



AGENDA

The Columbia Architectural Design Review Team will meet on Tuesday, November 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:

I. Roll Call

II. Old Business

22-0266 - 2558 Nashville Highway - Wynnsong Mixed Use PUD

Request from T-Square Engineering for design review approval of new storage unit building within a PUD located at [TAX MAP 42 PARCEL 13](#) off Nashville Highway.

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

. 22-0266 - Supporting Documentation_Staff Report

Documents:

[22-0266_APPLICATION.PDF](#)
[22-0211_CONCEPT PLAN.PDF](#)
[22-0266_FLOOR PLAN.PDF](#)
[22-0266_RENDERING.PDF](#)
[22-0266_STORAGE ELEVATION.PDF](#)
[22-0266_STAFF REPORT 2558 NASHVILLE HWY.PDF](#)

III. New Business

22-0290 2475 Nashville Highway - Arden Village Mixed Use PUD

Request from Benjamin Sexton for facade approval of a mixed use building on lots 209 and 210 of Arden Village PUD at [2475 NASHVILLE HIGHWAY](#).

. 22-0290_Staff Report

Documents:

22-0290_STAFF REPORT ARDEN VILLAGE.PDF

. 22-0290 Supporting Documents

Documents:

22-0290_ARDEN 210 A COLOR RENDERING 10.3.22.PDF
22-0290_AV 210 A MIXED USE BLDG ARC SUBMITTAL SET.PDF
SET_PHOTO RVSD 10.17.22 (COMMERCIAL 1ST FLOOR) - 4.JPG
22-0290_APPLICATION.PDF

22-0295 1955 Hampshire Pike - New Manufacturing Facility

Request from Joshua Foster for new construction facade approval of manufacturing facility including office area and silos storage structures at 1955 HAMPSHIRE PIKE.

. 22-0295_Staff Report

Documents:

22-0295 STAFF REPORT FIBERON MANUFACTURING FACILITY.PDF

. 22-0295 Supporting Documents

Documents:

A-101 - OVERALL FLOOR PLAN.PDF
A-101A - PARTIAL FLOOR PLAN.PDF
A-101B - PARTIAL FLOOR PLAN.PDF
A-200 - OVERALL EXTERIOR ELEVATIONS.PDF
A-201 - OVERALL EXTERIOR ELEVATIONS.PDF
A-400 - ENLARGED PLANS.PDF
A-401 - ENLARGED PLANS.PDF
A-402 - ENLARGED PLANS.PDF
A-403 - ENLARGED PLANS.PDF
C-400 - OVERALL SITE LAYOUT PLAN.PDF
C-403 - ENLARGED SITE LAYOUT PLAN.PDF
C-404 - ENLARGED SITE LAYOUT PLAN.PDF
C-500 - OVERALL GRADING AND DRAINAGE.PDF
C-503 - ENLARGED GRADING AND DRAINAGE.PDF
C-504 - ENLARGED GRADING AND DRAINAGE.PDF
LEEWARD RENDER 1 (HALF-SIZE).JPG
LEEWARD RENDER 2 (HALF-SIZE).JPG
LEEWARD RENDER 3 (HALF-SIZE).JPG
SITE PERSPECTIVE - HAMPSHIRE PIKE ACCESS RD.JPG
SITE PERSPECTIVE - HWY 43 VIEW.PNG
-APPLICATION_ART_PROJECT LEEWARD_SIGNED.PDF

IV. Other Business

V. Adjourn

at 931-560-1570 prior to the meeting.

The [2022 meeting schedule](#) can be found on the City of Columbia Architectural Design Review Team [webpage](#).

For other questions, please contact the [Department of Development Services](#) at 931-560-1560.



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

ADDRESS/LOCATION	2258 Nashville Highway		
	TAX MAP: 42	GROUP:	PARCEL: 13.00
SUMMARY OF NATURE OF REQUEST AND WORK	We are requesting approval for an addition to an existing CEG-PUD at Map 42, Parcel 13.00. This revision will include the addition of a storage unit building.		

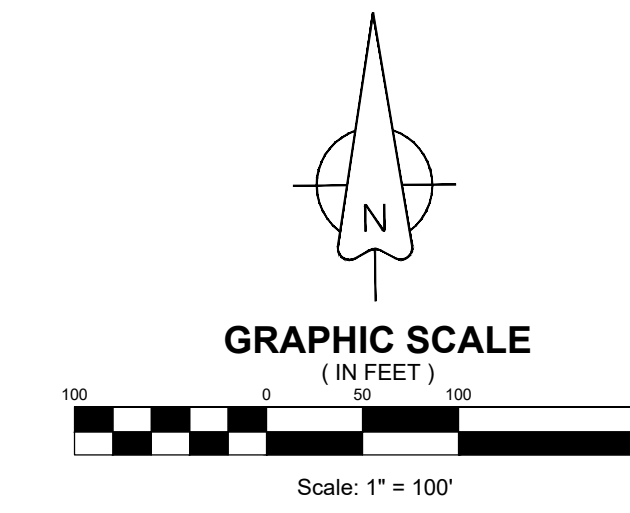
REQUEST DATE FOR PRE-APPLICATION CONFERENCE	8/19/22	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
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SUBMITTAL REQUIREMENTS
10 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
<input checked="" type="checkbox"/> Façade Approval <input type="checkbox"/> Alternative Compliance Requested <input type="checkbox"/> Other: _____	<ul style="list-style-type: none"> • Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

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

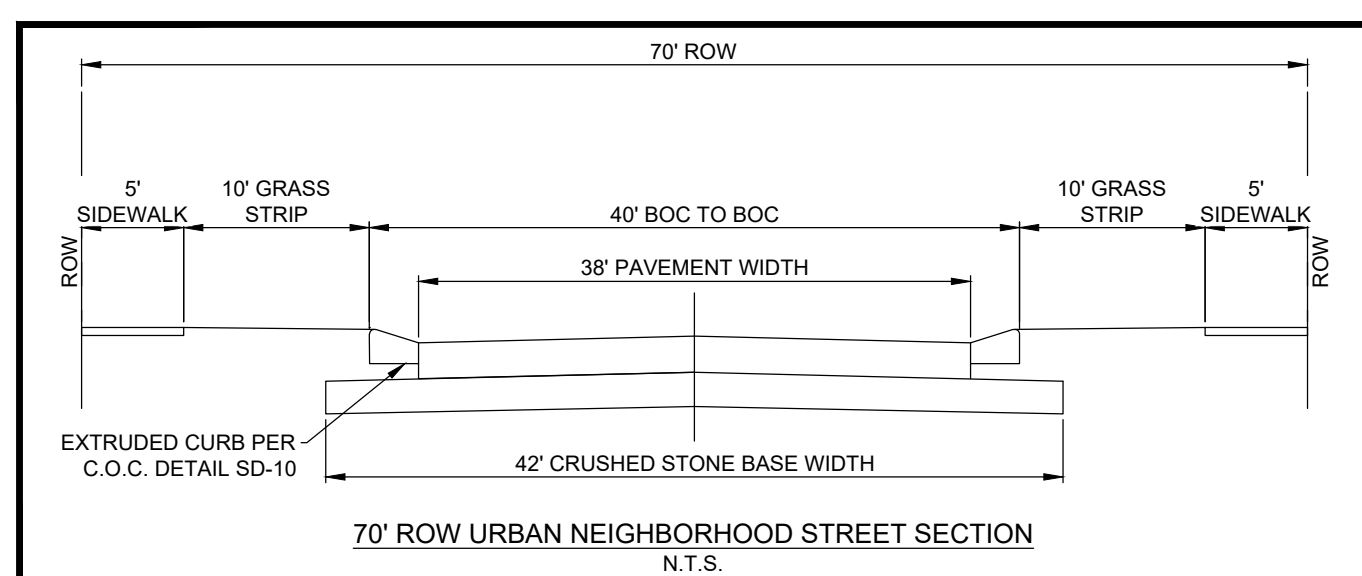
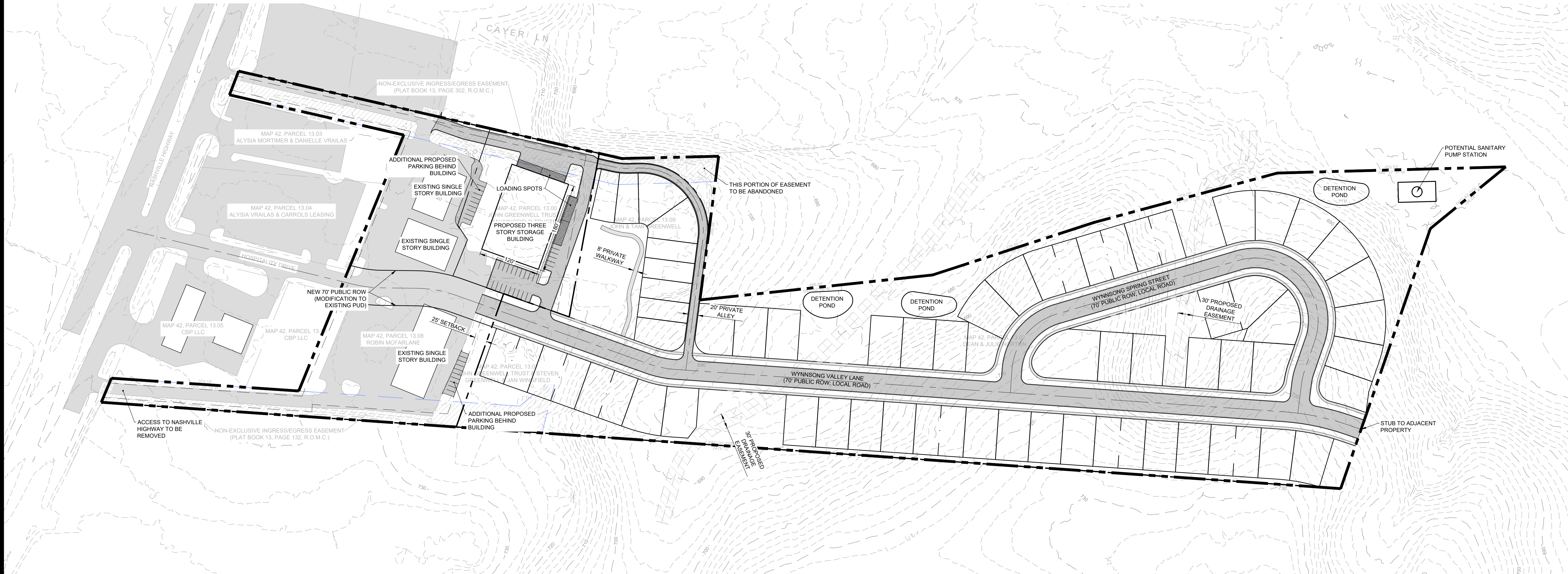
SITE DATA
 PROPOSED RESIDENTIAL ZONE: CD-3
 EXISTING COMMERCIAL ZONE: PUD-CEG
 TOTAL RESIDENTIAL AREA: 19.27 ACRES (839,589 SF)
 MAXIMUM DENSITY: 4 UNITS/ACRE (77 UNITS)
 PROPOSED DENSITY: 3.43 UNITS/ACRE (66 UNITS)
 TOTAL COMMERCIAL AREA: 6.11 ACRES (266,217 SF)
 MINIMUM COMMERCIAL PARKING: 1 SPACE/2,000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



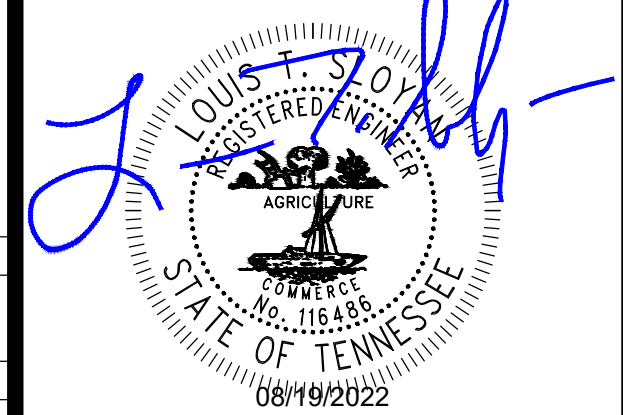
FLOOD NOTE
 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #47119C0180E OF MAURY COUNTY, TN. DATED 04/18/2007.

OWNER OF RECORD
 PARCEL 13.09: JOHN GREENWELL TRUST
 PARCEL 13.02: DEAN AND JULIE NORTON
 PARCEL 13.07: JOHN GREENWELL TRUST AND JAN WINGFIELD
 PARCEL 13.08: ROBIN MCFARLANE
 PARCEL 13.09: JOHN AND TAMI GREENWELL

APPLICANT
 T-SQUARE ENGINEERING
 1329 WEST MAIN ST
 FRANKLIN, TN 37064
 615.678.8212

REVISIONS	
NO.	DATE

CONCEPT PLAN
 MAP 42, PARCELS 13.00, 13.02, 13.07, 13.08, 13.09
 COLUMBIA, TENNESSEE



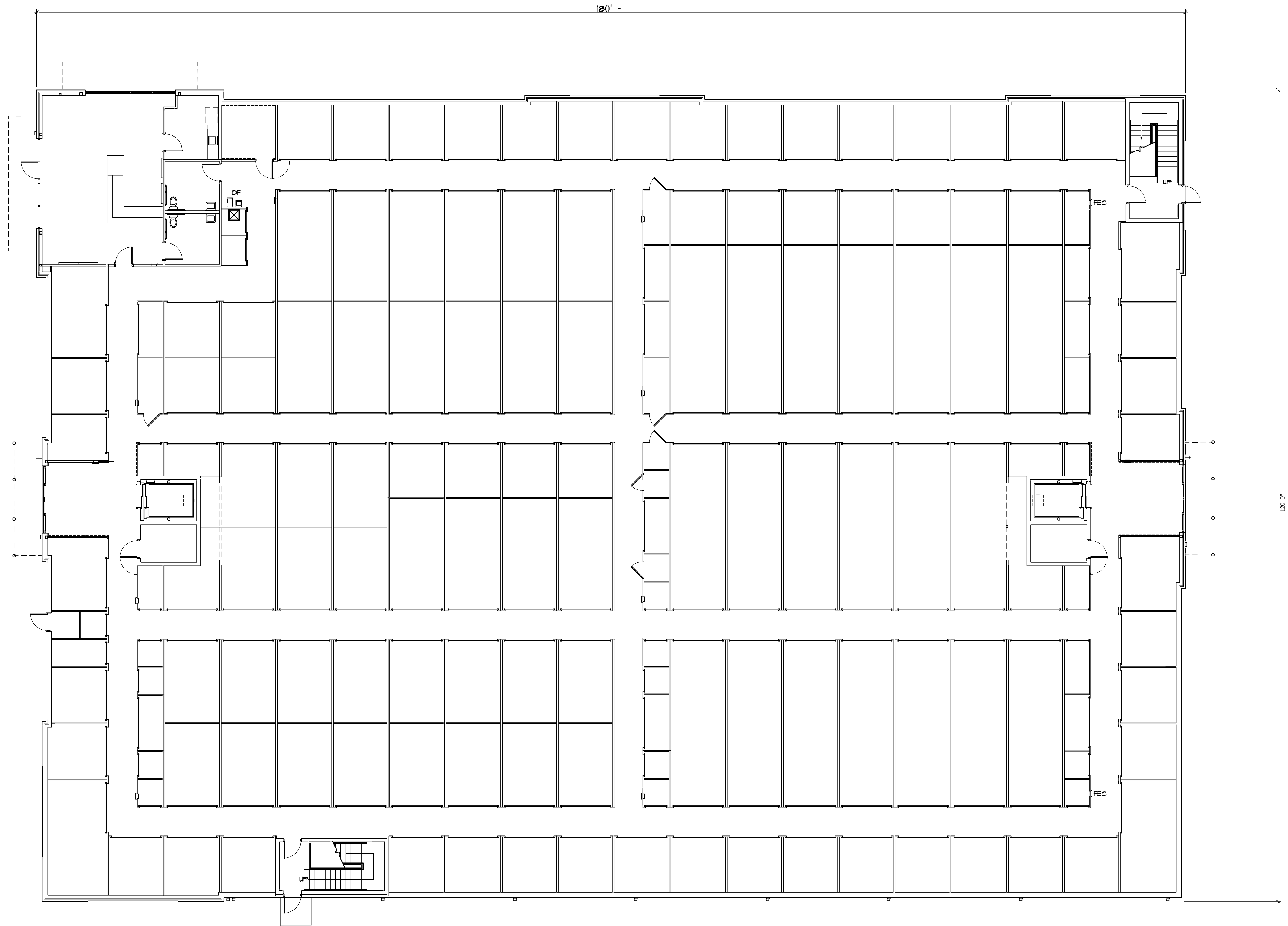
PROJECT
 22-0335

SHEET
 C-2.0



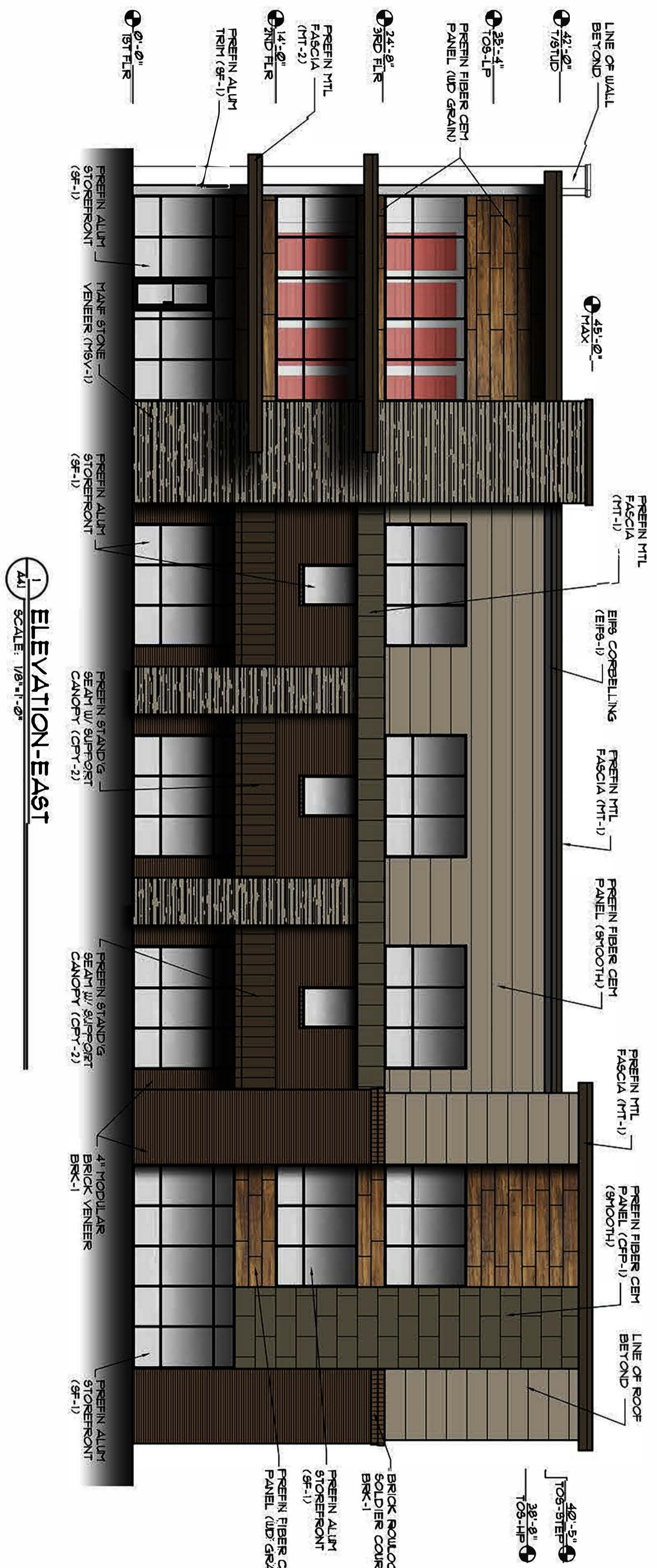
WYNNSONG VALLEY

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

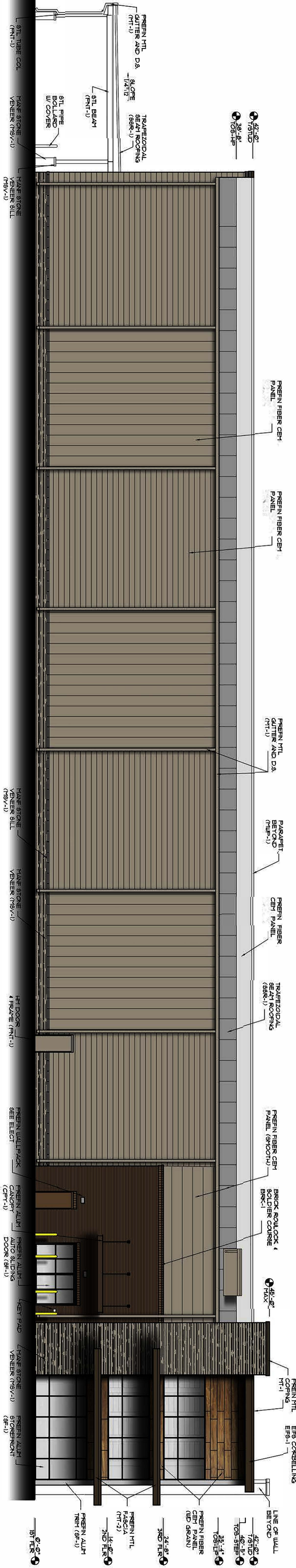


1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"






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 , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

ART 22-0266

APPLICANT/OWNER

T-Square Engineering/ Gregory T. Smith

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

2558 Nashville Hwy/ Tax Map 42 Parcel 13.00

PROJECT DESCRIPTION: Self-Storage Facility.

The applicant is requesting façade approval for the construction of a three-story self-storage building located in an existing CEG Planned Unit Development. Overall façade materials consisting of fiber cement board accented by stone and brick veneer base. In addition, the east elevation (front) will have a brick veneer with soldier course and storefront aluminum windows.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CEG PUD	Single-Family Home	CEG PUD	Indoor Self-Storage Facility (120 X 180)	N/A

Building Façade Design Standards Referenced:

Powers and Duties

The Architectural Design Review Team shall have design approval authority for proposals seeking alternative compliance for Building Façade Design Standards (Sec. 6.1.6).

The Architectural Design Review Team shall be responsible for reviewing and making recommendations regarding proposals for Zoning Permit (Sec. 3.4) **or Planned Unit Development** (Sec. 3.20) approval in the following circumstances:

- a. Proposals in the PUD-VC district;
- b. Proposals in the Cottage Housing overlay;
- c. Nonresidential projects as identified in 6.1.6, Building Facades; and
- d. Large-scale commercial projects

e. Any other design districts to assure compliance with all applicable design guidelines.

