



The Columbia Historic Zoning Commission will meet on Wednesday, April 16, 2025 at 4:00 PM in Council Chambers on the basement level of City Hall, 700 N. Garden Street, to consider the following:

- I. Roll Call
- II. Approval of Minutes
- III. New Business
 - 1. Request from Ed Binkley for Site and Settings approval of a proposed Food Truck Court at [421-427 West Seventh Street, being Tax Map 100D Group E Parcel 1.](#)
- IV. Other Business
- V. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

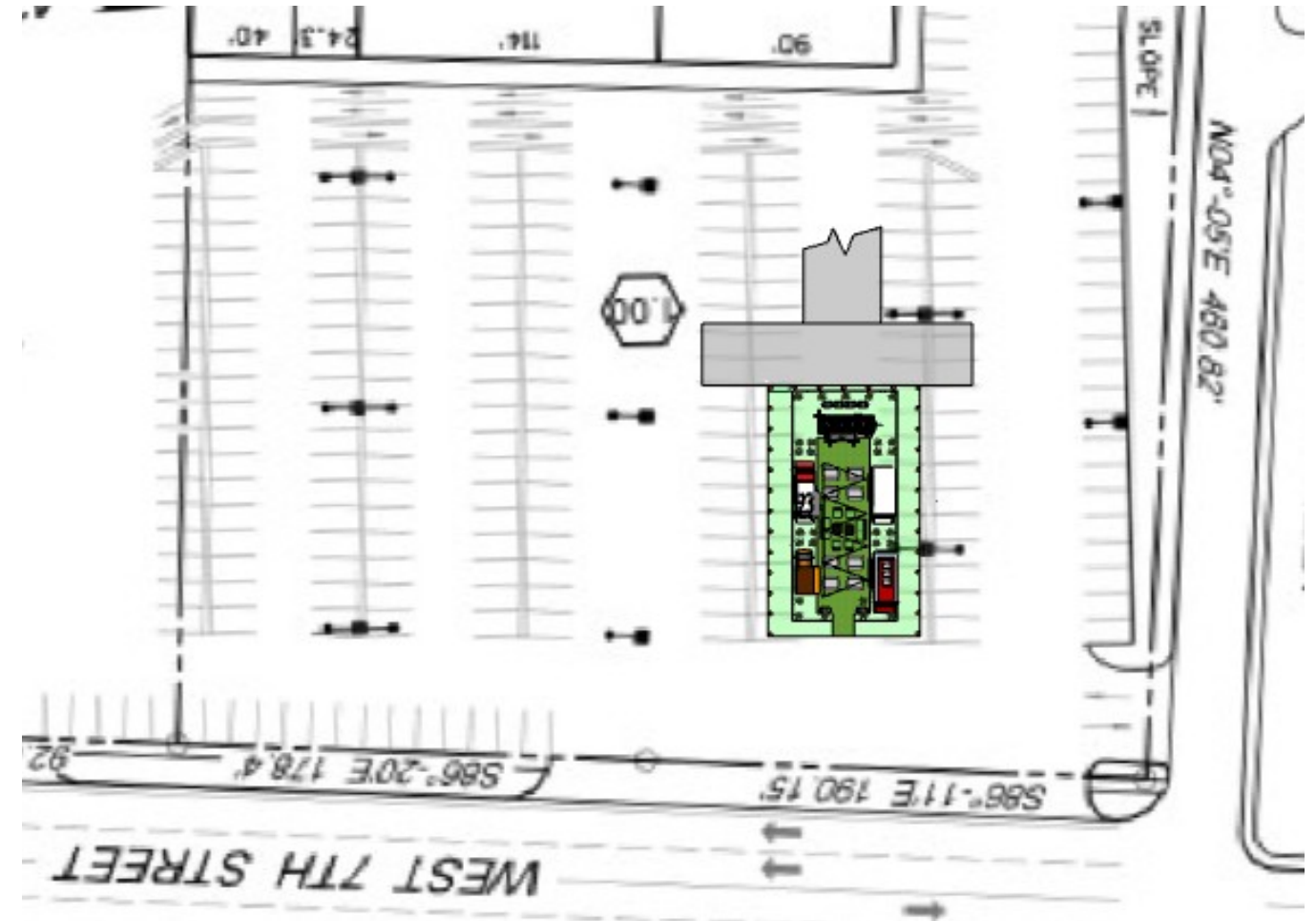
The 2025 meeting schedule and Historic District Design Guidelines can be found on the City of Columbia Historic Zoning Commission webpage.

