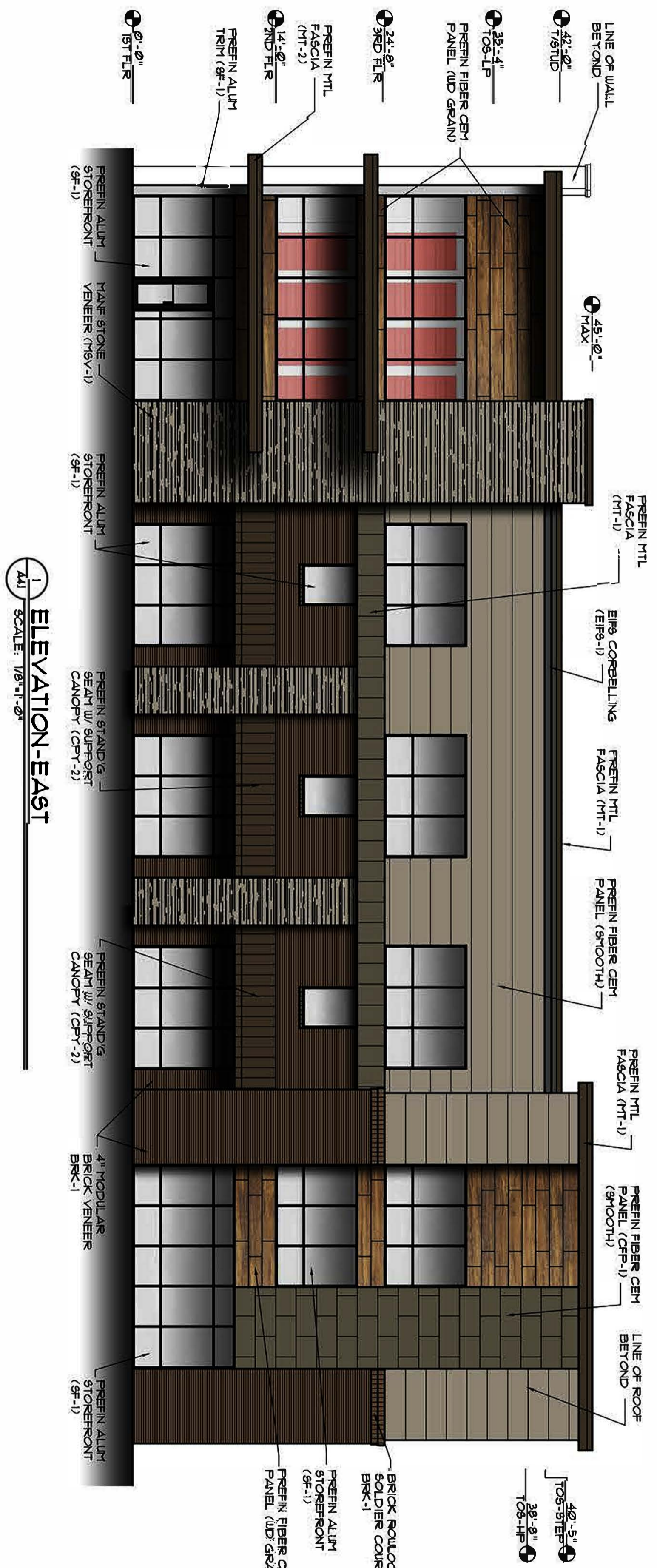
**WYNNSONG VALLEY**

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

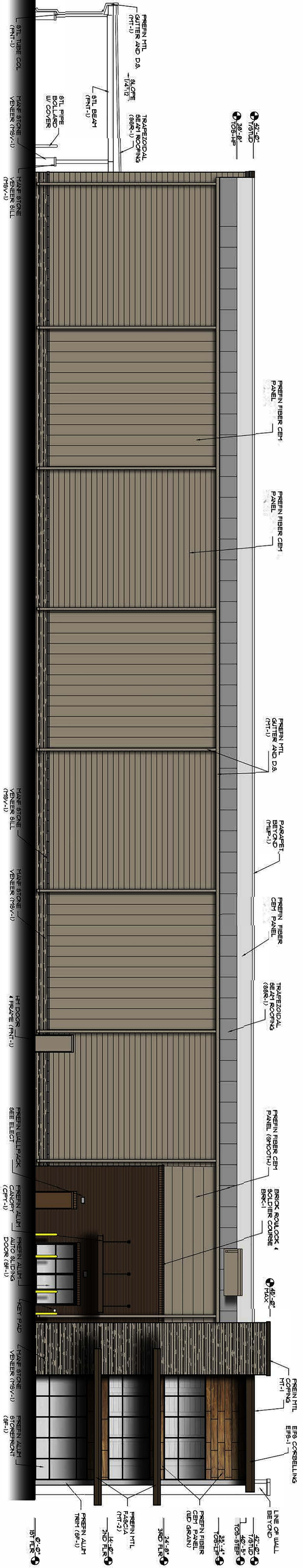


1 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"






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 30030  
 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](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 Facade 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.

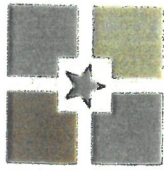
**C. Alternative Compliance**

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.



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

ADDRESS/LOCATION	730 Mooresville Pike, Columbia, TN 38401		
	TAX MAP: 114	GROUP:	PARCEL: 074.00
SUMMARY OF NATURE OF REQUEST AND WORK			

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 8½"x11"*

SELECT REQUEST	PLAN SHALL INCLUDE
<input type="checkbox"/> Façade Approval <input type="checkbox"/> Large-scale Commercial 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	Chet Rhodes	PHONE	(615)-480-7535
ADDRESS	807 Nashville HWY. STE. 1 Columbia, TN 38401	EMAIL	RhodesEngineering@gmail.com

PROPERTY OWNER

NAME	Derek <sup>or</sup> Brandee Ransom	PHONE	(931)-381-2695 (615)-
ADDRESS	730 Mooresville Pike, Columbia, TN 38401	EMAIL	randee@mcewengroup.com derek@tennpin.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.

Chet Rhodes                      Chet Rhodes                      8/18/2022  
 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.\*

x Derek Ransom                      x Derek Ransom                      x 8/18/22  
 PROPERTY OWNER NAME                      PROPERTY OWNER SIGNATURE                      DATE

STAFF USE ONLY

DOCKET NO.	22-0249	FEE PAID	-0-
RECEIPT NO.	NA	REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