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

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

C. Alternative Compliance

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

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

PLANNING STAFF EVALUATION:

This proposed three story self-storage facility consists of a primary front façade material of fiber cement board accented by brick and stone veneer. Elevations were given for the south and east elevation; however, elevations were not given on additional elevations. Likewise, the south elevation that is visible would require articulation every 35' as highlighted in section 6.1 described above.



CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICAT
 ION NUMBER

ART 22-0290

APPLICANT/OWNER

Benjamin Sexton / David McGowan

MEETING DATE

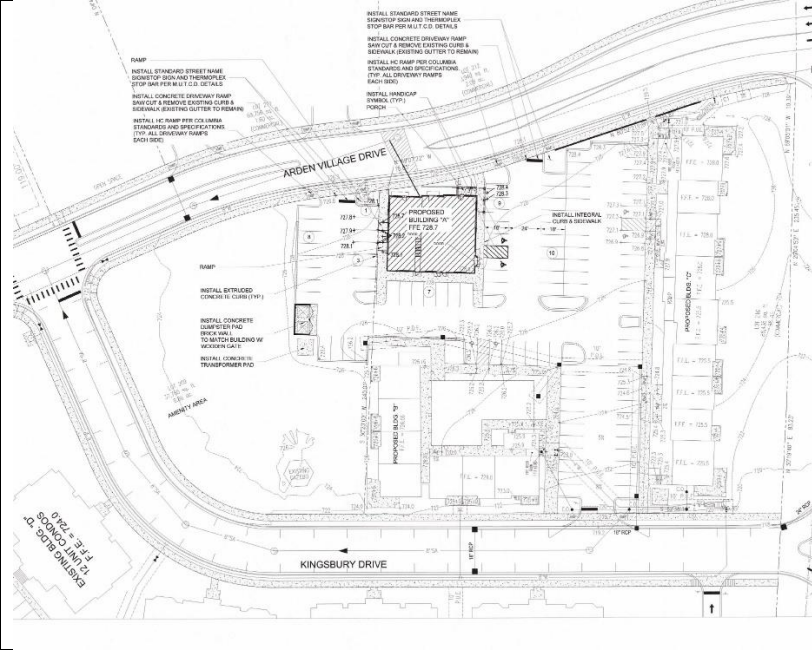
N/A

PROPERTY ADDRESS/LOCATION

Arden Village 209 & 210 A / Tax Map 51 Parcel 2

PROJECT DESCRIPTION:

The applicant is requesting façade approval for the construction of a three-story (3,640 GSF) live work flex building located within an existing Planned Unit Development. Overall façade materials consist of fiber cement board with a brick base and facade. The proposal utilizes a decorative cornice with detailed brick soldiering and trim work above window units.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
PUD	Proposed Mixed Use	PUD	3 story multi-use building with ground floor commercial.	N/A

Building Facade Design Standards Referenced:

Design Review by the Architectural Design Review Team is intended to protect the physical character of the City through additional review of certain proposed Developments meeting certain criteria.

B. Applicability.

Prior to issuance of a Building Permit, Design Review shall be required for the following:

1. Design of all Buildings and Structures within a Special District; and
2. Design of all Buildings and Structures Buildings

within a Planned Unit Development District.

G. Powers & Duties.

1. The Architectural Design Review Team shall be responsible for reviewing and making recommendations regarding proposals for Building Permit or Planned Unit Development approval.
2. Review by the Architectural Design Review Team shall be limited to the criteria established within this Ordinance.
3. As necessary, the Architectural Design Review Team shall periodically review and make recommendations regarding any necessary changes to the Building Facade Regulations within this Ordinance.

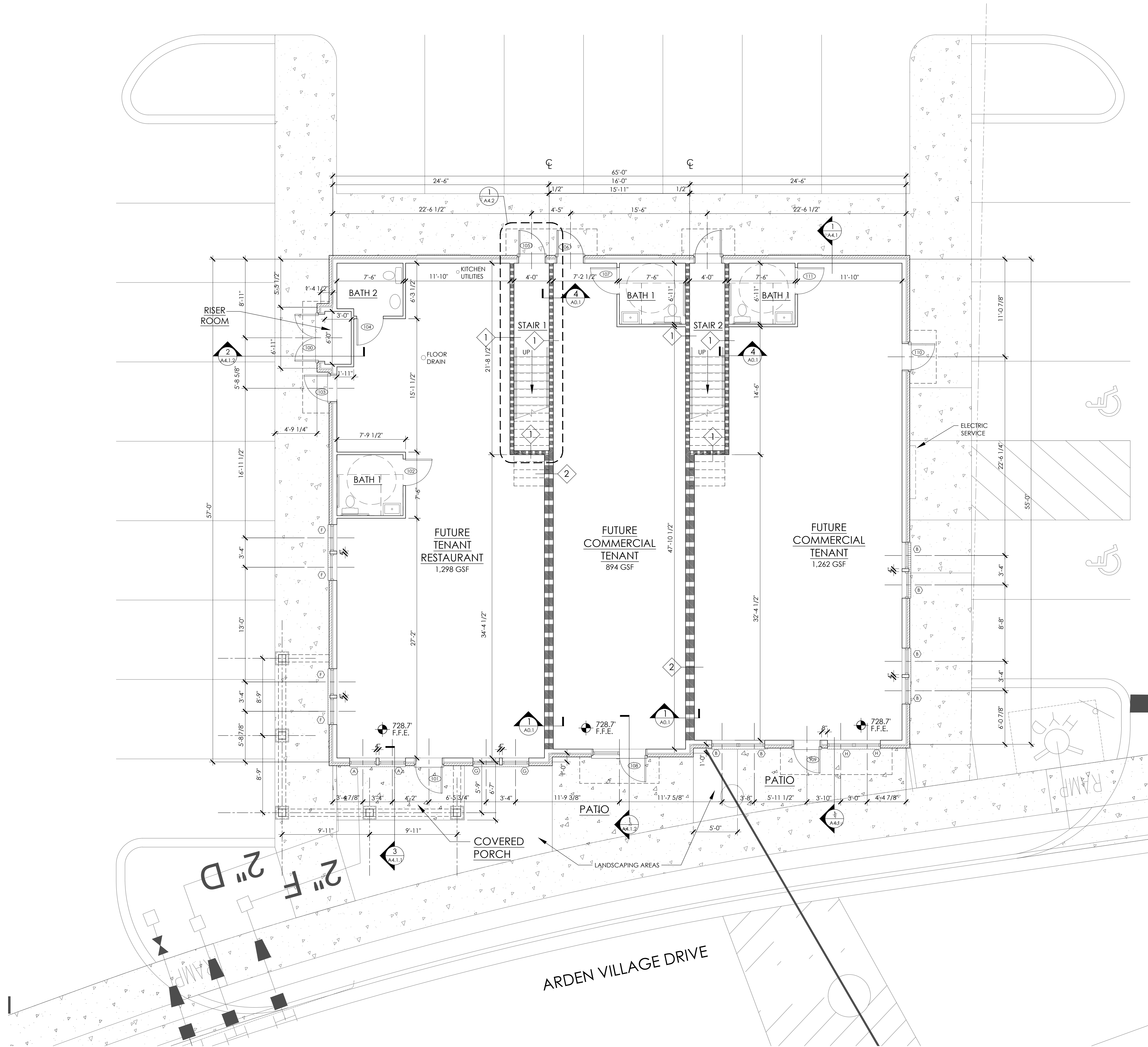
Building Materials				
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum or vinyl siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
Changes in Building Materials	Primary materials must continue along side Elevations through 2nd Layer. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.			
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors			
Foundation Cladding	R ; brick or natural stone			
Porch Pier Cladding	R ; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers			
Chimney Cladding	R ; brick, natural stone, or material matching primary material of Facade			

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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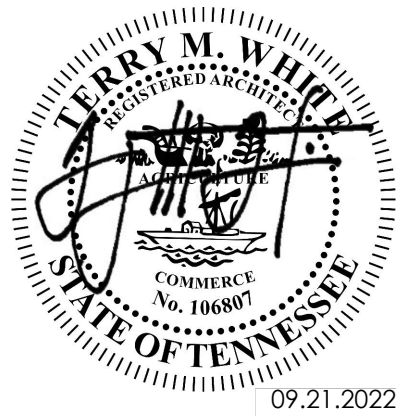
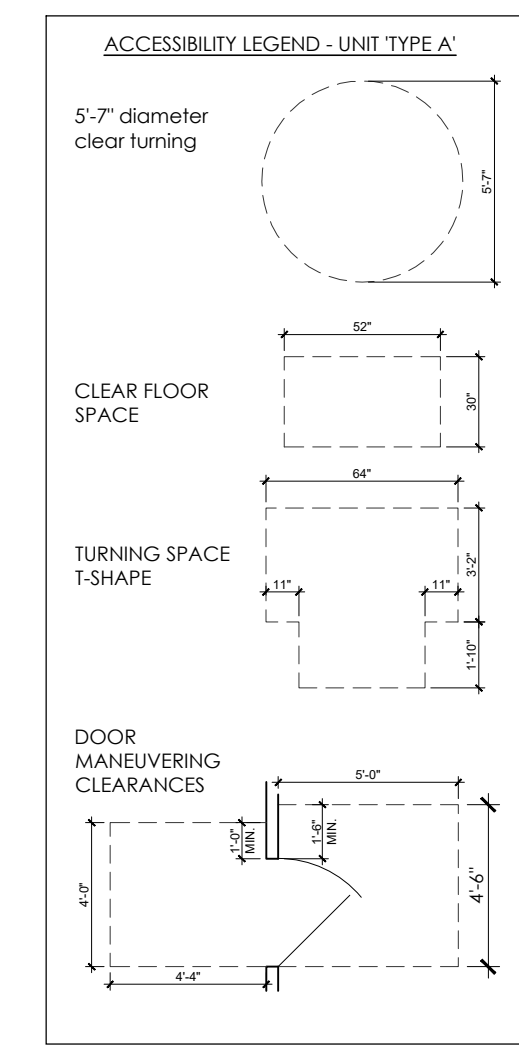
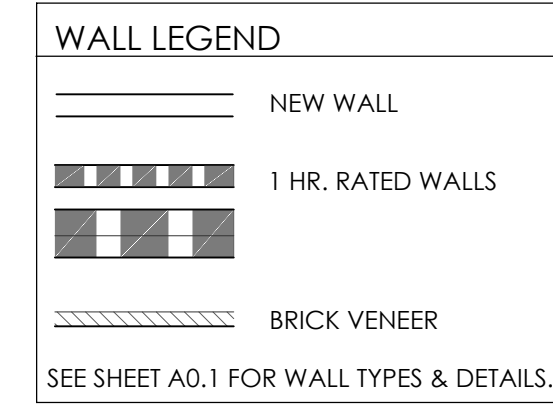
PLANNING STAFF EVALUATION:

This proposed three story multi-use building adheres to the design standards for a PUD as described above with the primary façade material being brick accented by fiber cement board and articulation within the front façade by the use of large windows and building insets.





- ### FRAMING & PLAN NOTES
1. DIMENSIONS TO OUTSIDE FACE OF CMU.
 2. ALIGN CMU OR CONC. SLAB EDGE WITH OUTSIDE FACE OF STUD.
 3. ALL INTERIOR WALL STUDS ARE 3/2" UNLESS OTHERWISE NOTED.
 4. ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION 0'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP.
 5. REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB AND CURB DIMENSIONS.
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 8. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL SIDEWALKS, PATIOS, AND PORCHES.
 9. SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & DETAILS.



In the interest of continuous improvement, Regent Homes reserves the right to make modification in floor plans, elevations, architectural details, materials and specifications at any time without prior notice. All features, designs, and prices are subject to change without prior notice. Room dimensions are approximate and floor plans may vary with selected elevations. Please consult working drawings for actual dimensions and information. © 2003 Regent Homes LLC.

Arden Apartments II
STACKED FLATS "BLDG A/3"
LOTS 209 & 210
2401 ARDEN VILLAGE DRIVE
COLUMBIA, TN 38401

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. WORKING CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

- △ CHECK SET 07.22.2022
- △ CHECK SET 08.08.2022
- △ CONSTR DOCS 09.21.2022
- △
- △
- △
- △

ALTERNATE
FIRST FLOOR PLAN

10.11.2022

A2.1

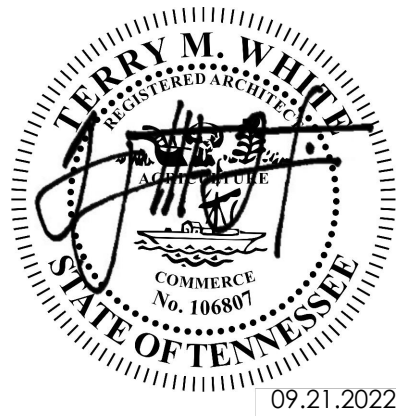
FIRST FLOOR PLAN - ALTERNATE
SCALE: 3/16" = 1'-0" 3,649 GSF (10,929 GSF BUILDING)

FRAMING & PLAN NOTES

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2819 Columbine Place
Nashville, Tennessee 37204
email: lerry@LWarch.com
www.LWarch.com
330.322.3406



7376 ALTHORP WAY
NASHVILLE, TN 37211

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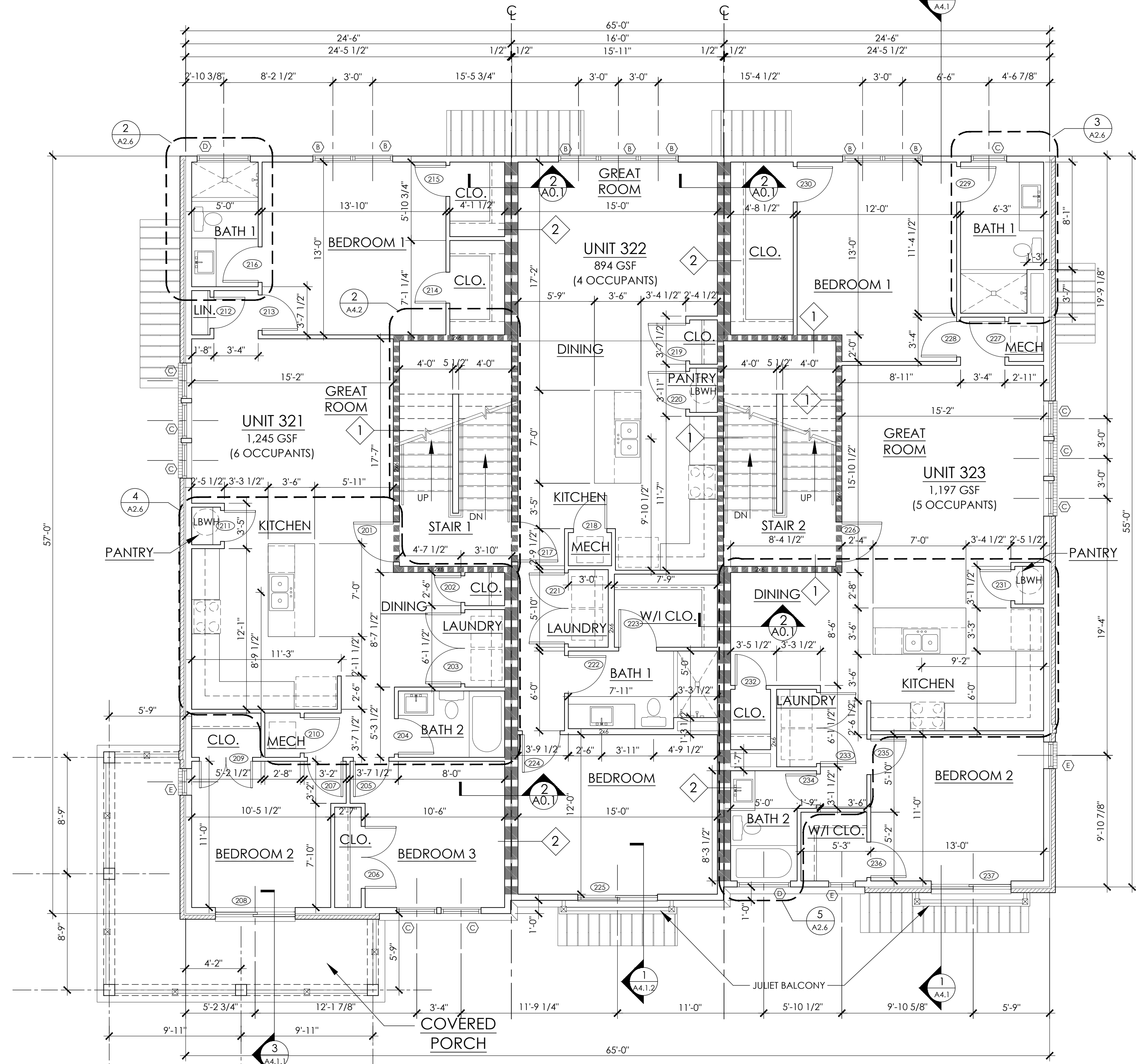
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WALL LEGEND

	NEW WALL
	1 HR. RATED WALLS
	BRICK VENEER

SEE SHEET A0.1 FOR WALL TYPES & DETAILS.



SECOND FLOOR PLAN 3,640 GSF (10,929 GSF BUILDING)
SCALE: 3/16" = 1'-0"

△ CHECK SET	07.22.2022
△ CHECK SET	08.08.2022
△ CONSTR DOCS	09.21.2022
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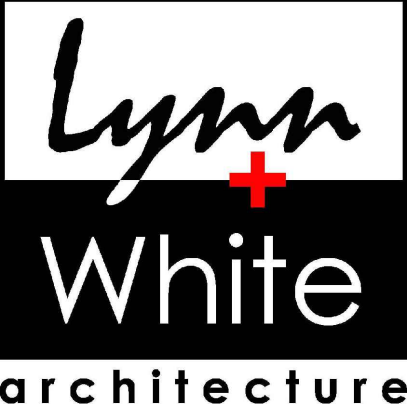
SECOND FLOOR PLAN

09.21.2022

A2.2

FRAMING & PLAN NOTES

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LOTS 209 & 210
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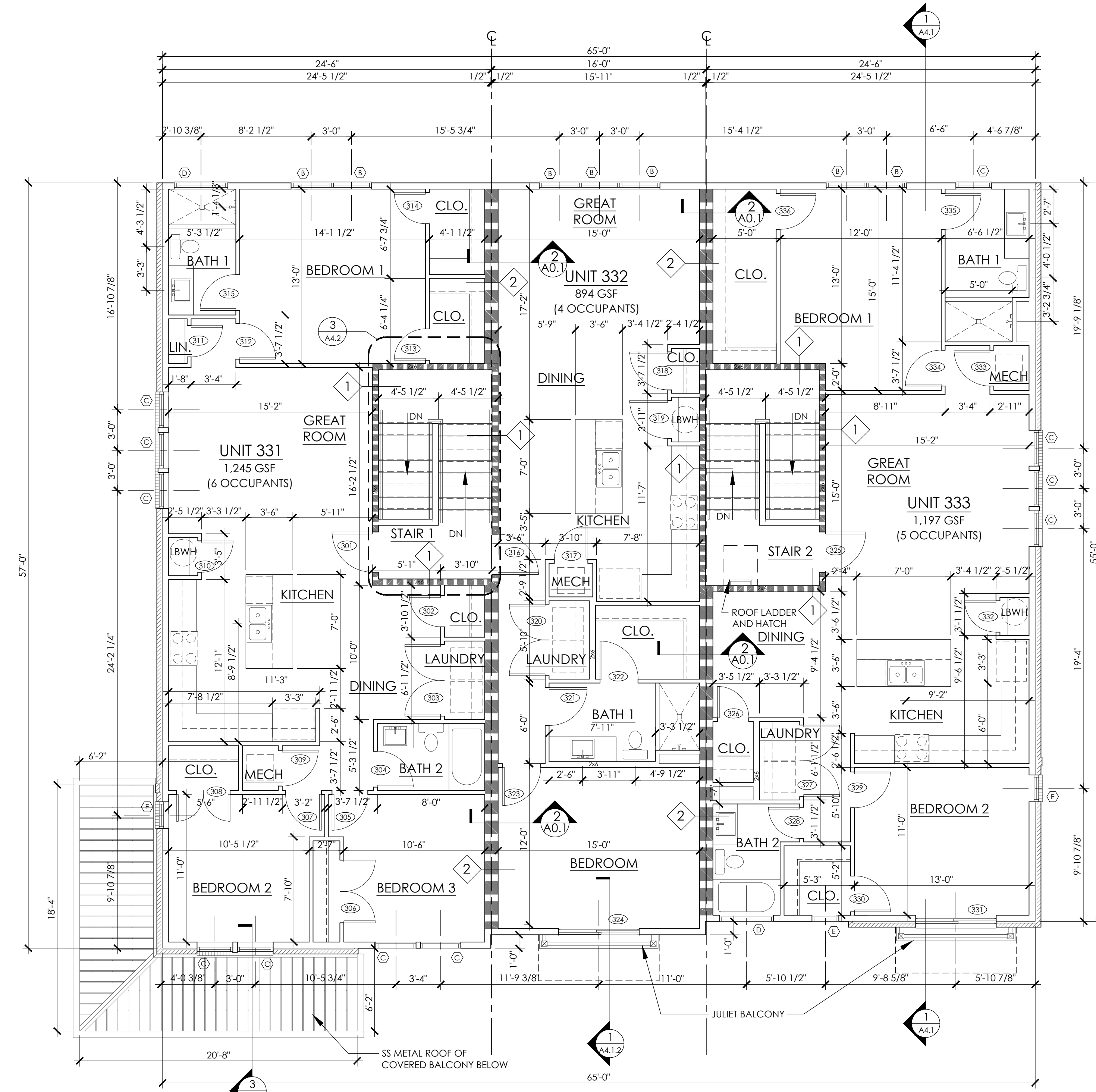
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- △ CHECK SET 07.22.2022
- △ CHECK SET 08.08.2022
- △ CONSTR DOCS 09.21.2022
- △
- △
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- △

WALL LEGEND

	NEW WALL
	1 HR. RATED WALLS
	BRICK VENEER

SEE SHEET AO.1 FOR WALL TYPES & DETAILS.



THIRD FLOOR PLAN 3,640 GSF (10,929 GSF BUILDING)

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

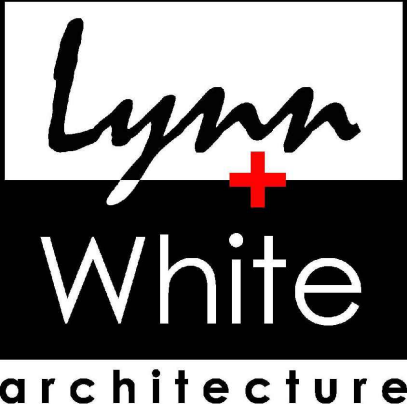
THIRD FLOOR PLAN

09.21.2022

A2.3

ELEVATION NOTES

1. ALL EXTERIOR FINISH MATERIALS TO RETURN TO AN INSIDE CORNER UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR TRIM TO MATCH ADJACENT MATERIALS COLOR UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR PENETRATIONS, SUCH AS VENT COVERS, LOCATIONS TO BE FINALIZED W/ ARCHITECT AND ENGINEERS. ALL PENETRATIONS AND SUBSEQUENT TRIMS TO MATCH FIELD UNLESS OTHERWISE NOTED OR CONFIRMED W/ ARCHITECT.