An interactive map showing the boundaries of the historic districts can be found accessed from the City's website.

For other questions, please contact the Department of Development Services at 931-560-1560.



**Concept A: Horizontal Layout
Adjusted Traffic Pattern**



**Concept B: Vertical Layout
Adjusted Traffic Pattern**

Parking Data

Use	Req'd Spaces
Grocery:	$13,350/250 = 54$
Furniture:	$21,600/200 = 108$
Office 1:	$3,025/200 = 15$
Office 2:	$5,400/200 = 27$
Total Spaces:	204
Total Spaces Existing:	218

Concept A:

Spaces Lost:	40
% of Existing:	18%

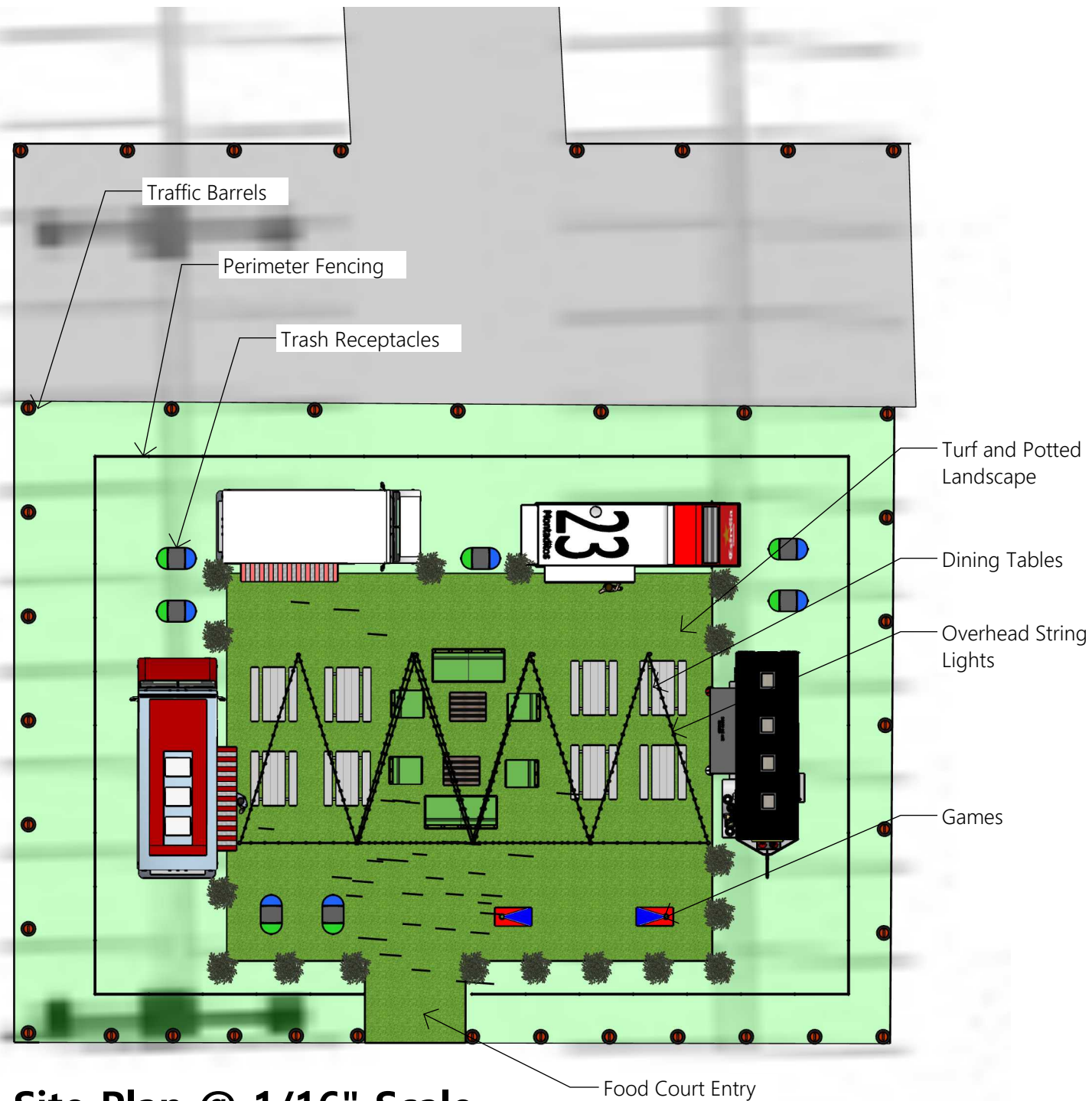
Concept B:

