



AGENDA

The Columbia Architectural Design Review Team will meet on Tuesday, August 9th, 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. New Business

Approval Of Minutes

Documents:

[ART_20220607 MINUTES -DRAFT.DOCX](#)

22-0174 - 2446 Nashville Highway Multiuse Building Facade

Request from Josh Rowland of Kimley-Horn for design approval of a 4-story mixed use building fronting Nashville Highway. The property is located at [2446 NASHVILLE HIGHWAY](#) at the corner of Greens Mill Road.

22-0186 - 1608 Hampshire Pike LDS Building

Request from Jamie Collins design approval to remove the existing spire and add a steeple to the structure located at [1608 HAMPSHIRE PIKE](#).

22-0193 - Self Storage Facility - Theta Pike

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

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

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.

22-0211 - 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.

22-0224 - 376 Bear Creek Pike

Request from Kevin Wolf to modify a previously approved design for [376 BEAR CREEK PIKE](#).

III. Adjourn

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.

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CALL TO ORDER:

The May meeting of the Architectural Design Review Team for the City of Columbia was called to order at 8:02 a.m. The meeting was held in Conference Room A, City Hall basement level.

ROLL CALL: All present and included the following:

Present were: Mr. Austin Brass
Mr. Glenn Harper
Mr. Randy McBroom
Mr. James Sloan
Ms. Kara Williams

Others attending: Mr. Kevin McCarthy, Planning Associate II
Mr. Travis Neas, Chief Building Official
Ms. Sandra Richardson, Secretary
Ms. Melissa Sanders, Planning Associate I

APPROVAL OF MINUTES:

Mr. Harper made the motion to approve the May minutes, with Mr. McBroom seconding the motion. The motion passed with a vote of four to zero.

3. Old Business

No old business was presented.

4. New Business

AGENDA ITEM #4.1

Case #ART-2022-0119

Request from Richard Thompson on behalf of Ritco Group, Inc. for façade modifications at 2008 South Main Street.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. The applicant is proposing recladding the building with stone. There is one exception that the applicant is proposing. There is a proposed tower element that will be wrapped in a corrugated type metal. As you are aware corrugated metal is prohibited in our current guidelines. Therefore, the applicant would be seeking alternative

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compliance for this material type. Historically the Commission have only approved metal as an accent type material not as a primary façade material. Therefore, this would be a special exception.

Discussion and Motion:

Mr. Richard Thompson, was present to answer questions. Mr. Thompson stated that they are asking for the exception on three areas. He also stated that it is just accent material. Discussion included nothing is existing, brick, no square foot addition, metal can be used as an accent material. Mr. Brass read Section 6.1.6B item 2. of the guidelines. No portion of building constructed of unadorned (un-faced) concrete masonry units or corrugated and/or sheet metal shall be used. Further discussion included the key word here is it states no portion, and this is a portion proposed to be corrugated metal. Also discussed was metal has been allowed in the past, shadow lines, reverse board metal, horizontal hardie, different surface, different look, channel, the Corrugated metal panel brand, and ACM panel. Mr. Sloan made a motion to approve amended that the applicant will not use corrugated metal panel, and they use a architectural metal panel only for an accent on this building. Noting that this is just a façade modification. Further discussion included seeing the back of the building, dressing it up, recommending a break up, and visibility from the side. Mr. Harper seconded the motion. Motion to approve passed four to zero with the approved condition.

AGENDA ITEM #4.2

Case #ART-2022-0124

After-the-fact request from Bobby Bishop to modify the façade of an existing commercial building at 915 South Garden Street.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. This request is for removal of two existing rollup garage doors with no primary façade changes.

Discussion and Motion:

Mr. Bobby Bishop, applicant, was present to answer questions. Discussion included Historic District, and visibility. Mr. Brass stated that the applicant just shared with him that they are proposing to do an awning, and the work has begun. Further discussion included the second picture is just an example, and painting. Mr. Brass moved to approve noting that there is a canopy awning, with Mr. McBroom seconding. Motion to approve passed four to zero.

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AGENDA ITEM #4.3

Case #ART-2022-0128

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.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. Part of the mixed-use development is there is going to be a mixed-use component at the front closest to Bear Creek Pike. Therefore, in the current Zoning Ordinance any Commercial development that goes within a PUD is required to take purview from this Board. The front faced consists of primary material of brick accented by a stone base and fiber cement board clad gables. These materials meet the design standards as proposed. There is no unbroken façade plane less than 35'. The mechanical units on the North elevation is proposed to be screened by prefinished metal panel.

Discussion and Motion:

Mr. Greg Gamble ws present to answer questions. Discussion included how far off the road is this, twenty feet from the right-of-way, distance from Bear Creek Pike, daycare, architectural designs, and additional footage. Mr. Sloan moved to approve with Mr. Harper seconding. Motion to approve passed four to zero.

AGENDA ITEM #4.4

Case #ART-2022-0137

Request from Chet Rhodes on behalf of Gholamreza 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.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. The proposal is to add an additional front for a garage door opening for a proposed tire shop.

Discussion and Motion:

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The applicant was not present to answer questions. Discussion included meeting zoning code, outdoor storage material, color, shutters, the submittal not matching. Mr. Brass moved to defer the item, with Mr. Sloan seconding. Motion to defer passed four to zero.