2819 Columbine Place
Nashville, Tennessee 37204
email: tery@LWarch.com
www.LWarch.com
330.322.3406



7376 ALTHORP WAY
NASHVILLE, TN 37211

In the interest of continuous improvement, Regent Homes reserves the right to make modification in floor plans, exterior designs, architectural details, materials and specifications at any time without prior notice. All features, designs, and prices are subject to change without prior notice. Room dimensions are approximate and floor plans may vary with selected elevations. Please consult working drawings for actual dimensions and information. © 2003 Regent Homes LLC.

Arden Apartments II
STACKED FLATS "BLDG A/3"
LOTS 209 & 210
2401 ARDEN VILLAGE DRIVE
COLUMBIA, TN 38401

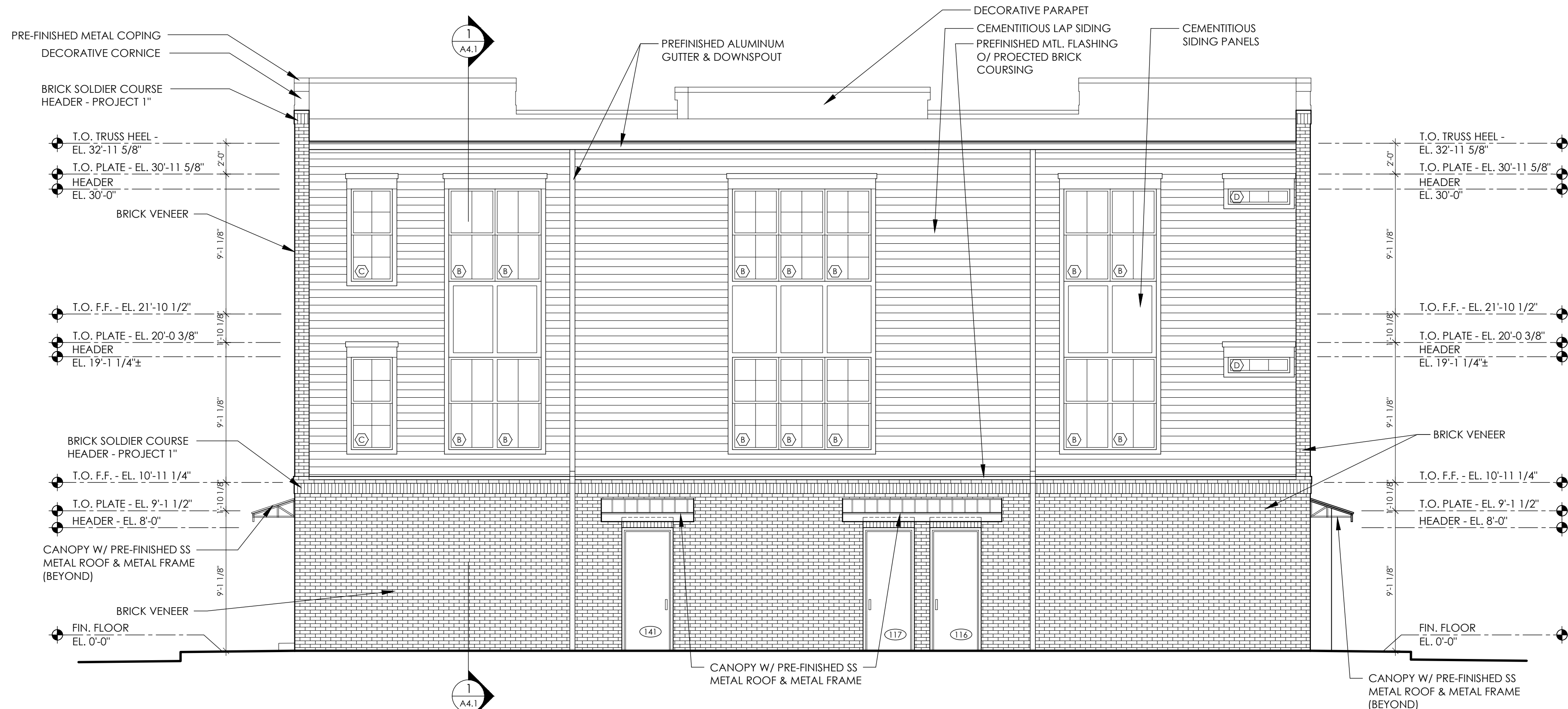
THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING SHALL BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. WRITING CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITING DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

△ CHECK SET	07.22.2022
△ CHECK SET	08.08.2022
△ CONSTR DOCS	09.21.2022
△	
△	
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△	
△	

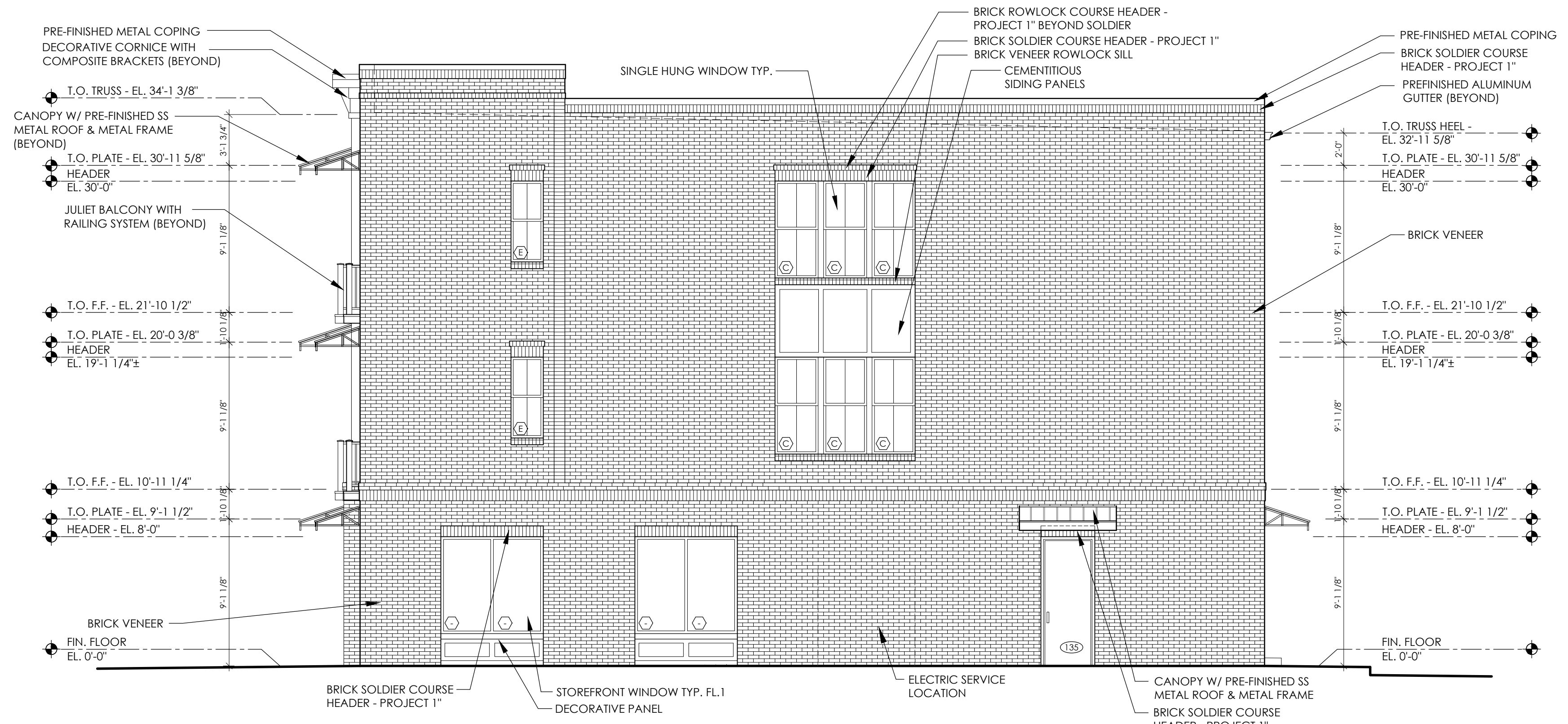
ALTERNATE BUILDING ELEVATIONS

10.11.2022

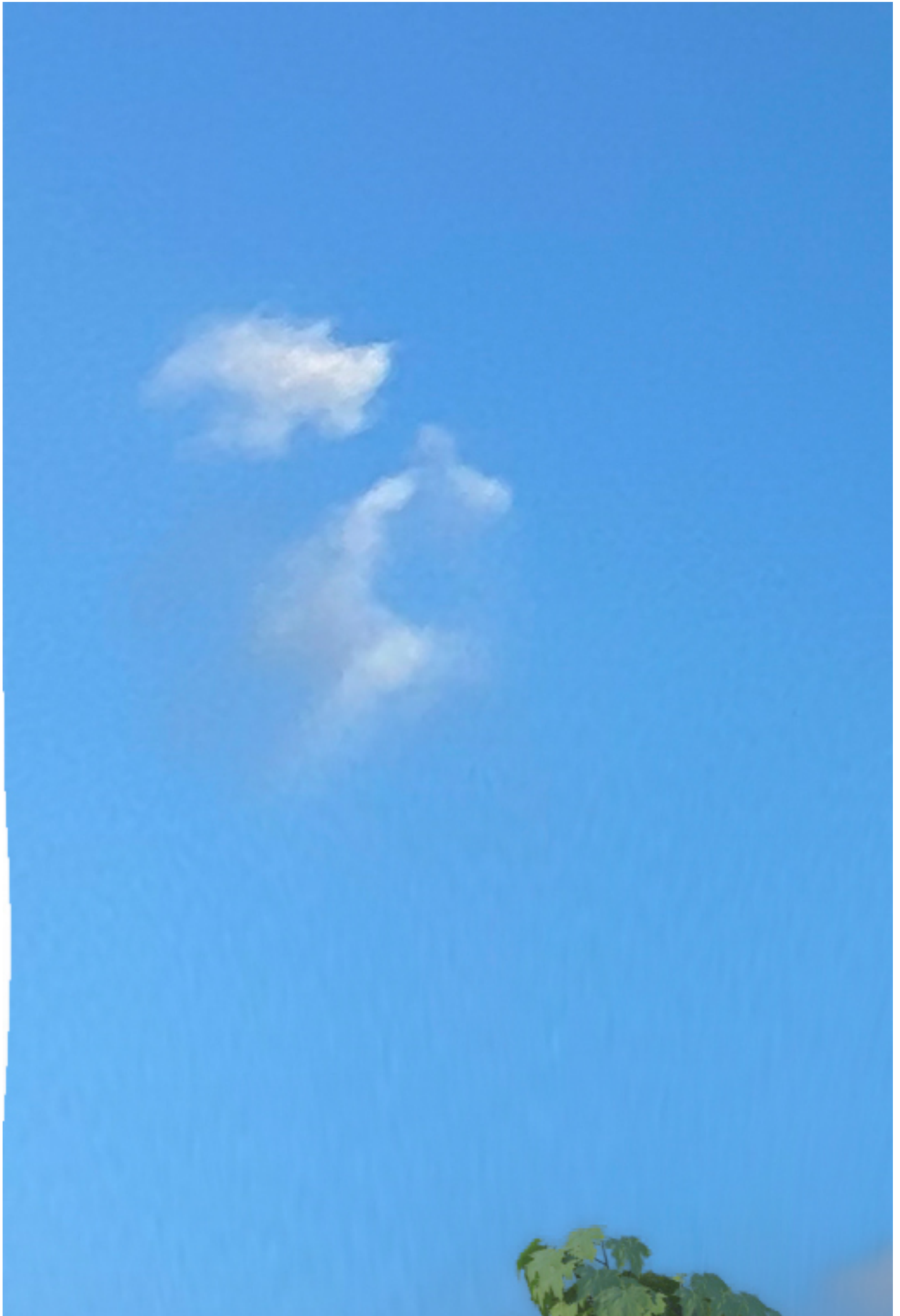
A3.2



1 SOUTH ELEVATION - ALTERNATE
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION - ALTERNATE
SCALE: 3/16" = 1'-0"





ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

Arden Village Lots 209 & 210

ADDRESS/LOCATION	<i>3rd Civil District</i>		
	TAX MAP: <i>51</i>	GROUP: <i>-</i>	PARCEL: <i>2</i>
SUMMARY OF NATURE OF REQUEST AND WORK	<i>To request architectural review for Arden Village 210A.</i>		

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"> • Site Plan • Building elevations for all sides of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

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

22-0290

APPLICANT

NAME	Benjamin Sexton	PHONE	(615)663-1203
ADDRESS	7376 Althorp Way Nashville TN 37211	EMAIL	ben.sexton@regenthomes-tn.com

PROPERTY OWNER

NAME	David McGowan	PHONE	(615)533-5566
ADDRESS	7376 Althorp Way Nashville TN 37211	EMAIL	david.mcgowan@regenthomes-tn.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.

Benjamin Sexton
APPLICANT NAME

Ben Sexton
APPLICANT SIGNATURE

10/14/22
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.*

David McGowan
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

10/14/22
DATE

STAFF USE ONLY

DOCKET NO.	22-0290	FEE PAID	N/A
RECEIPT NO.		REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	
--------------	--



CITY OF COLUMBIA TENNESSEE
 ARCHITECTURAL DESIGN REVIEW
 STAFF REPORT

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

ART 22-0295

APPLICANT/OWNER

Joshua Foster / Fiber Composite, LLC

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

Tax Map 101/ Parcel 31.00

PROJECT DESCRIPTION: (Fiberon Manufacturing Facility)

The applicant is requesting façade approval for the construction of a 722,548 SF manufacturing facility that will consist of the primary façade materials of a tilt-up concrete wall, composite decking walls, and insulated metal panels.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
SD-LI (Special District Light Industrial)	Industrial use under construction	SD-LI/ Industrial	722,548 SF Manufacturing Facility	N/A

Building Facade Design Standards Referenced:

Design Review by the Architectural Design Review Team is intended to protect the physical character of the City through additional review of certain proposed Developments meeting certain criteria.

B. Applicability.

Prior to issuance of a Building Permit, Design Review shall be required for the following:

1. Design of all Buildings and Structures within a Special District; and
2. Design of all Buildings and Structures Buildings

within a Planned Unit Development District.

G. Powers & Duties.

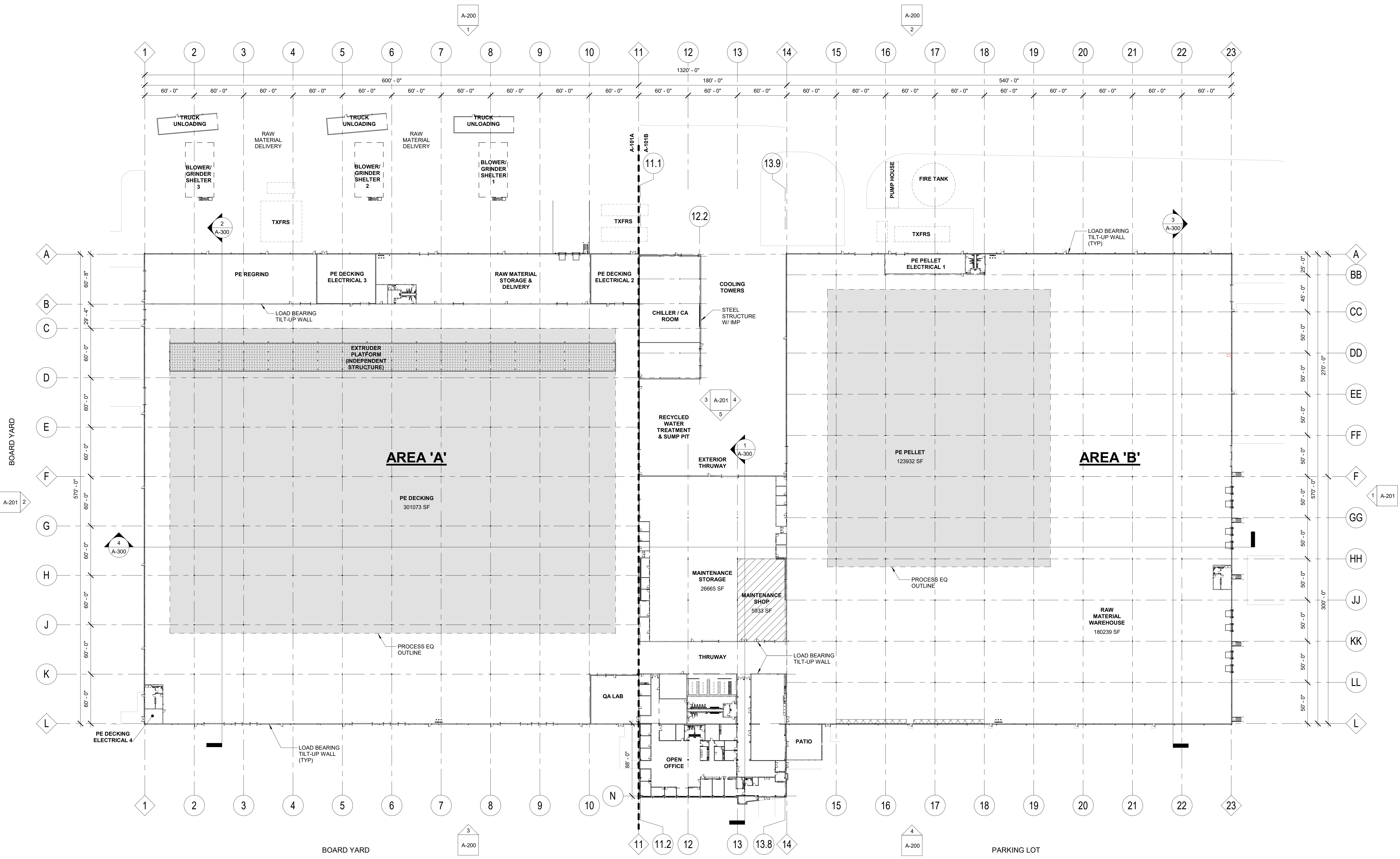
1. The Architectural Design Review Team shall be responsible for reviewing and making recommendations regarding proposals for Building Permit or Planned Unit Development approval.
2. Review by the Architectural Design Review Team shall be limited to the criteria established within this Ordinance.
3. As necessary, the Architectural Design Review Team shall periodically review and make recommendations regarding any necessary changes to the Building Facade Regulations within this Ordinance.

Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry P
			Exposed concrete
	Natural stone	P	P Flex Buildings with Industrial Category Use
			NP Others
	Wood	P	Aluminum or vinyl siding NP
			Corrugated and/or sheet metal
	Cementitious siding	P	P Flex Buildings with Industrial Category Use
			NP Others

PLANNING STAFF EVALUATION:

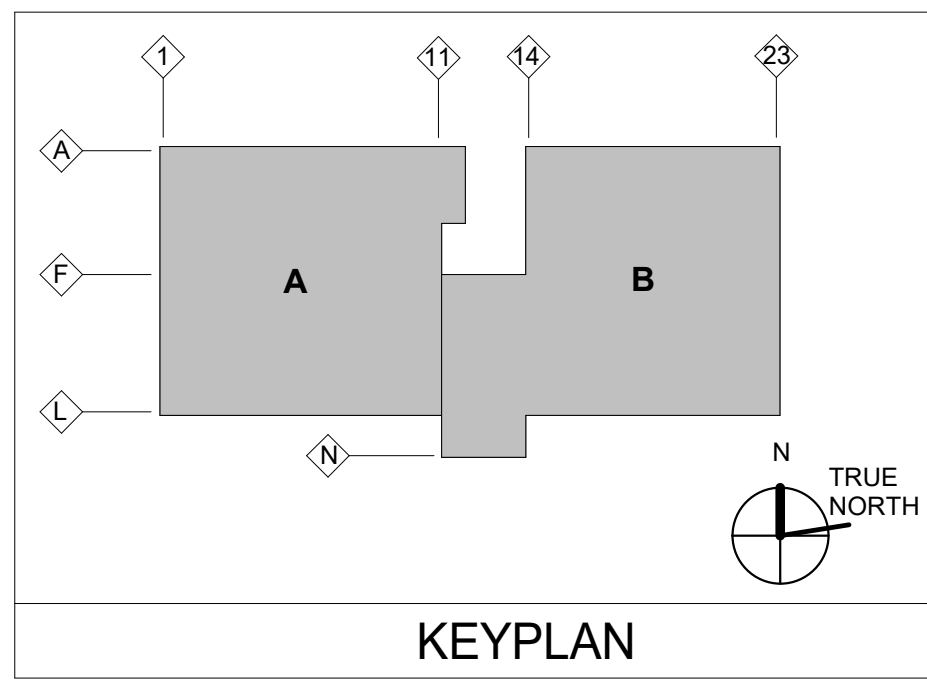
Overall façade material will consist of a concrete tilt wall on all elevations. The south elevation (Primary entrance) will have a front building addition with a metal cladding with a fiber cement cladding nearest to the facilities primary entrance. It was noted in the application that there will be addition silos located at the rear of the structure with little to no visibility from Hwy 43.