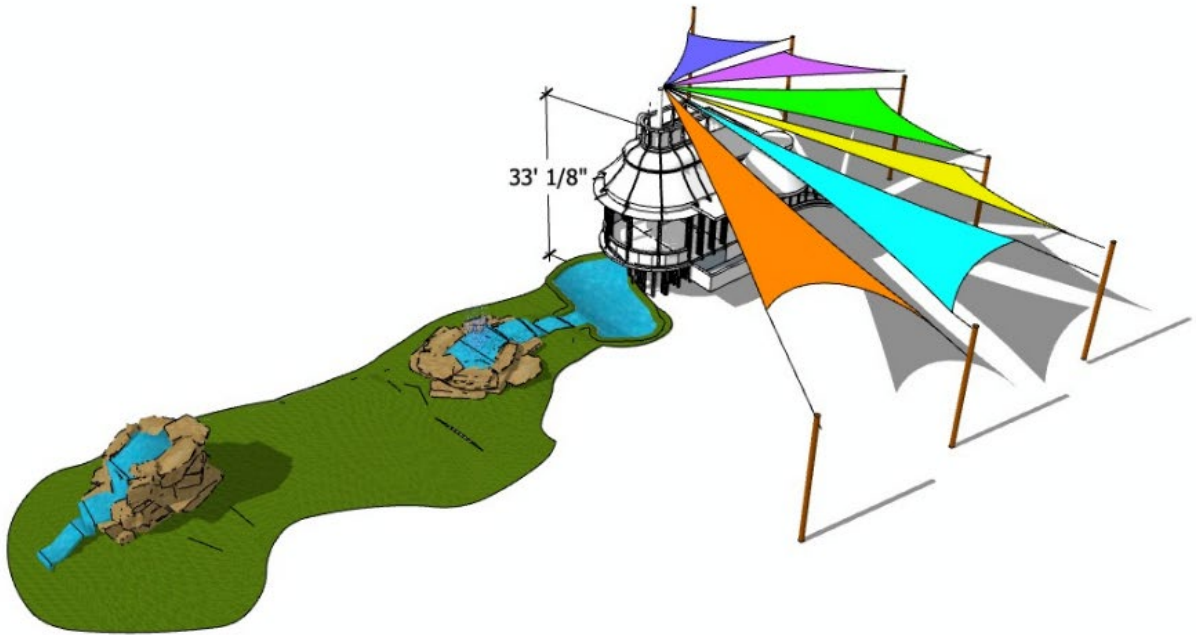


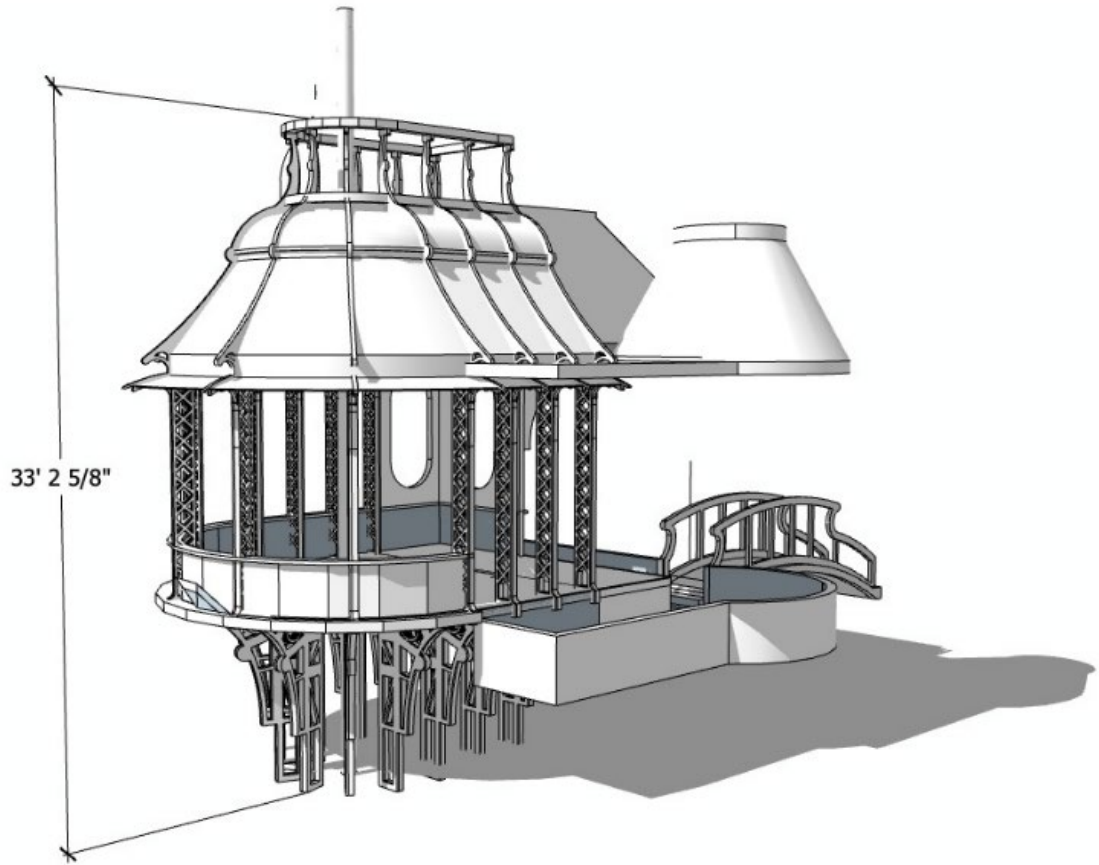








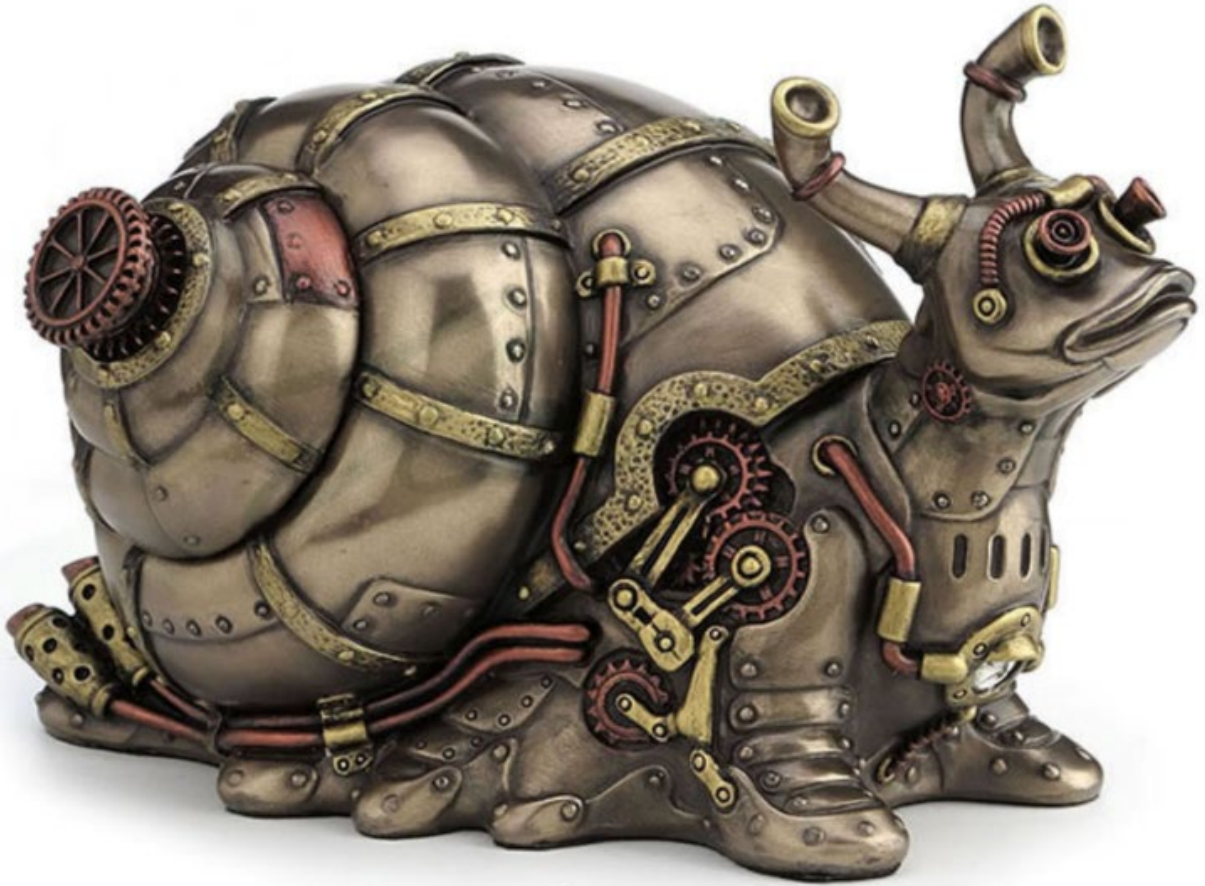








Approximately 48" tall



approximately 8 feet tall



Approximately 48" tall



approximately  
10' tall



ROMIX1944

Approximately  
6 feet tall



**Approximately  
16 feet tall**







CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

**ART 22-0249**

APPLICANT/PROPERTY OWNER

**Chet Rhodes Engineering/ Brandee & Derek Ransom, Tenn Pin Alley**

MEETING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**730 Mooresville Pike/ Tax Map 114 Parcel 074.00**

**PROJECT DESCRIPTION: Freestanding Canopy Structure**

This design review proposal is for the construction of an open air 54 X 46 freestanding canopy structure that will serve a proposed go-kart track for the storage and queuing of go-kart vehicles



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
C-PUD Commercial Planned Unit Development	Family Entertainment Center	SD-LI/ CD-2 & Commercial/ Open Space (Museum).	Canopy Structure	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:



CITY OF COLUMBIA TENNESSEE  
ARCHITECTURAL DESIGN REVIEW  
STAFF REPORT

- 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 design review proposal is for the construction of a 54 X 46 freestanding canopy structure that will serve a proposed go-kart track for the storage and queuing of go-kart vehicles. The proposed structure will be 15' in height and be cladded in a metal façade panel. It would be recommended that proposed structure be cladded in approved material cited from the zoning code material standards such as cementitious siding. This review proposal is subject to Planning Commission and City Council review as a PUD (*Ordinance 1707 3-1-90*) Master Plan revision.