AGENDA ITEM #4.5

Case #ART-2022-0139

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.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. The applicant has proposed to construct a covered porch with wood posts located at the front, rear, and side elevation of an existing building. The proposed gable of the porch will be clad in a board and batten fiber cement board including the primary gable and left and rear elevations. This material would be an approved guideline material.

Discussion and Motion:

Ms. Cindy Peowski, was present to answer questions. Discussion included hardie board, painting the brick, whitewash, converting the previously approved pergola into a porch, lap siding change, vinyl siding, block, board and batten, and material. Mr. Sloan moved to approve, with Mr. McBroom seconding. Motion to approve passed four to zero. Additional discussion included survey, stakes, the drawing was not her property line, the asphalt, and this board is tasked with the design.

AGENDA ITEM #4.6

Case #ART-2022-0140

Request from George Nuber to modify the façade of an existing office building located at 1706 Wedgewood Drive.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. The dentist office is visible from Hatcher Lane. The proposed addition does meet the material requirements.

Discussion and Motion:

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Mr. George Nuber was present to answer questions. Discussion included interior renovation project, signage, structure, and wall mounted signage. Mr. Sloan moved to approve with Mr. Harper seconding. Motion to approve passed four to zero.

AGENDA ITEM #4.7

Case #ART-2022-0142

Request from Bhavin “Bobby” Patel for design review of a new retail strip center located at 5000 Trotwood Avenue.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. This request is for a retail center that will consist of five tenants. This request meets the design guidelines as proposed with the material and modulation type. They are proposing to take the strip center and bring it closer to the road with the sidewalk, and the parking will be screened at the rear. In city planning that is typically considered best practice for site design.

Discussion and Motion:

Mr. Gerald Vick was present to answer questions. Discussion included the elevations, the color, storefront, shades of the renderings, how operational are the applicant going to handle deliveries, metering, gas meters, utilities, dumpsters, interconnectivity, matching, brick, appearance over time, traffic, access to the building, dumpster enclosure, enforcement up to the owners, enclosing the heat and air units, rooftop, architecture screening, condition to make sure screened, rear elevation is the frontage elevation along Cayce Lane, front elevation faces the parking lot, the renderings, a form of projection, higher elevation, take the elevation and match it with the front, storm drainage, matching, hide the down spouts, architecture features, parapets, adding little brick along the back sidewalk spot for the trashcans, storage, existing sewer line, utilities, screen portion that will house the trashcans for both of the tenants, and appearance. Mr. Sloan stated that the listed items will be that the west elevation parapet height needs to match the east elevation in parapet height, the units need to be screened that are on the roof, utilities are meters, as well as trash cans enclosure need to be on the south elevation and screened with a wall that is a similar material on the building, and the two new dumpster enclosure to the east of the site need to have materials that match the building. Mr. Sloan moved to approve with the conditions listed, and Mr. McBroom seconded the motion. Motion to approve passed with the conditions four to zero.

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OTHER BUSINESS:

Mr. Brass stated that there was an item that was deferred earlier in the meeting and the applicants are here. Mr. Brass made a motion to bring the item back to the table, with Mr. McBroom seconding. Motion to bring the item back passed five to zero.

AGENDA ITEM #4.4

Case #ART-2022-0137

Request from Chet Rhodes on behalf of Gholamreza 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.

Staff Recommendation:

Mr. Brass stated that this was an item that the team did defer earlier in the meeting. The proposal that the team do have is to remove this existing window area to add a garage door opening for a proposed tire shop. The Board has a few questions about in the renderings, it did appear that there was a new awning addition being added on the front. He asked the applicant to speak on that.

Discussion and Motion:

The owner and contractor were present. Ms. Williams arrived to the meeting. Discussion included the material, it will be the same metal, there will be a six by six treated lumber, it will have to dry, the metal color will be the same, the existing on metal, corrugated, taking off shutters, taking off the small awning, it will not be gable, type of garage door, white, blue, one window on the side that will have to be replaced, the one on the side will look like the ones that are already there, it will have a low pitch, there will be a small one off the back and a small piece of concrete off the back, size, treatment, warping over time, remodel, wrapping, and trim. Mr. Sloan stated that this is an existing building with very limited scope of addition. It is a leaning pitch roof on the front that they are proposing, that the team clad the pressure treated wood columns with hardie and paint it the same with hardie trim, the same as the trim of the building. The blue is not as blue as it shows. The replaced window is in kind to the existing windows. Further discussion included keeping everything the same, and the garage door, Mr. Brass stated that historically most of the garage doors that this Team has seen are aluminum with glass more than the traditional look. Mr. Brass asked is that something that this Team have looked into is garage door style with

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glass panels in it. One thing about this board is we are concerned with the way the corridors look. This type of garage door is in a direction that this Team don't want to go. The Team would prefer to see a garage door with windows, it is aesthetic character for the corridor. Additional discussion included all glass door, or just the panel, and traditional garage type door. Mr. Sloan amended his motion to include an all glass, and aluminum door. Ms. Williams seconded the amendment. Mr. Brass stated that this Board have a motion from Mr. Sloan for an all glass aluminum garage door, with a second from Ms. Williams. Motion to approve passed five to zero. Mr. Harper asked if there is anyway that staff can give them a list of the provisions that were made. Mr. Brass stated yes.

ADJOURNMENT:

Mr. Brass moved to adjourn. Motion to adjourn passed five to zero. Meeting adjourned at 9:05 a.m.

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