DOC. REL.#	DATE	DESCRIPTION
1	02-14-2022	DOCUMENT RELEASE
2	02-28-2022	DOCUMENT RELEASE
3	03-04-2022	DOCUMENT RELEASE
5	03-11-2022	DOCUMENT RELEASE
6	03-18-2022	DOCUMENT RELEASE
9	04-15-2022	DOCUMENT RELEASE
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20	08-19-2022	DOCUMENT RELEASE
21	09-01-2022	DOCUMENT RELEASE
22	09-14-2022	DOCUMENT RELEASE
23	09-23-2022	DOCUMENT RELEASE



1 OVERALL FLOOR PLAN
1" = 50'-0"

BLDG TOTAL SF = 733,885



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Facsimile: (704) 342-7601

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Food & Beverage - Distribution
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Lexington, Kentucky 40507-1450
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Facsimile: (859) 252-5300

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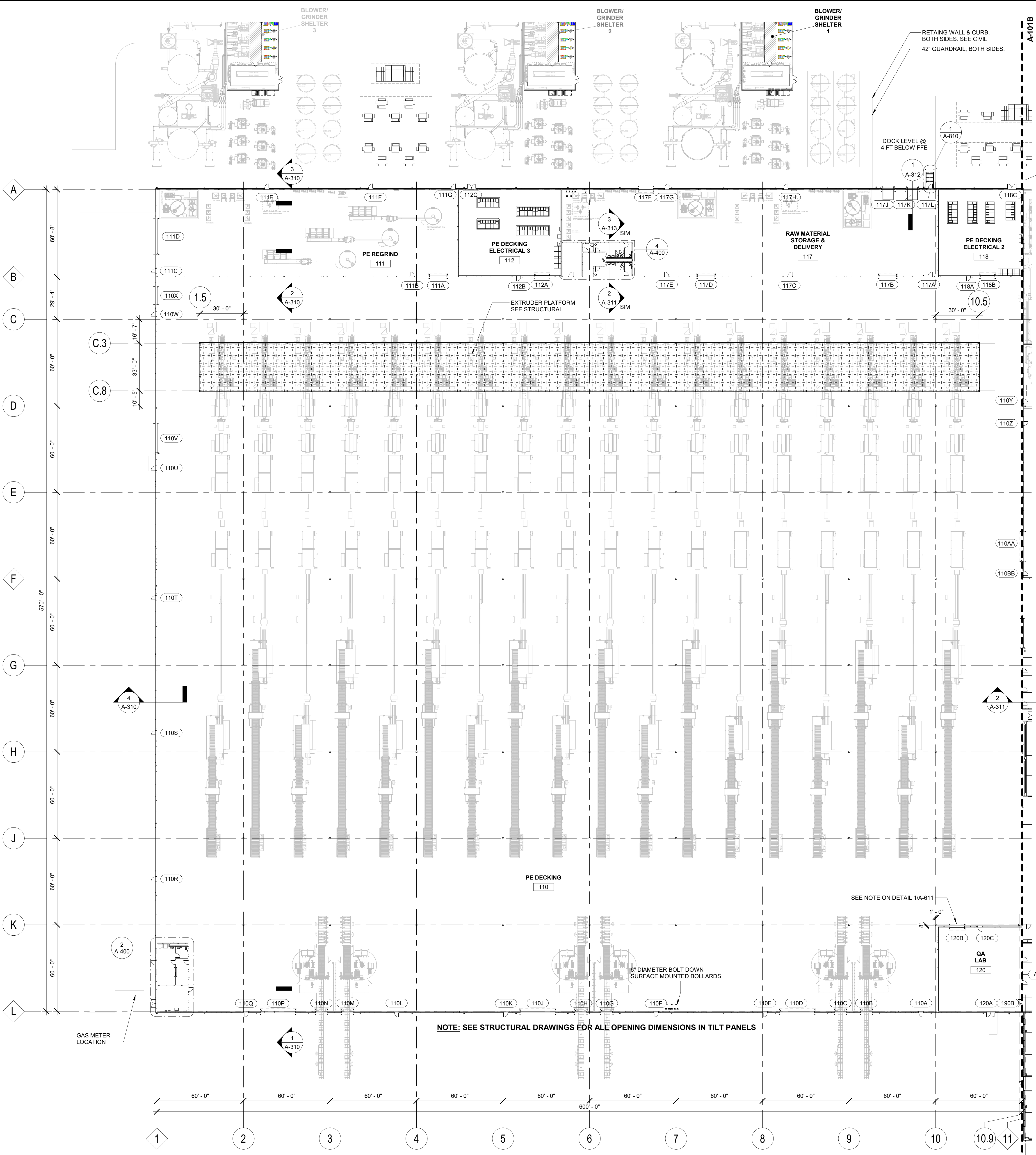
CORP. SEAL

A NEW MANUFACTURING FACILITY FOR PROJECT LEWARD COLUMBIA, TN

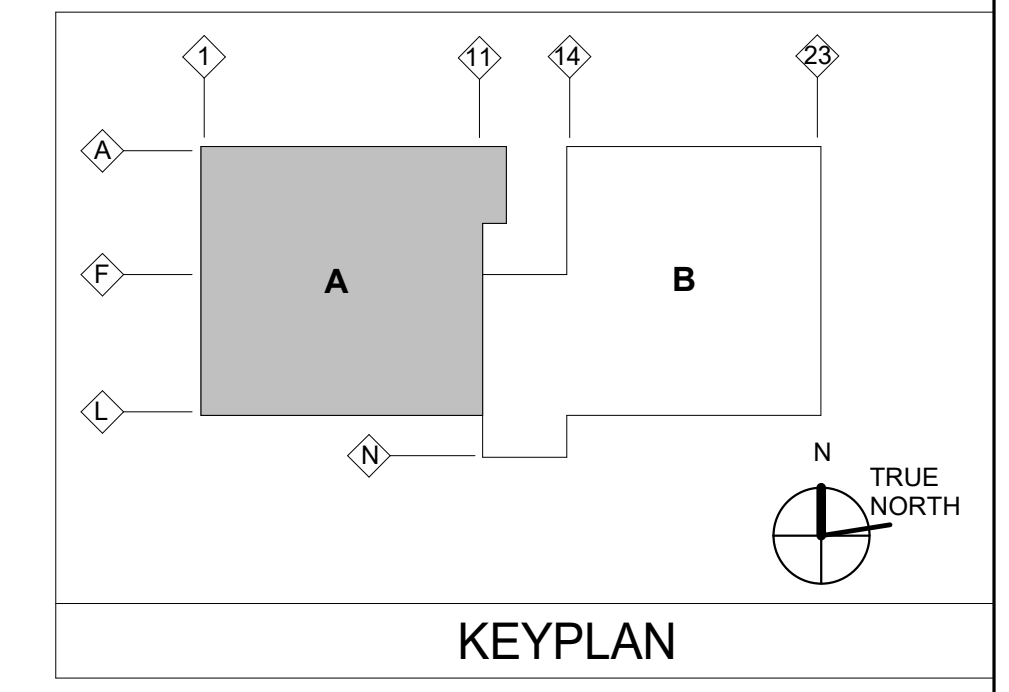
OVERALL FLOOR PLAN

JOB NUMBER: 2022069
SHEET NUMBER: **A-101**

DOC. REL.#	DATE	DESCRIPTION
3	03-04-2022	DOCUMENT RELEASE
5	03-11-2022	DOCUMENT RELEASE
6	03-18-2022	DOCUMENT RELEASE
9	04-15-2022	DOCUMENT RELEASE
11	04-27-2022	DOCUMENT RELEASE
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20	08-19-2022	DOCUMENT RELEASE
22	09-14-2022	DOCUMENT RELEASE
23	09-23-2022	DOCUMENT RELEASE
25	10-12-2022	DOCUMENT RELEASE



1 PARTIAL FLOOR PLAN - AREA A
1" = 30'-0"



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Retail

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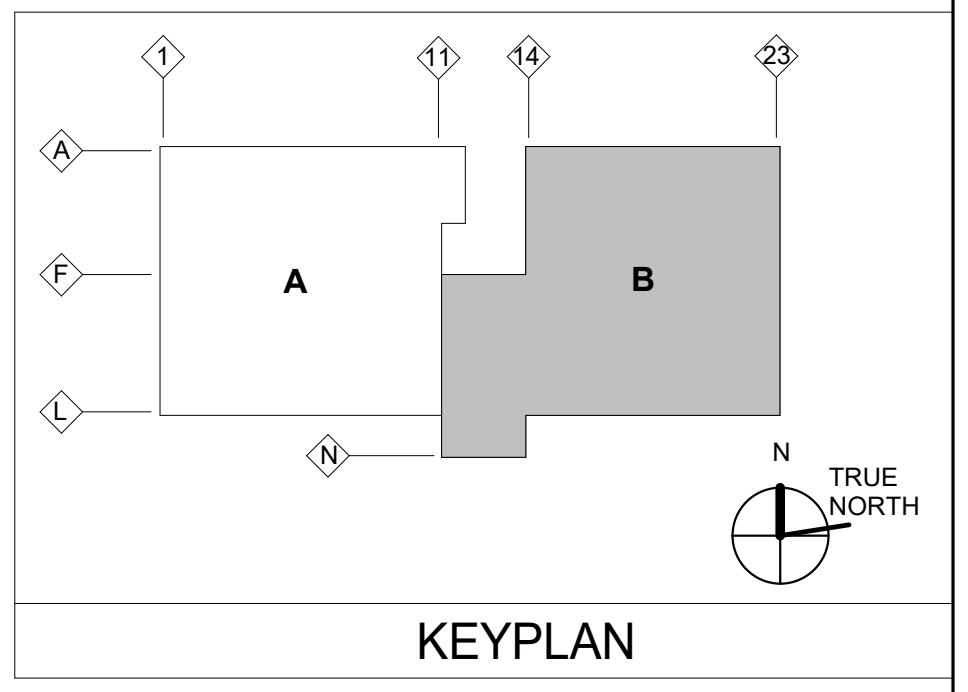
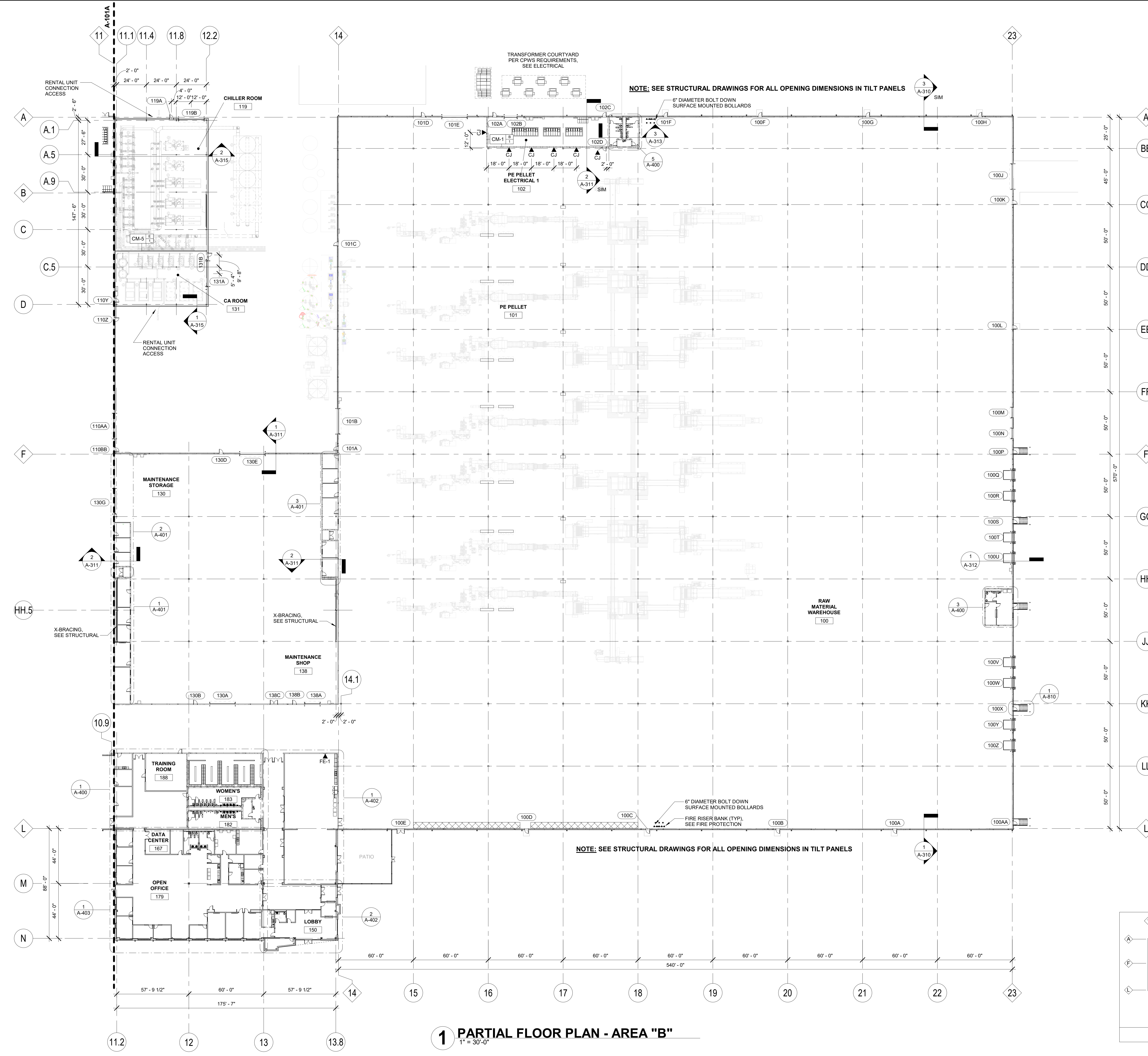
CORP. SEAL

A NEW MANUFACTURING FACILITY FOR PROJECT LEWARD COLUMBIA, TN

PARTIAL FLOOR PLAN

JOB NUMBER: 2022069
SHEET NUMBER: **A-101A**

DOC. REL.#	DATE	DESCRIPTION
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15	06-22-2022	DOCUMENT RELEASE
18	07-29-2022	DOCUMENT RELEASE
20	08-19-2022	DOCUMENT RELEASE
21	09-01-2022	DOCUMENT RELEASE
22	09-14-2022	DOCUMENT RELEASE
23	09-23-2022	DOCUMENT RELEASE



1 PARTIAL FLOOR PLAN - AREA "B"
1" = 30'-0"



500 West 5th Street
Charlotte, North Carolina 28202
Telephone: (704) 342-7600
Facsimile: (704) 342-7601

Manufacturing - Automotive
Food & Beverage - Distribution
Retail



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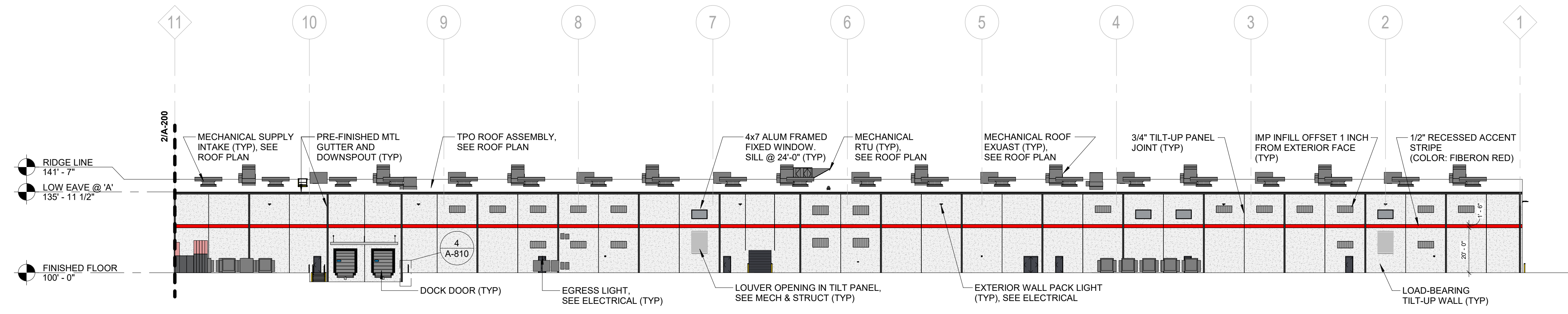


A NEW MANUFACTURING FACILITY FOR PROJECT LEWARD COLUMBIA, TN

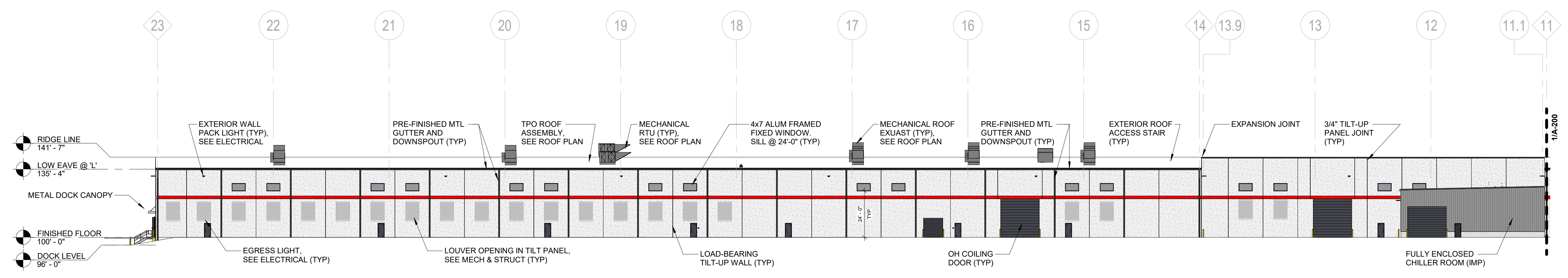
PARTIAL FLOOR PLAN

JOB NUMBER: 2022069
SHEET NUMBER: A-101B

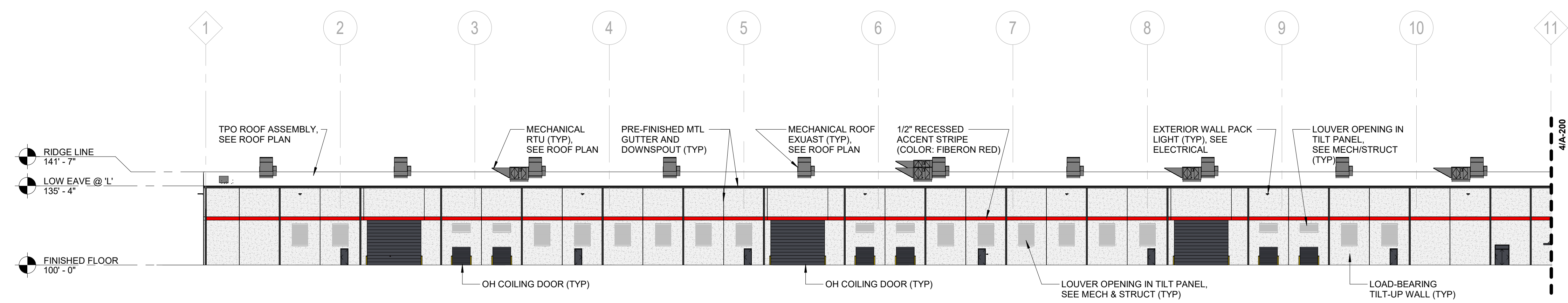
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25	10-12-2022	DOCUMENT RELEASE



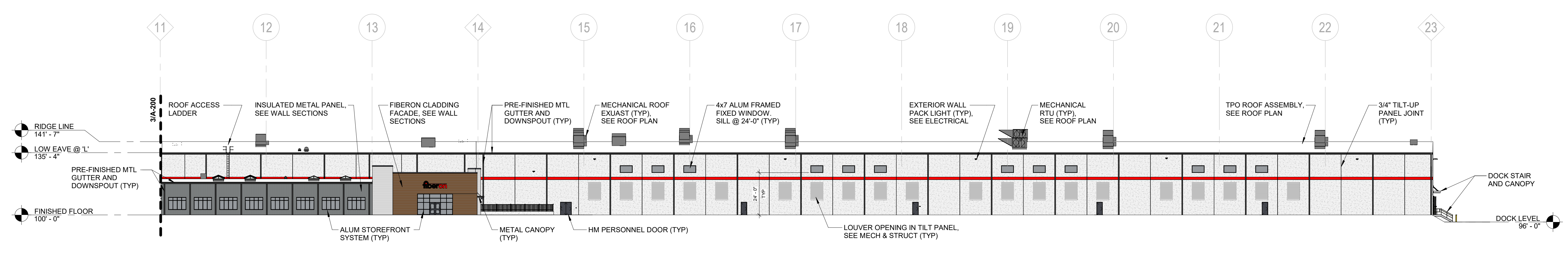
1 OVERALL NORTH ELEVATION - AREA A
1" = 30'-0"



2 OVERALL NORTH ELEVATION - AREA B
1" = 30'-0"



3 OVERALL SOUTH ELEVATION - AREA A
1" = 30'-0"



4 OVERALL SOUTH ELEVATION - AREA B
1" = 30'-0"

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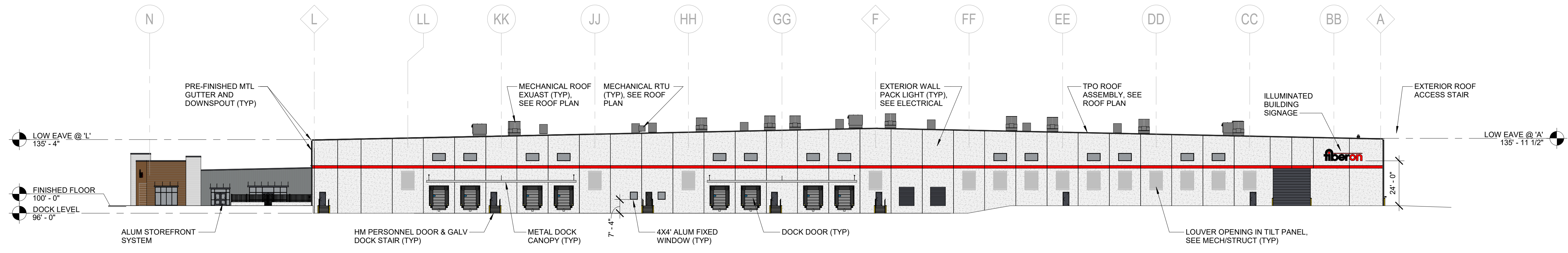
CORP. SEAL

