



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 22-0064

APPLICANT/OWNER

TJ Electrical Co./ Lucian Barbu

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

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

PROJECT DESCRIPTION:

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



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

Building Façade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

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

C. Alternative Compliance

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



CITY OF COLUMBIA TENNESSEE
ARCHITECTURAL DESIGN REVIEW
STAFF REPORT

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

PLANNING STAFF EVALUATION:

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