

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0083

APPLICANT/OWNER

Keith Cannon/ Ronald & Suzanne Ganser

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

1109 S Main Street/ Tax Map 099H Parcel 0.27

PROJECT DESCRIPTION:

This request is for an exterior façade modification of an existing 1,800SF vacant metal building. Alterations include the addition of storefront windows including a storefront entry and roll-up door.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS (General Commercial Services)	Vacant Commercial Building	GCS/ Commercial	Façade Modification	N/A

Building Façade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

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

C. Alternative Compliance

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

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

PLANNING STAFF EVALUATION:

This request is for the exterior modification of a 18,000 SF-building constructed in 1976. The request includes the minor alteration with the addition of a new roll up door and storefront style window in an existing opening including the addition of four metal frame windows on the E 10th street elevation. The west elevation facing South Main street includes a new storefront style door in an existing opening with the addition of two windows. The north elevation includes the addition of a doorway and window.