A NEW MANUFACTURING FACILITY FOR PROJECT LEWARD COLUMBIA, TN

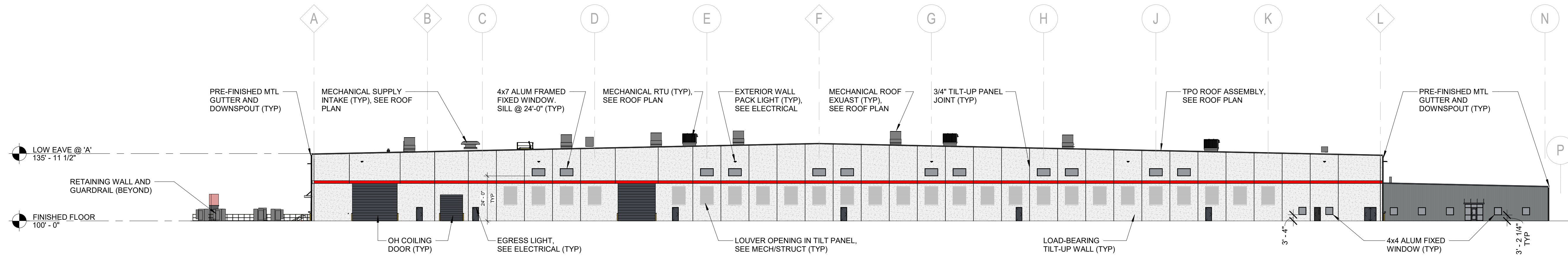
OVERALL EXTERIOR ELEVATIONS

JOB NUMBER	SHEET NUMBER
2022069	A-200

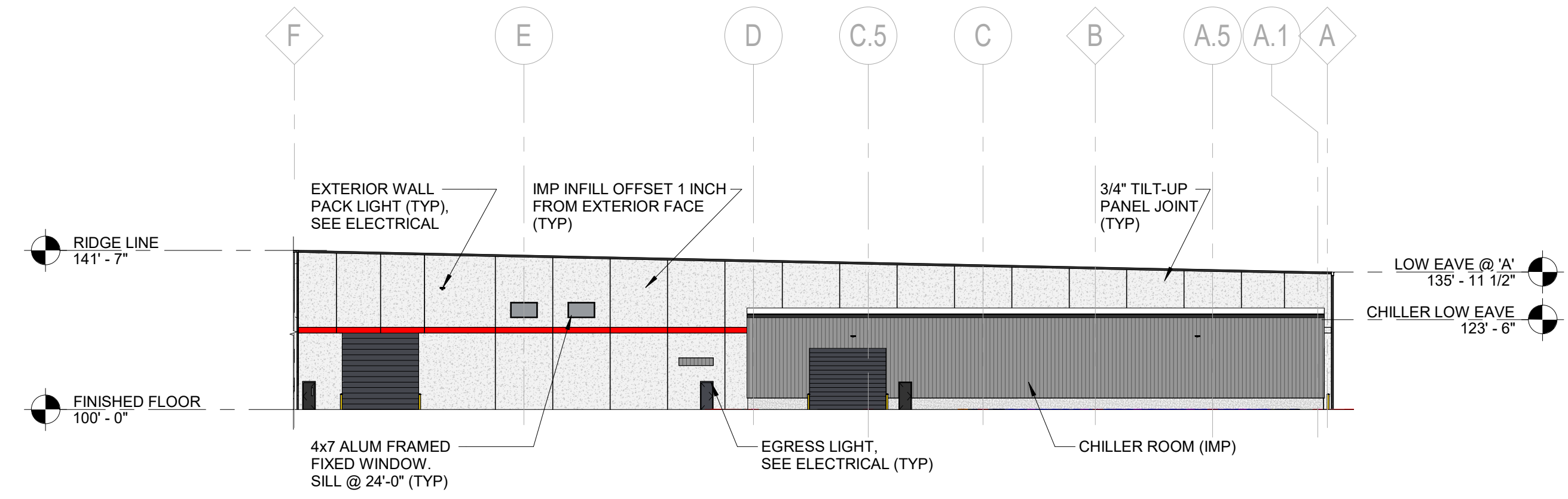
DOC. REL.#	DATE	DESCRIPTION
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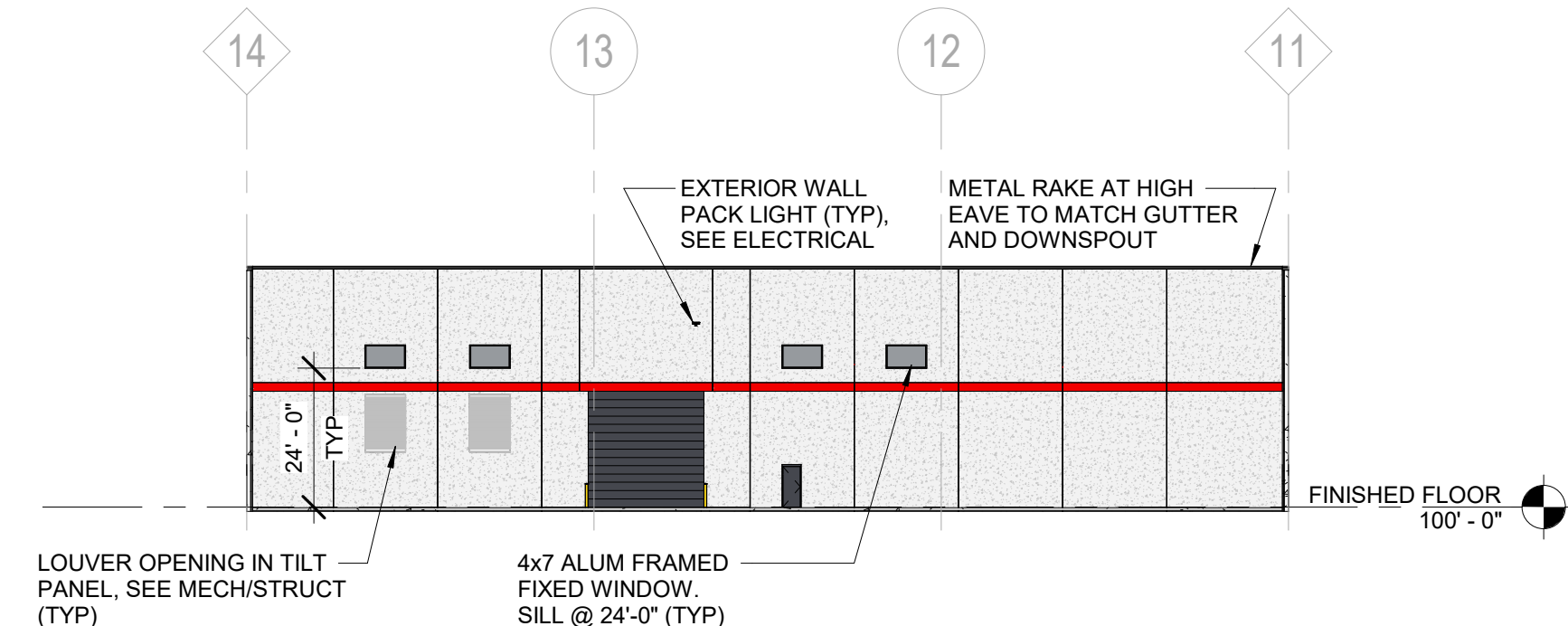
1 OVERALL EAST ELEVATION
1" = 30'-0"



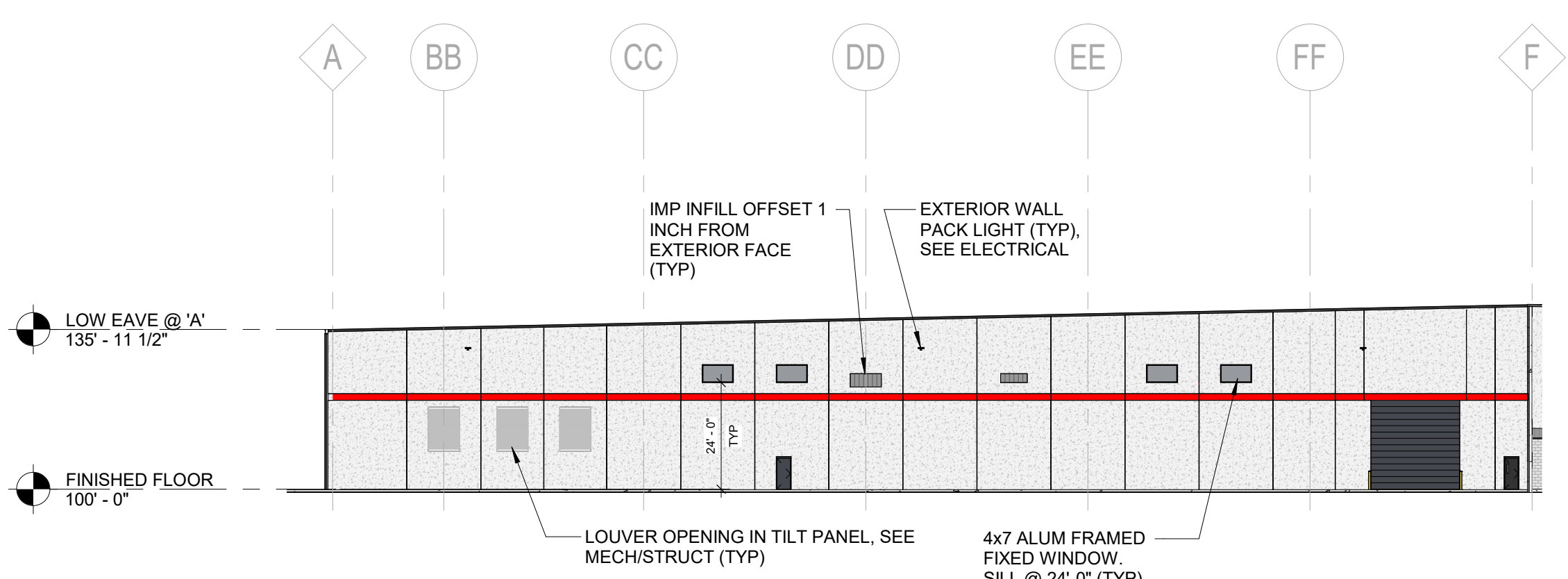
2 OVERALL WEST ELEVATION
1" = 30'-0"



3 PARTIAL ELEVATION @ CL '11'
1" = 30'-0"



5 PARTIAL ELEVATION @ CL 'F'
1" = 30'-0"



4 PARTIAL ELEVATION @ CL '14'
1" = 30'-0"



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Retail

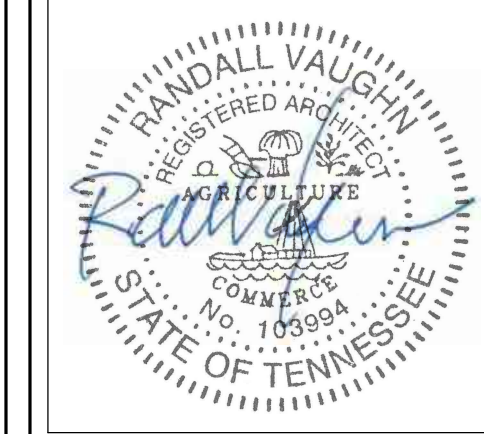


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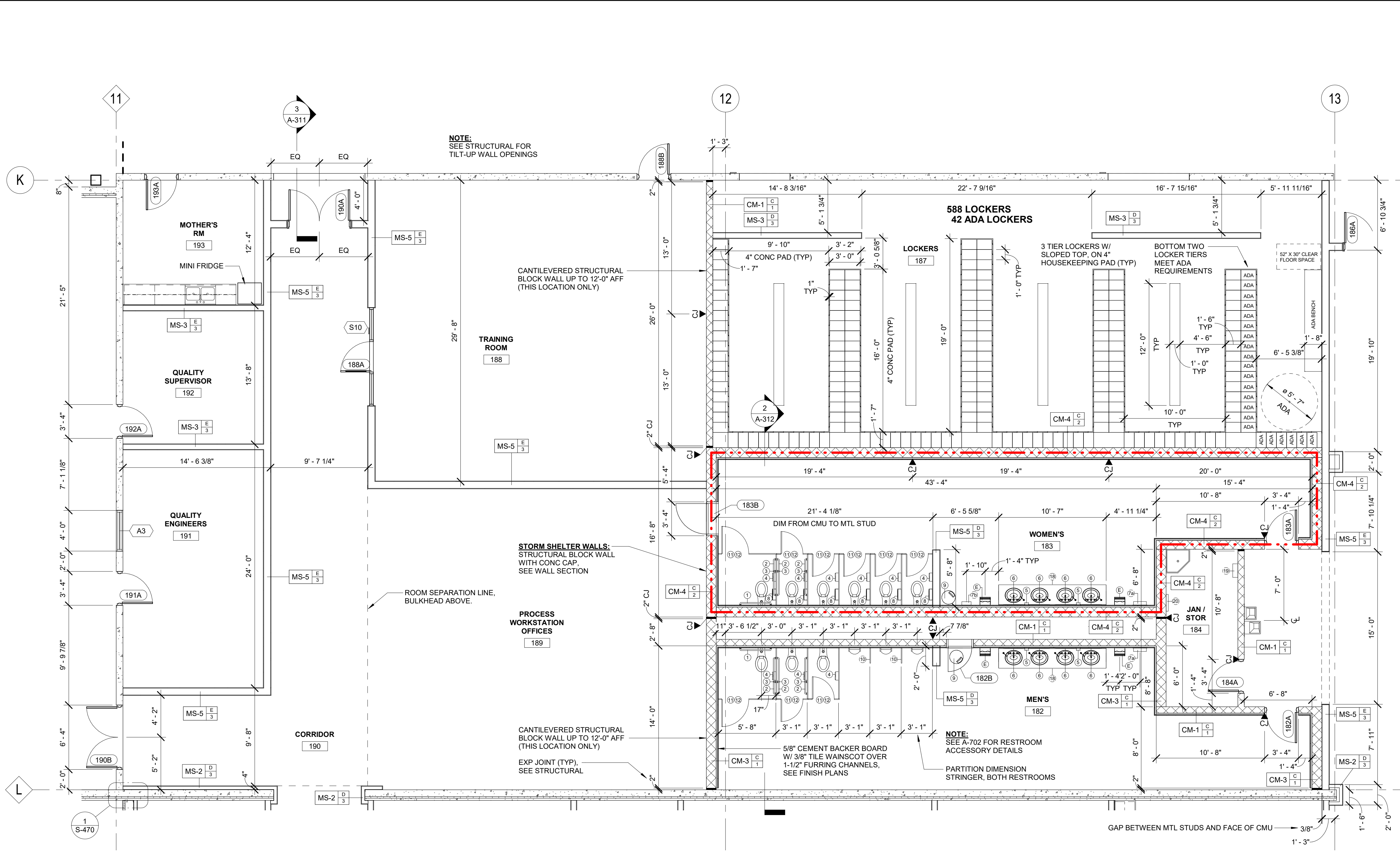
CORP. SEAL



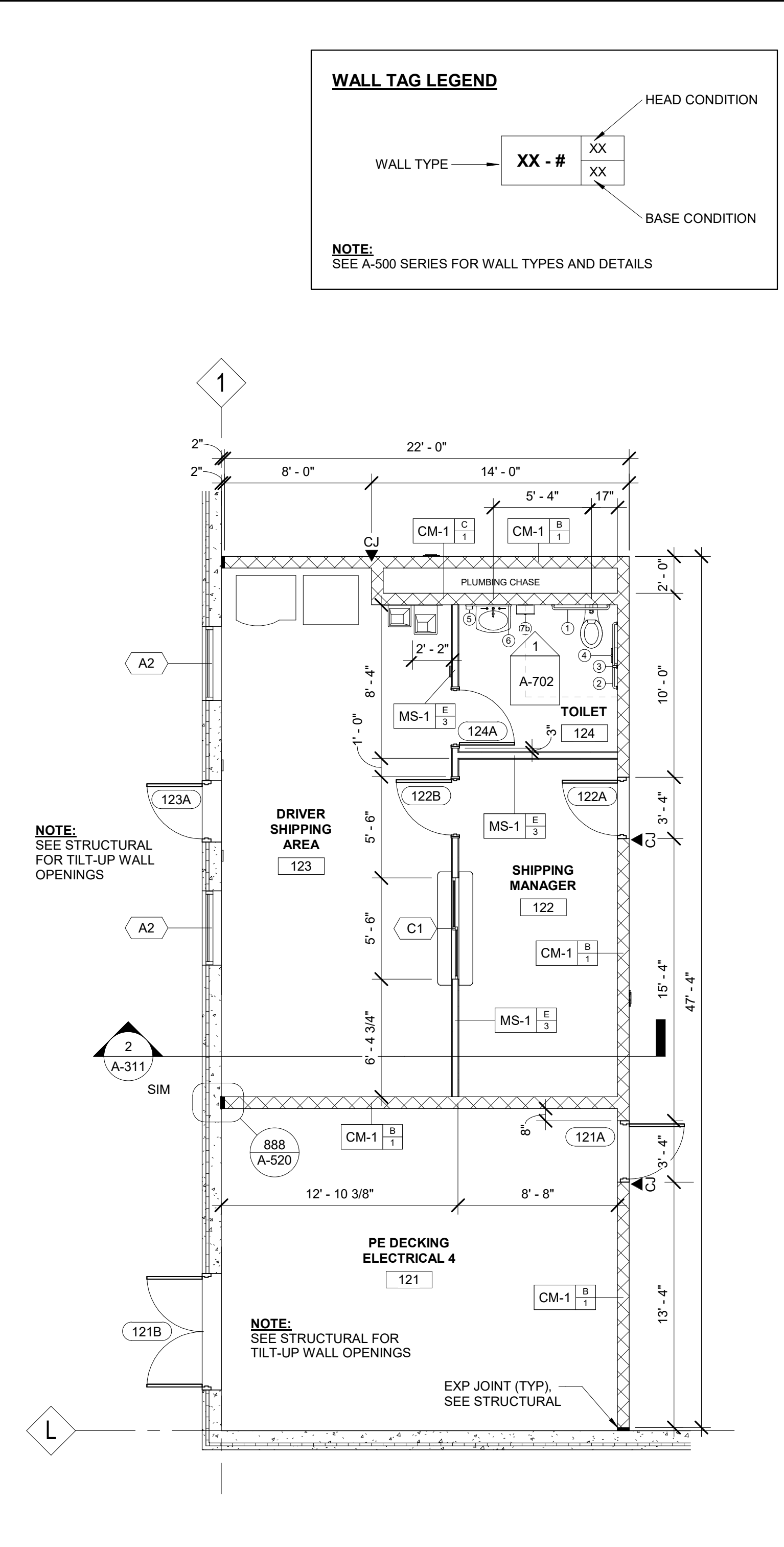
A NEW MANUFACTURING FACILITY FOR PROJECT LEWARD COLUMBIA, TN

OVERALL EXTERIOR ELEVATIONS

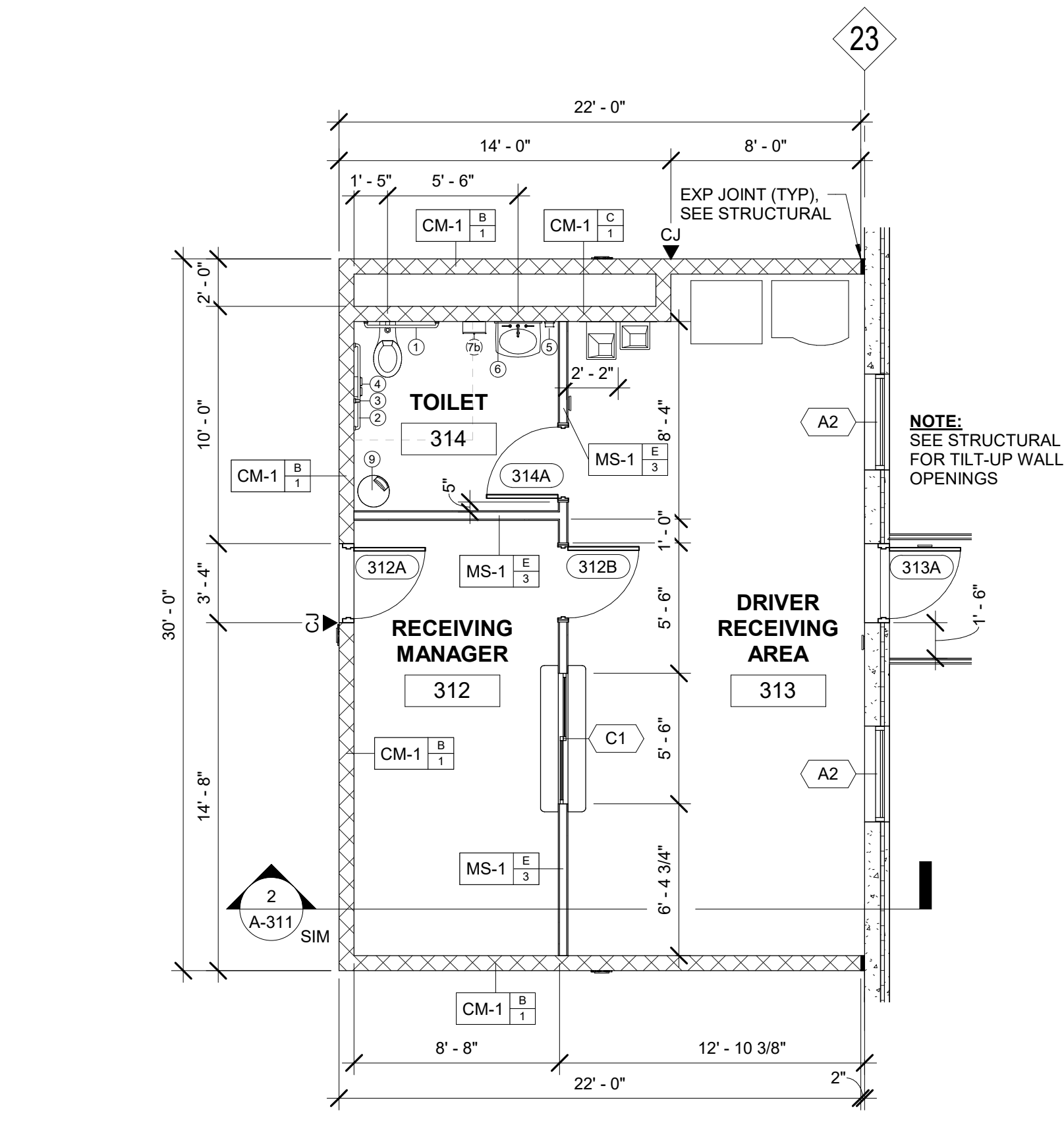
JOB NUMBER 2022069	SHEET NUMBER A-201
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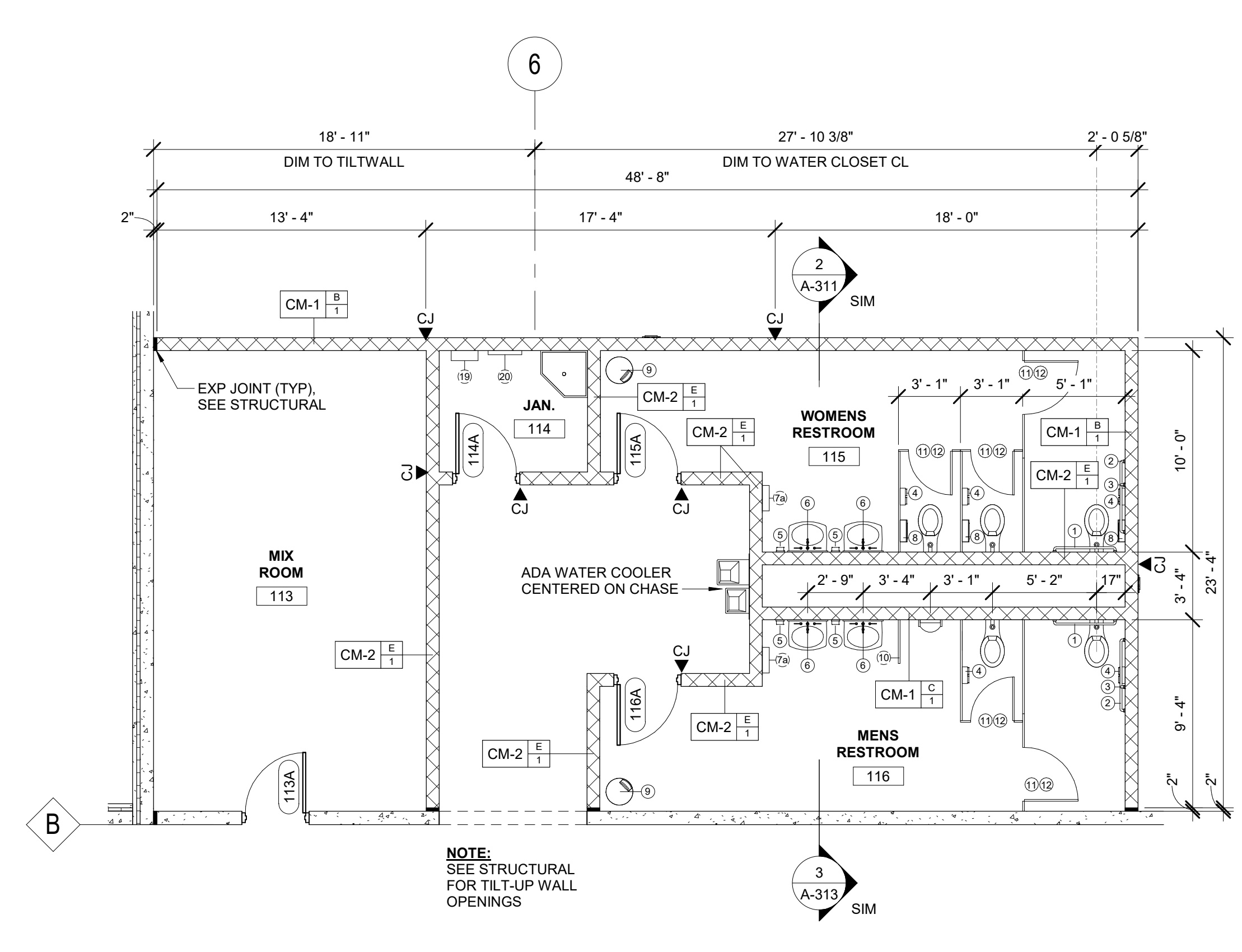
1 ENLARGED PLAN - SUPPORT ROOMS
3/16" = 1'-0"



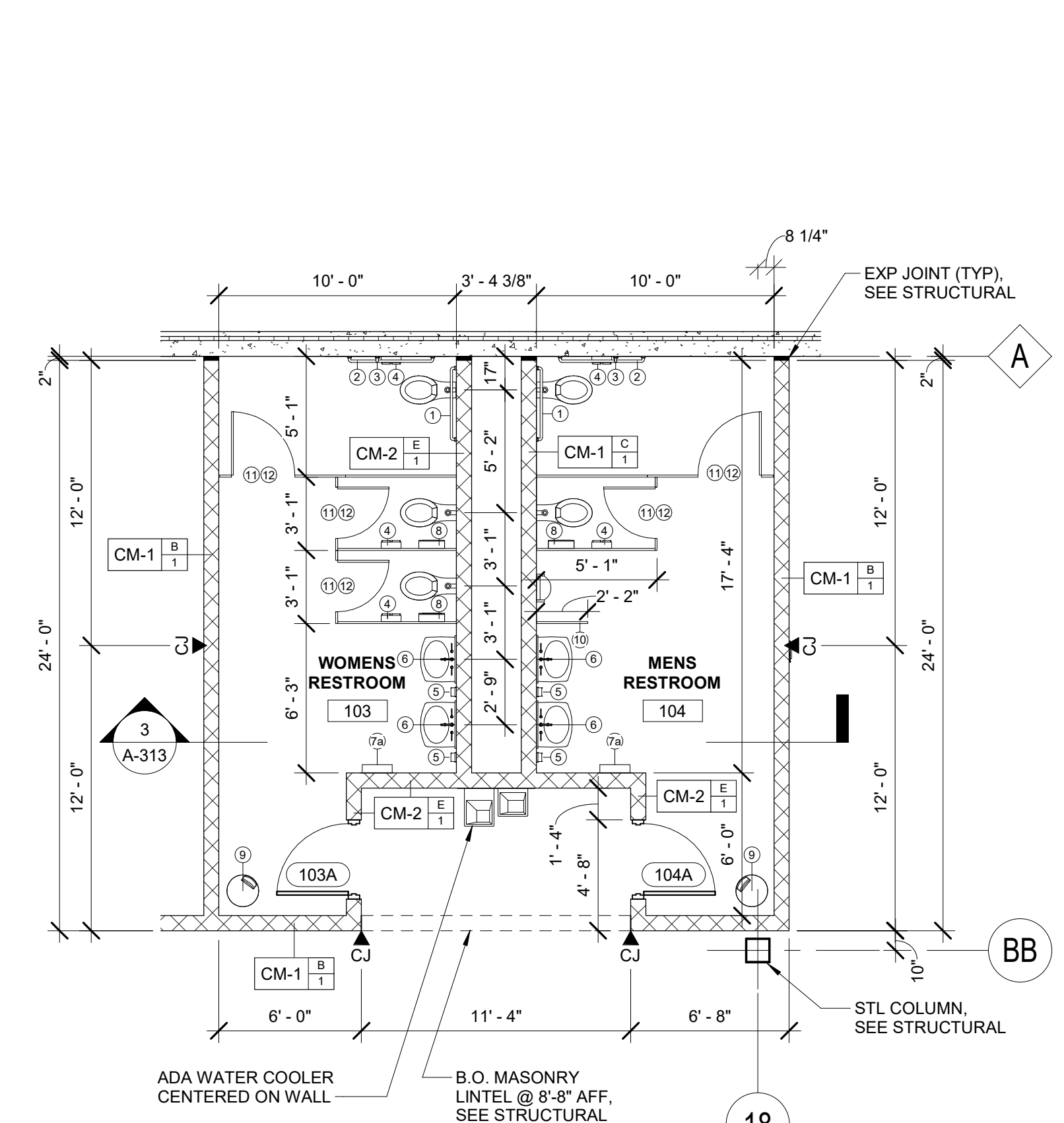
2 ENLARGED PLAN - SHIPPING AREA
3/16" = 1'-0"



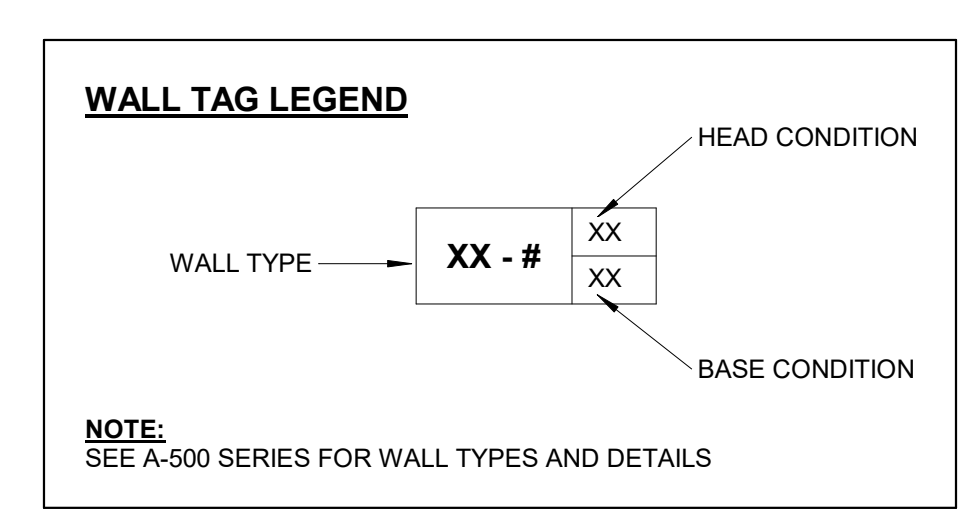
3 ENLARGED PLAN - RECEIVING AREA
3/16" = 1'-0"



4 ENLARGED PLAN - DECKING RR
3/16" = 1'-0"



5 ENLARGED PLAN - PELLET RR
3/16" = 1'-0"



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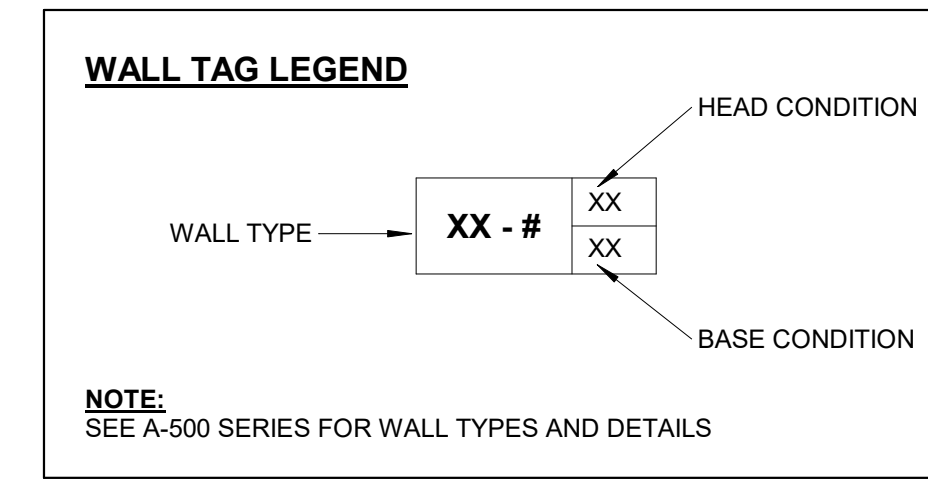
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CORP. SEAL

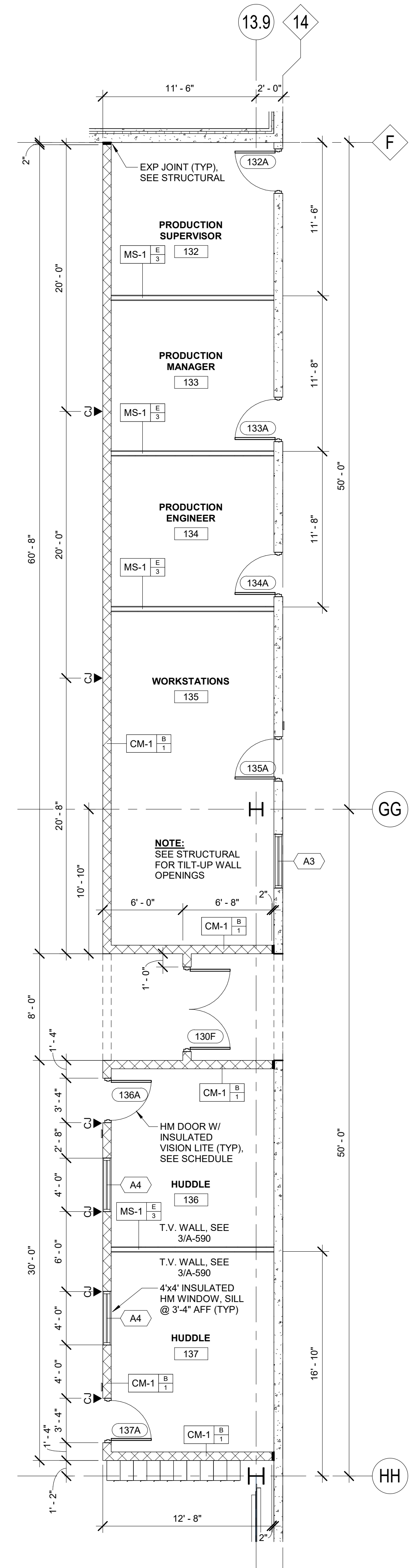
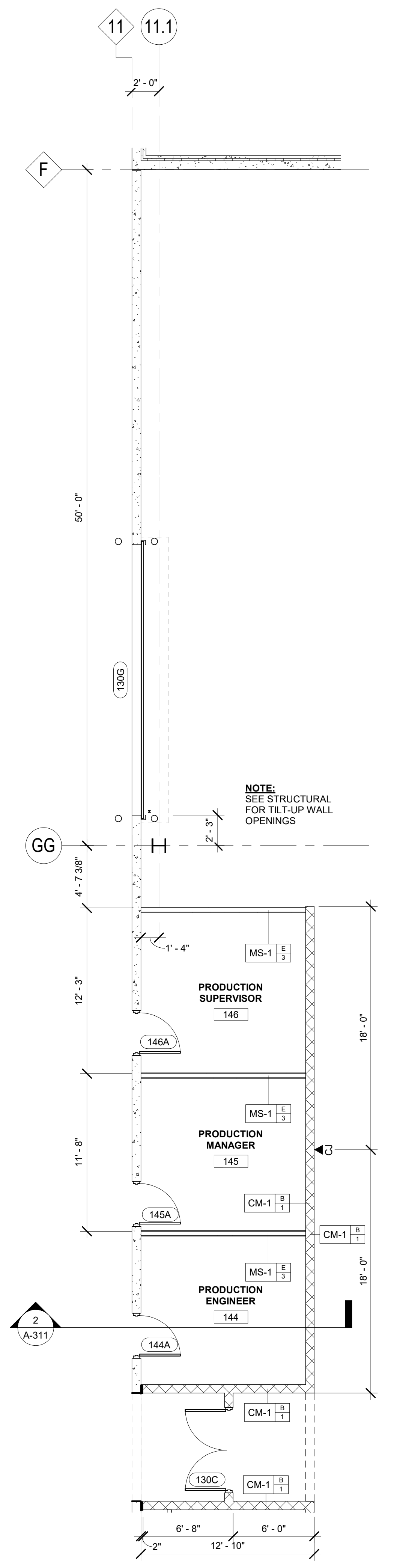
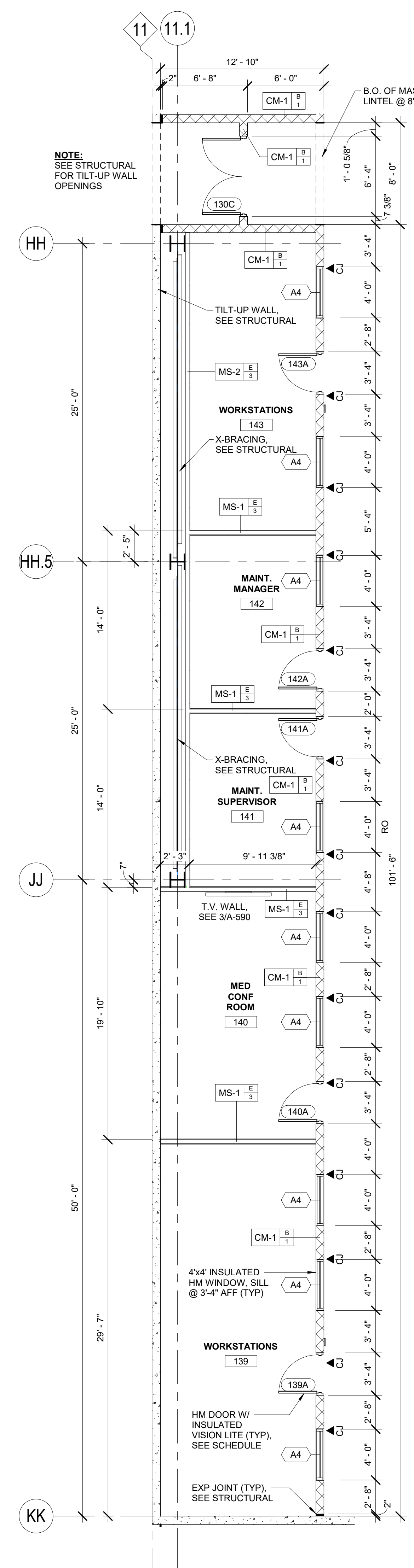
A NEW MANUFACTURING FACILITY FOR PROJECT LEEWARD COLUMBIA, TN

ENLARGED PLANS

JOB NUMBER	SHEET NUMBER
2022069	A-400



DOC. REL. #	DATE	DESCRIPTION
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1 ENLARGED PLAN - WEST SUPPORT ROOMS
3/16" = 1'-0"

2 ENLARGED PLAN - WEST SUPPORT ROOMS
3/16" = 1'-0"

3 ENLARGED PLAN - EAST SUPPORT ROOMS
3/16" = 1'-0"



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A NEW MANUFACTURING FACILITY FOR PROJECT LEEWARD COLUMBIA, TN

ENLARGED PLANS

JOB NUMBER: 2022069
SHEET NUMBER: **A-401**

WALL TAG LEGEND

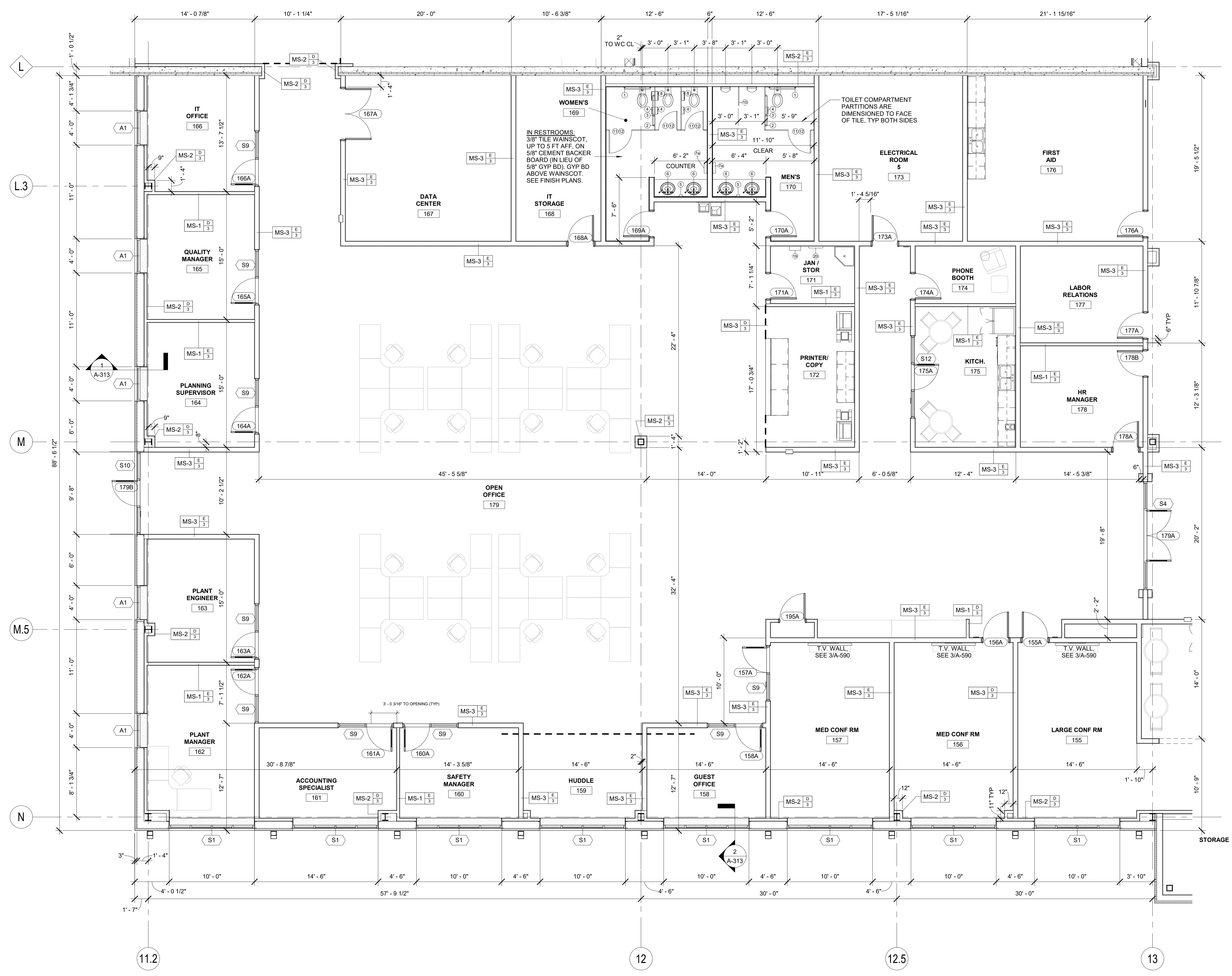
WALL TYPE → **XX - #**

XX → HEAD CONDITION

XX → BASE CONDITION

NOTE:
SEE A-500 SERIES FOR WALL TYPES AND DETAILS

DOC. REL. #	DATE	DESCRIPTION
15	06-22-2022	DOCUMENT RELEASE
17	07-28-2022	DOCUMENT RELEASE
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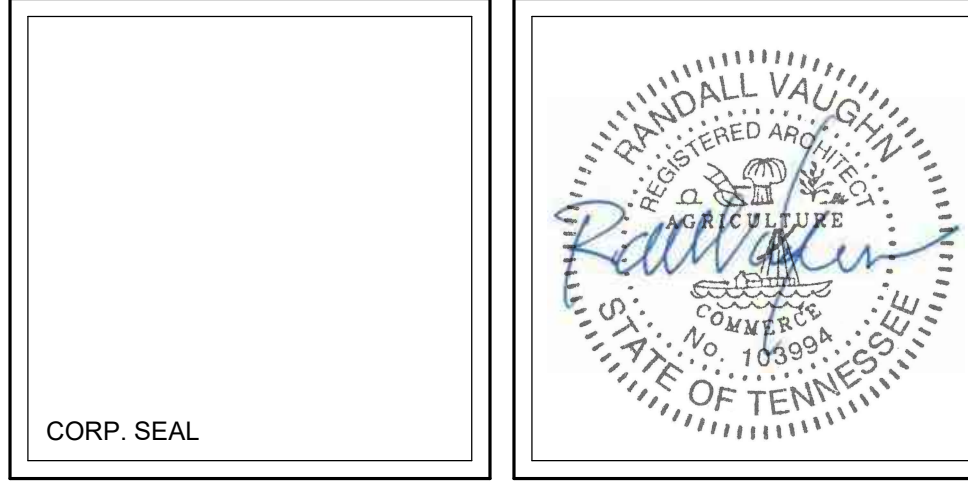
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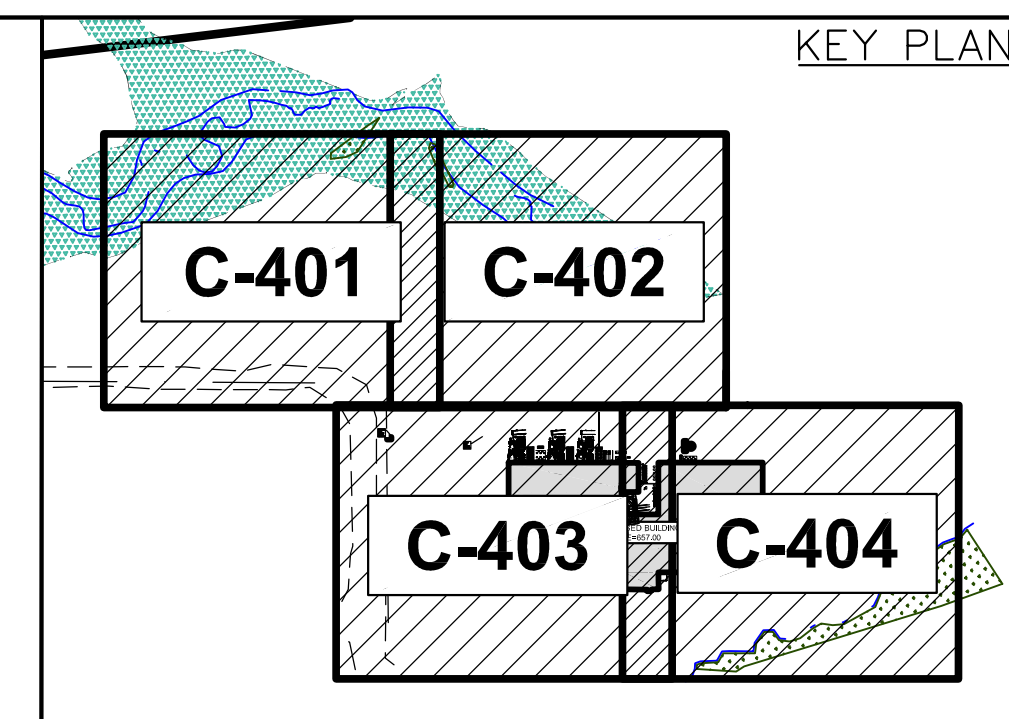
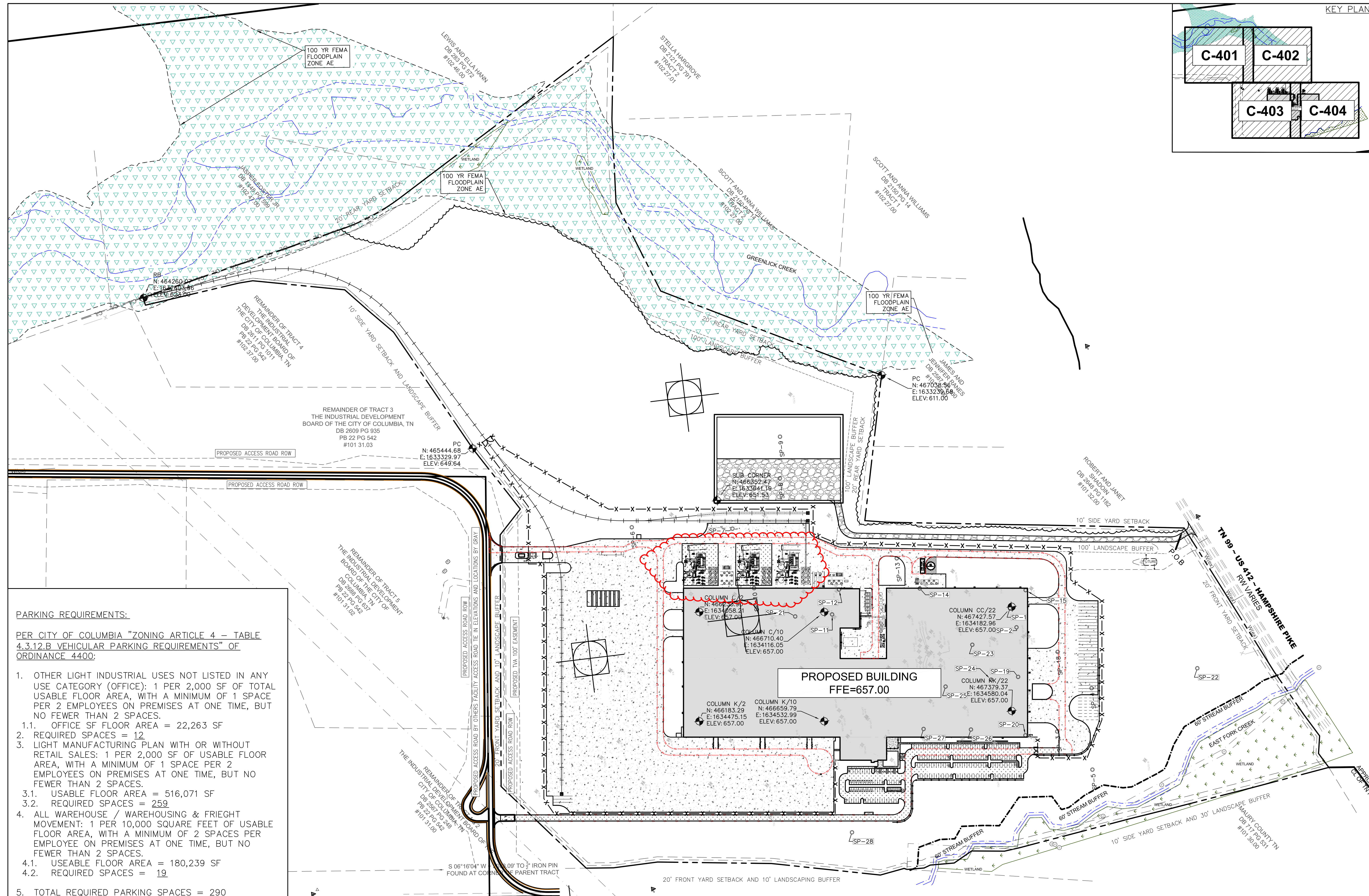


A NEW MANUFACTURING FACILITY FOR PROJECT LEWARD COLUMBIA, TN

ENLARGED PLANS

JOB NUMBER 2022069	SHEET NUMBER A-403
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1 ENLARGED PLAN - OFFICE
3/16" = 1'-0"



DOC. REL.#	DATE	DESCRIPTION
01	02/14/2022	DOCUMENT RELEASE
02	02/28/2022	DOCUMENT RELEASE
03	03/04/2022	DOCUMENT RELEASE
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PARKING REQUIREMENTS:

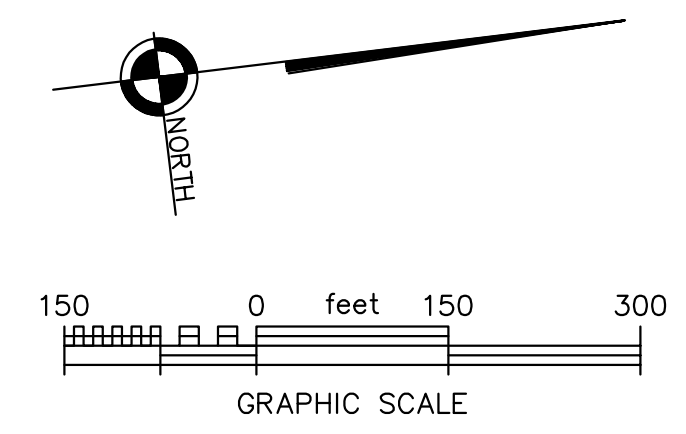
PER CITY OF COLUMBIA "ZONING ARTICLE 4 – TABLE 4.3.12.B VEHICULAR PARKING REQUIREMENTS" OF ORDINANCE 4400:

1. OTHER LIGHT INDUSTRIAL USES NOT LISTED IN ANY USE CATEGORY (OFFICE): 1 PER 2,000 SF OF TOTAL USABLE FLOOR AREA, WITH A MINIMUM OF 1 SPACE PER 2 EMPLOYEES ON PREMISES AT ONE TIME, BUT NO FEWER THAN 2 SPACES.
 - 1.1. OFFICE SF FLOOR AREA = 22,263 SF
 2. REQUIRED SPACES = 12
3. LIGHT MANUFACTURING PLAN WITH OR WITHOUT RETAIL SALES: 1 PER 2,000 SF OF USABLE FLOOR AREA, WITH A MINIMUM OF 1 SPACE PER 2 EMPLOYEES ON PREMISES AT ONE TIME, BUT NO FEWER THAN 2 SPACES.
 - 3.1. USABLE FLOOR AREA = 516,071 SF
 - 3.2. REQUIRED SPACES = 259
4. ALL WAREHOUSE / WAREHOUSING & FRIEGHT MOVEMENT: 1 PER 10,000 SQUARE FEET OF USABLE FLOOR AREA, WITH A MINIMUM OF 2 SPACES PER EMPLOYEE ON PREMISES AT ONE TIME, BUT NO FEWER THAN 2 SPACES.
 - 4.1. USEABLE FLOOR AREA = 180,239 SF
 - 4.2. REQUIRED SPACES = 19
5. TOTAL REQUIRED PARKING SPACES = 290

TOTAL PARKING PROVIDED:

1. 259 EMPLOYEE PARKING SPACES
 - 1.1. INCLUDES:
 - 1.1.1. 9 ADA SPACES
 - 1.1.2. 12 MOTORCYCLE SPACES
 - 1.1.3. 20 ELECTRIC VEHICLE SPACES
 - 1.1.4. 10 VISITOR SPACES
2. 41 SEMI – TRUCK PARKING SPACES
3. TOTAL PROVIDED PARKING SPACES = 300

NOTE: DETAILED RAIL PLANS WILL BE LOCATED ON THE RAIL SUBMISSION. REFER TO SHEET C-001 FOR GENERAL INFORMATION.



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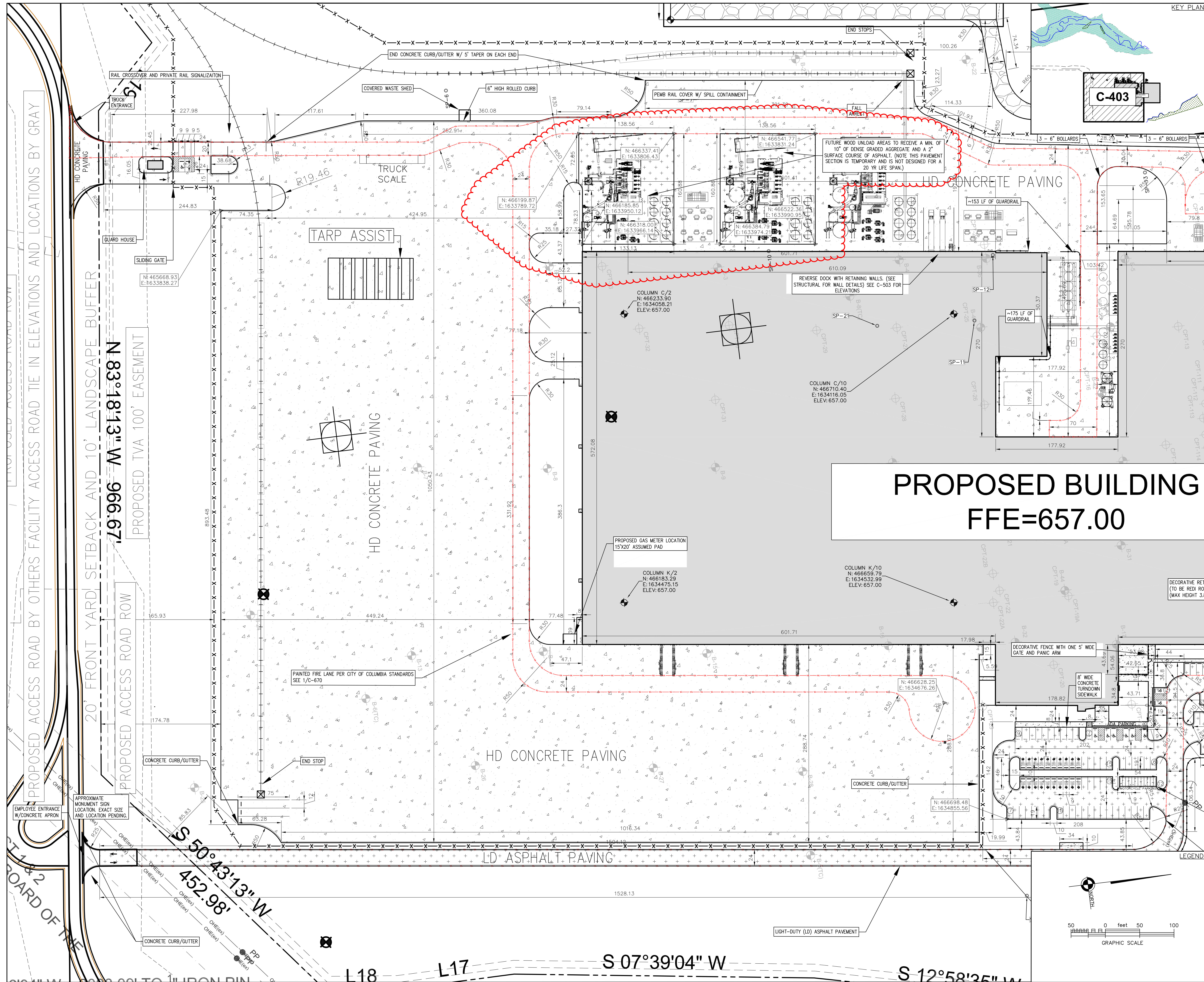
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CORP. SEAL

A NEW MANUFACTURING FACILITY FOR PROJECT LEWARD COLUMBIA, TN

OVERALL SITE LAYOUT PLAN

JOB NUMBER: 22022069 SHEET NUMBER: C-400



DOC. REL.#	DATE	DESCRIPTION
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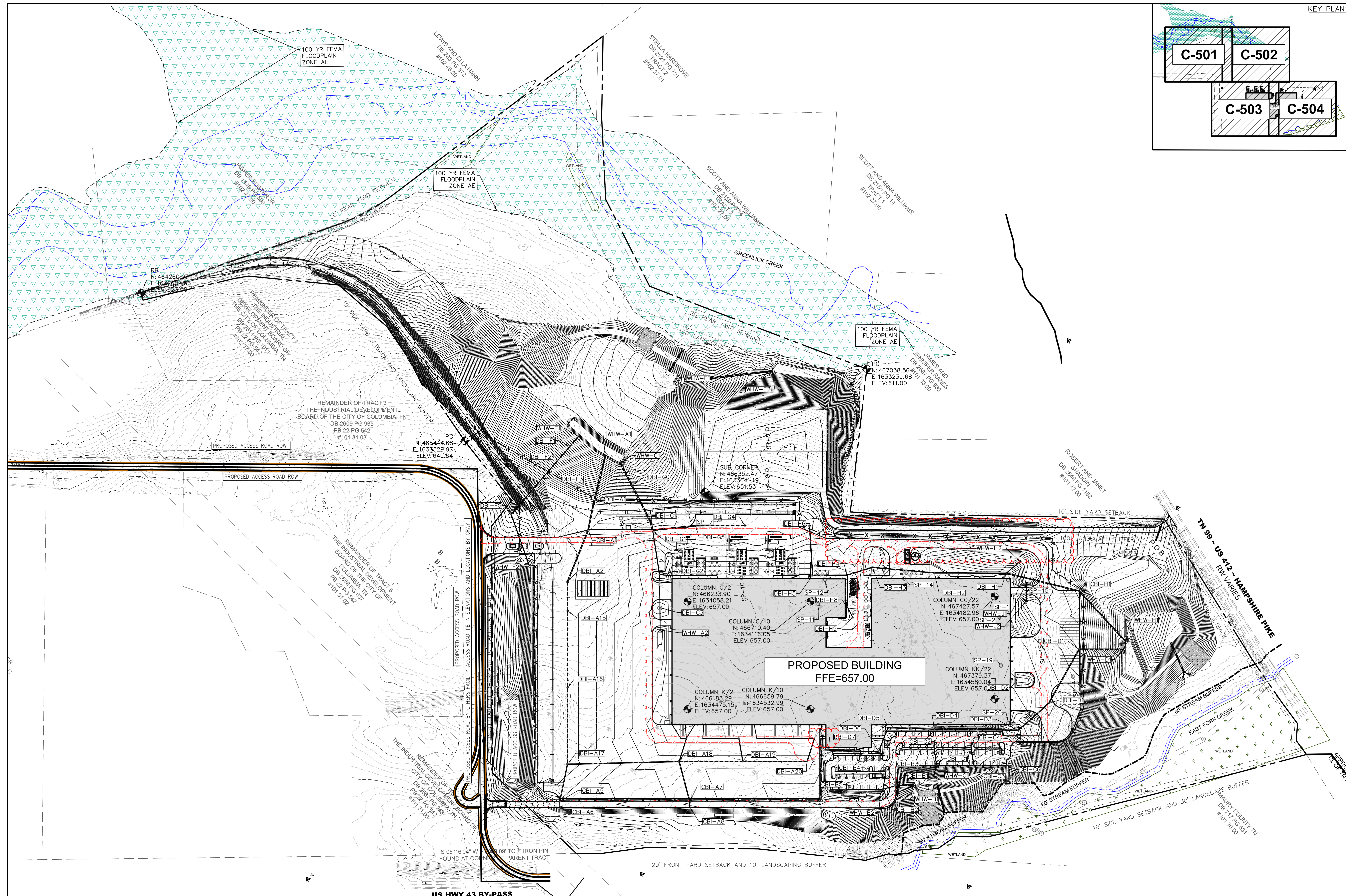
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PROJECT LEWARD
COLUMBIA, TN

ENLARGED SITE
LAYOUT PLAN

JOB NUMBER: 2022069
SHEET NUMBER: C-403



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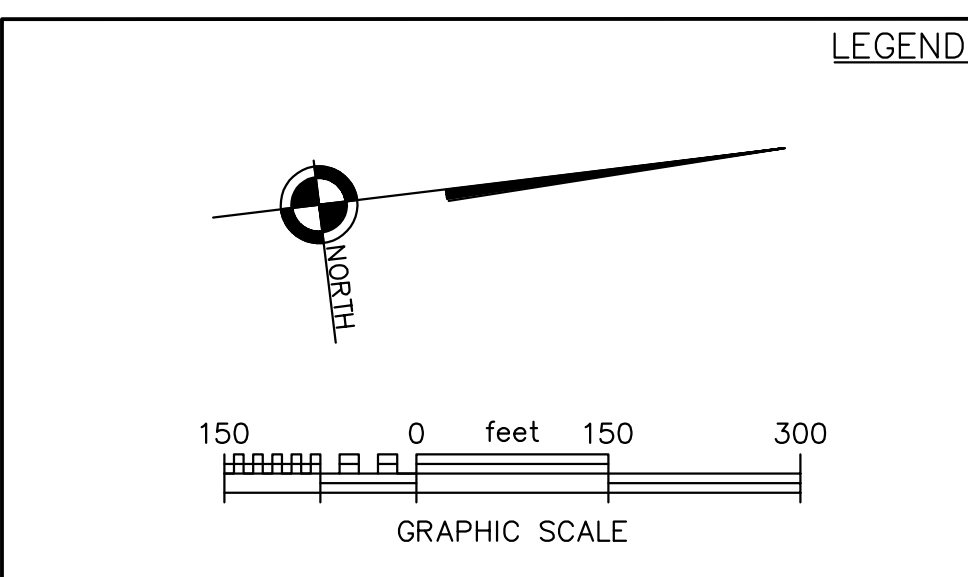
CORP. SEAL

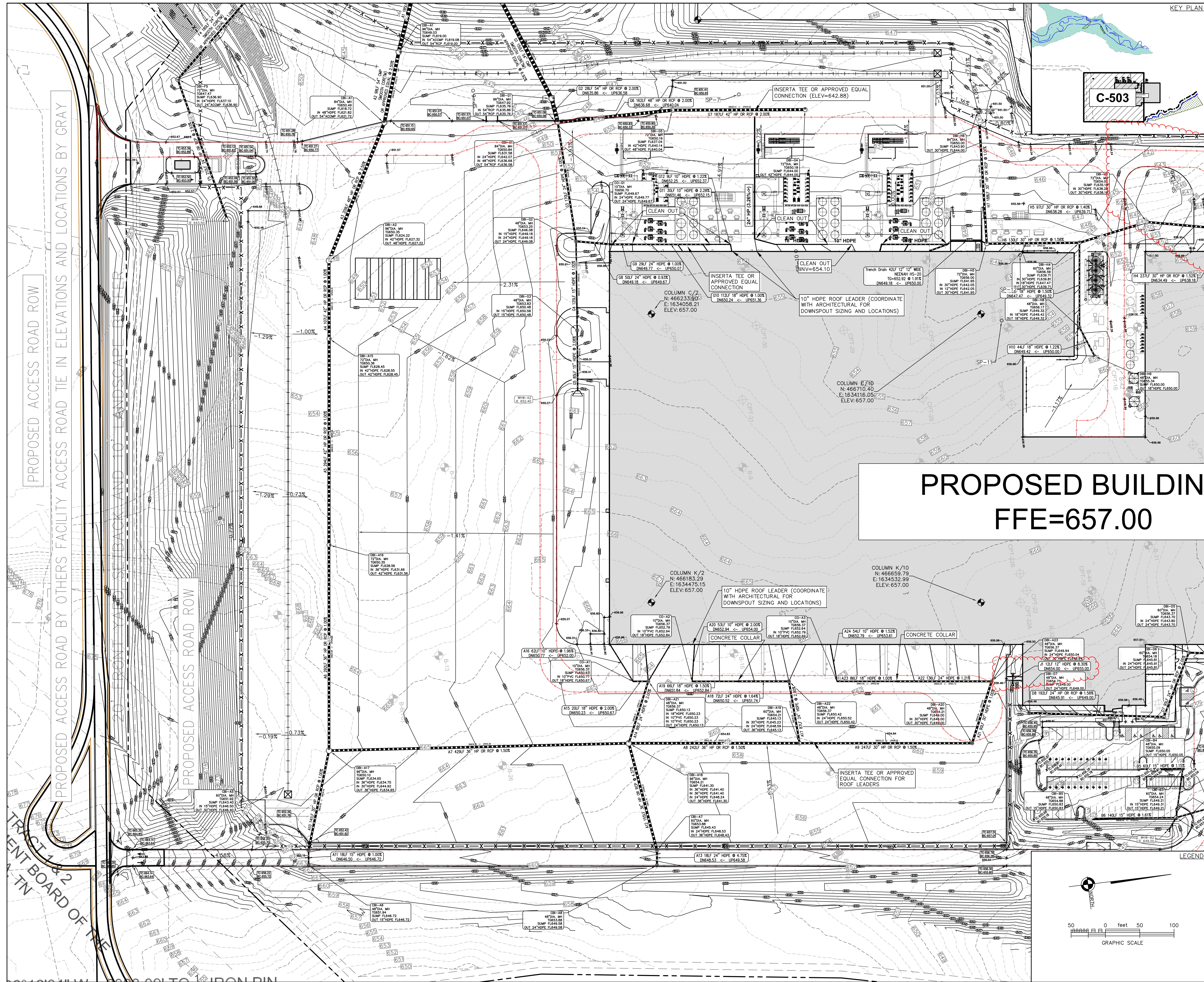
**A NEW MANUFACTURING FACILITY FOR
PROJECT LEWARD
COLUMBIA, TN**

**OVERALL GRADING AND
DRAINAGE**

JOB NUMBER: 2022069 SHEET NUMBER: **C-500**

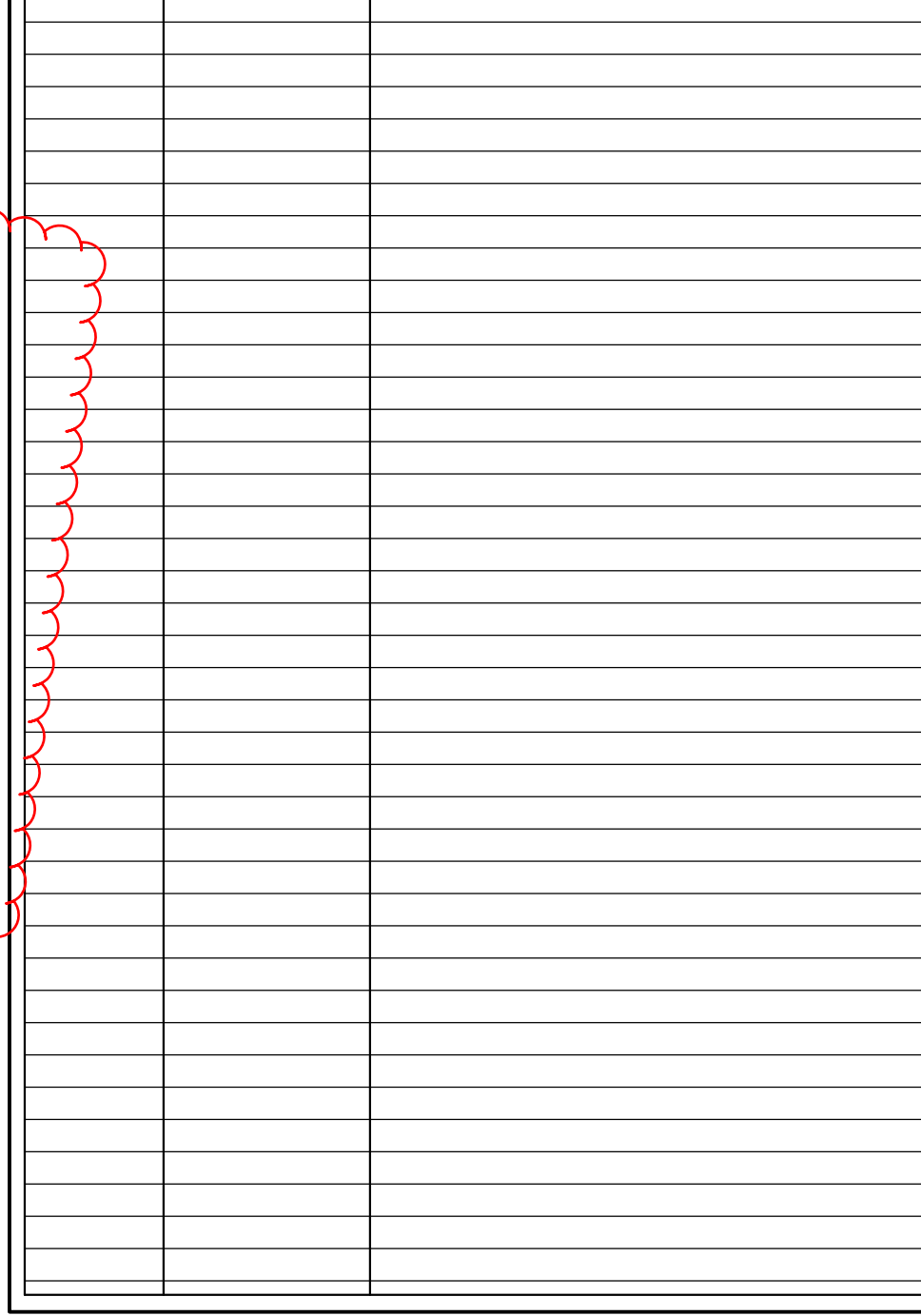
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KEY PLAN

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04	03/09/2022	DOCUMENT RELEASE
06	03/18/2022	DOCUMENT RELEASE
07	03/25/2022	DOCUMENT RELEASE
08	04/02/2022	DOCUMENT RELEASE
09	04/15/2022	DOCUMENT RELEASE
11	04/27/2022	DOCUMENT RELEASE
12	05/22/2022	DOCUMENT RELEASE
14	06/10/2022	DOCUMENT RELEASE
15	06/22/2022	DOCUMENT RELEASE
18	07/29/2022	DOCUMENT RELEASE
19	08/08/2022	DOCUMENT RELEASE



Gray

500 West 5th Street
Charlotte, NC 28202
Telephone: (704) 342-7600
Facsimile: (704) 342-7601

Manufacturing - Automotive
Food & Beverage - Distributor
Retail - Commercial

PROPOSED BUILDING FFE=657.00

Gray

ARCHITECTS AND ENGINEERS, P.S.C.

10 Quality Street
Lexington, Kentucky 40507-1450
Telephone: (859) 281-5000
Facsimile: (859) 252-5300

POLLUTANTS FROM OWNERS OPERATIONS-CUSTOMERS KNOWLEDGE OF ITS ACTIVITIES THAT WILL BE CONDUCTED WITHIN THE FACILITY TO BE DESIGNED BY GRAY CONSTRUCTION AND CONSTRUCTED BY GRAY, AND THE MATERIALS INVOLVED IN THOSE ACTIVITIES IS SUPERIOR TO GRAY CONSTRUCTION AND GRAY'S KNOWLEDGE, ACCORDINGLY, ANY AND ALL INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS TO THE CONTRARY, NOTWITHSTANDING, ANY CITY OR WARRANTY BY GRAY HEREIN SHALL NOT APPLY TO THE DISCHARGE, DISPERSAL, ESCAPE, RELEASE OR SATURATION OF ANY POLLUTANT INTO THE ATMOSPHERE OR ANY BODY OF WATER OR ON OR UNDER OR INTO THE SURFACE OR SUBSURFACE OF LAND. FOR PURPOSE OF THIS SECTION, THE WORD "POLLUTANT" SHALL MEAN ANY SOLID, LIQUID, GASEOUS OR THERMAL EFFLUENT OR CONTAMINANT INCLUDING BUT NOT LIMITED TO SMOKE, VAPOR, SOOT, FLAMES, ACIDS, ALKALIS, CHEMICALS AND WASTE AND SHALL INCLUDE ANY HAZARDOUS SUBSTANCE. THE CAPACITY OF THE FACILITY AND THE DESIGN OF ANY OF ITS PARTS, SO AS TO PREVENT THE ESCAPE, RELEASE, DISCHARGE, DISPERSAL OR SATURATION OF POLLUTANTS SHALL BE THE SOLE RESPONSIBILITY OF THE CUSTOMER.

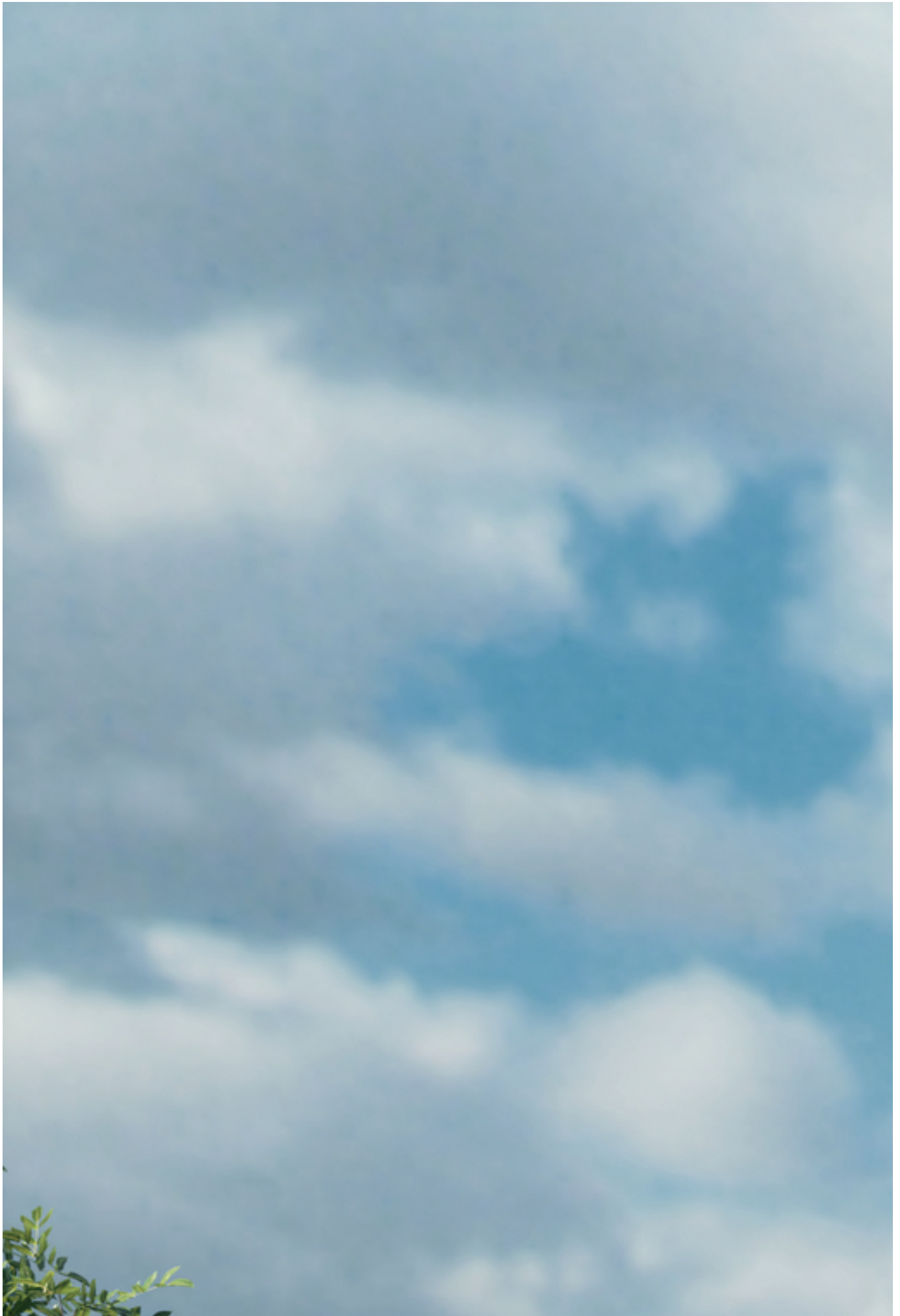
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CORP. SEAL

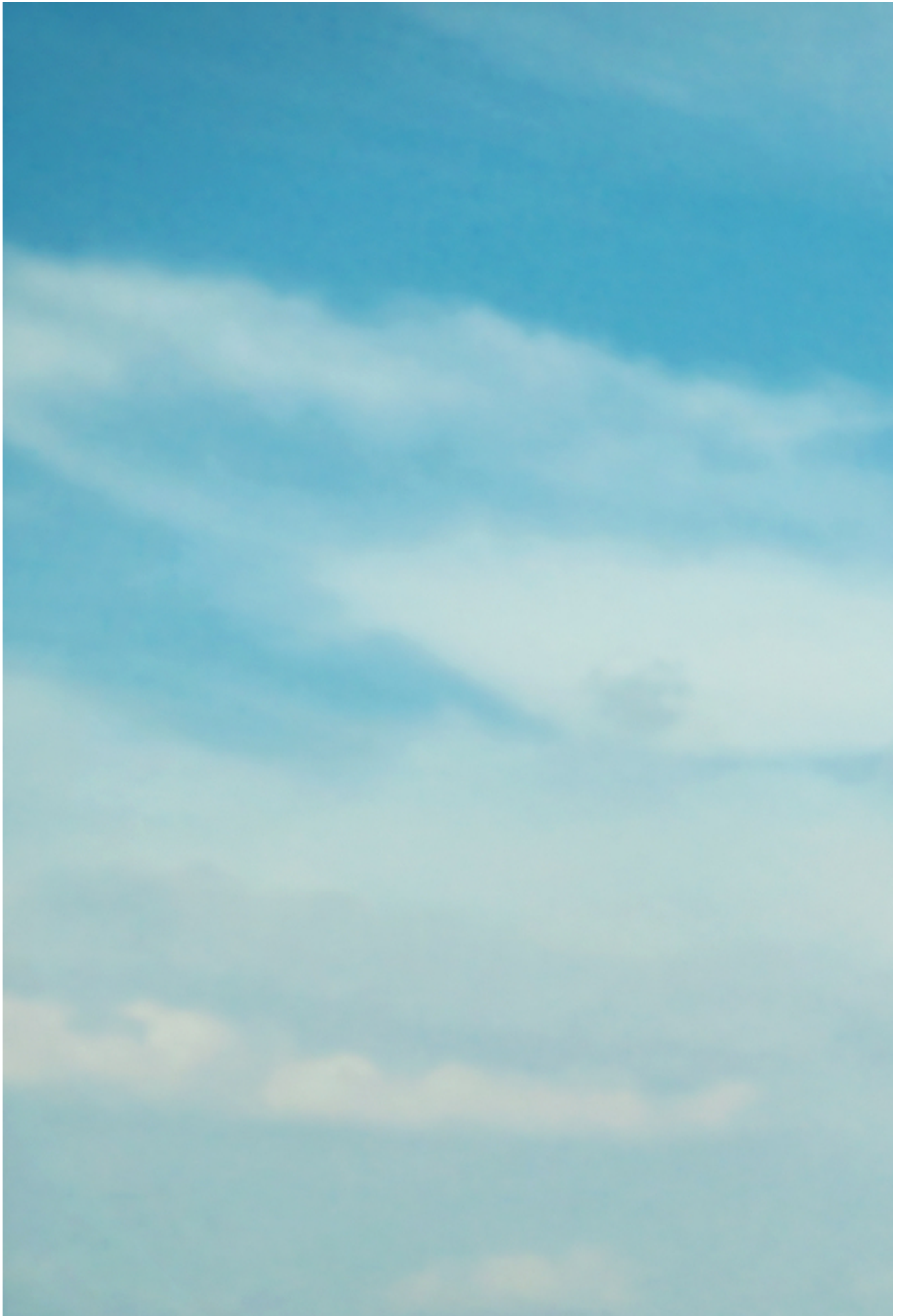
A NEW MANUFACTURING FACILITY FOR
PROJECT LEWARD
COLUMBIA, TN

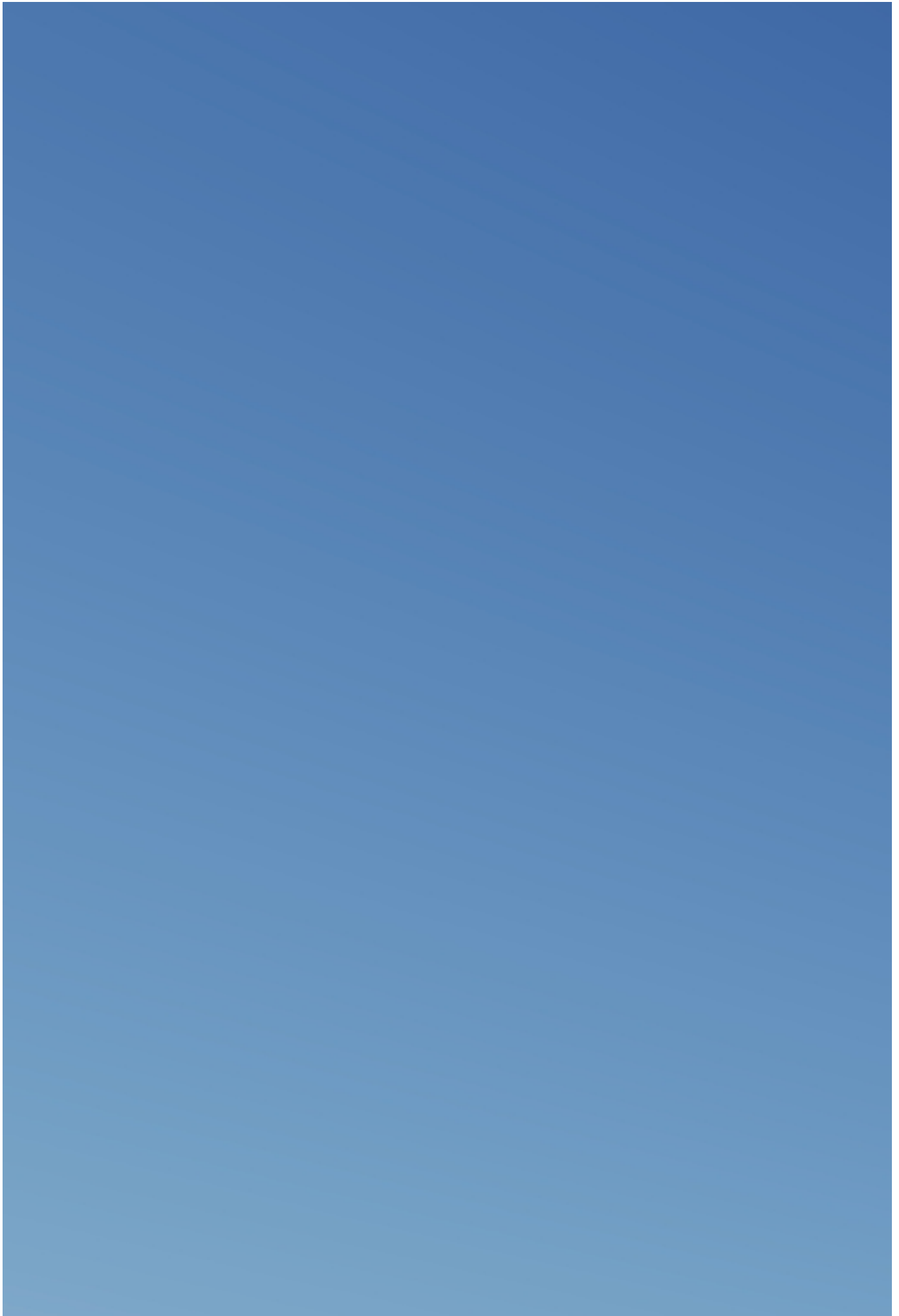
ENLARGED GRADING
AND DRAINAGE PLAN

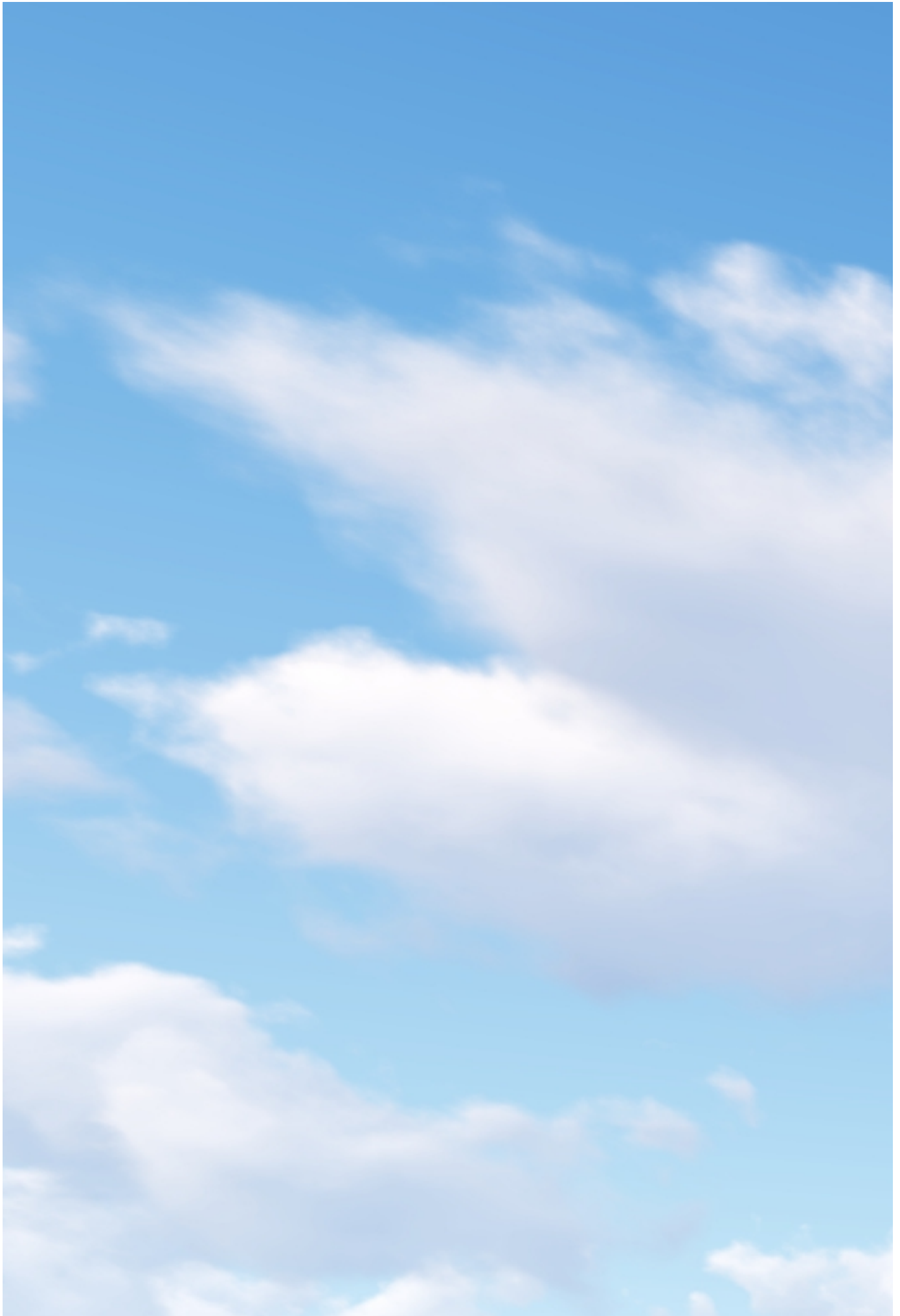
JOB NUMBER: 2022069
SHEET NUMBER: C-503













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

ADDRESS/LOCATION			
	TAX MAP: 101	GROUP: NA	PARCEL: 31.00
SUMMARY OF NATURE OF REQUEST AND WORK	<p>The project consists of the design and subsequent construction administration services for an approximate 722,548-sf Composite Decking Manufacturing and Storage Facility with an integrated Office Area on an approximate 240 acre Greenfield site. The new facility is expected to include/consist of the following major building elements: Single story building, including an office area, constructed of Conventional Steel, Insulated Metal Panel walls, (painted/finished) Tilt-Up Concrete walls, Fiberon Composite Wood Decking walls, Single Ply membrane roofing system, external gutters and downspouts, Low-E tinted Tinted Glazing, Overhead Sectional and Coiling Doors, Metal and Glass Skylights, Illuminated Building Signage, etc.</p>		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	10/12/2022	<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 checked="" type="checkbox"/> Other: Material Silos >45-ft but not visible from Hampshire Pike/HWY 43 due to elevation change and being tucked behind back side of building. We have site perspectives to scale to help convey this.	<ul style="list-style-type: none"> • Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

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