Spaces Lost:	24
% of Existing:	11%

Parking Data for Columbia Plaza Food Court

West 7th Street, Columbia Tn

March 17, 2025



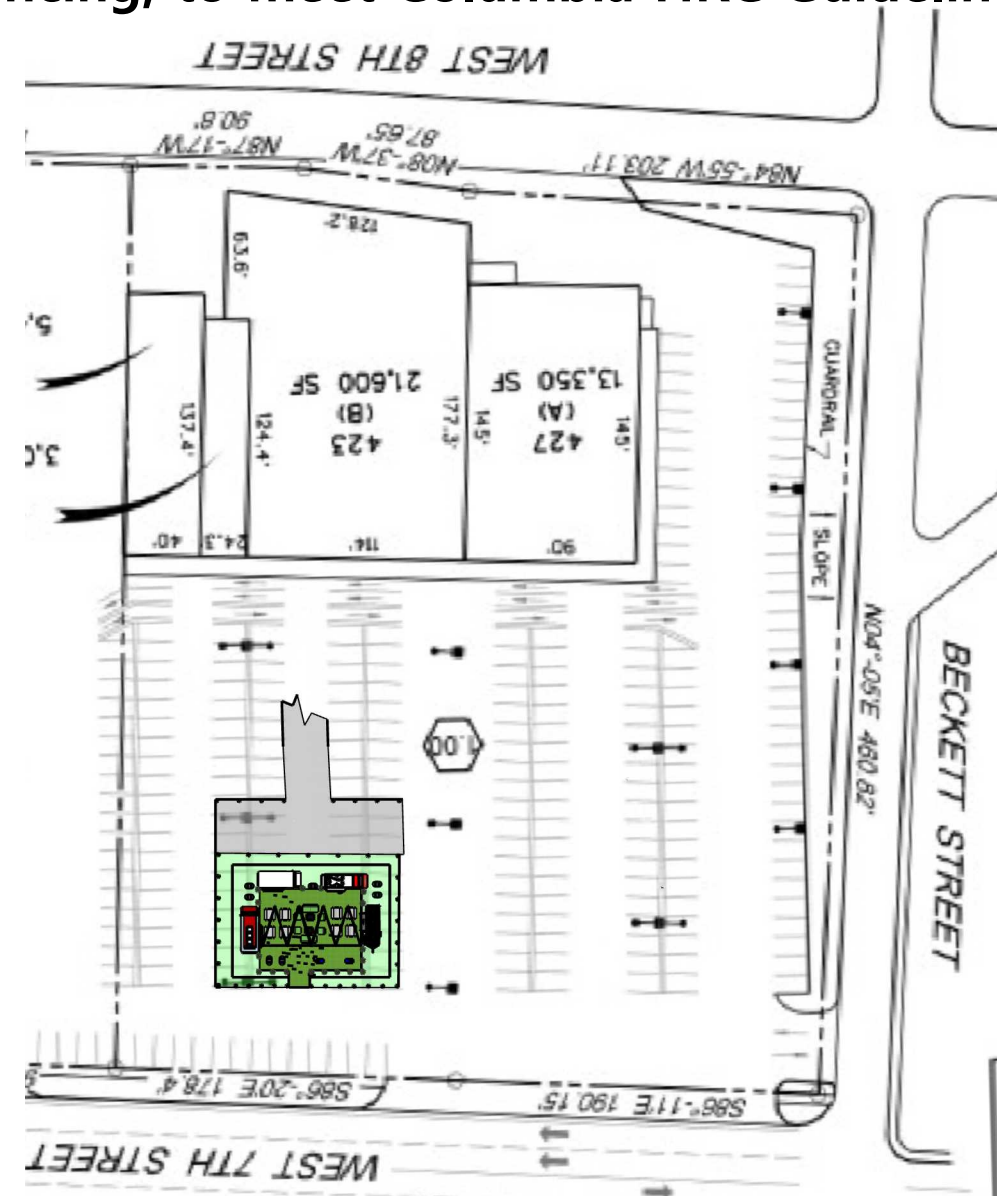
Site Plan @ 1/16" Scale
@ 11x17

Concept A: Horizontal: 4 Vendors

Columbia Plaza Food Court

West 7th Street, Columbia, TN

All Site Amenities, i.e. Lighting, furnishing, and Fencing, to meet Columbia HRC Guidelines



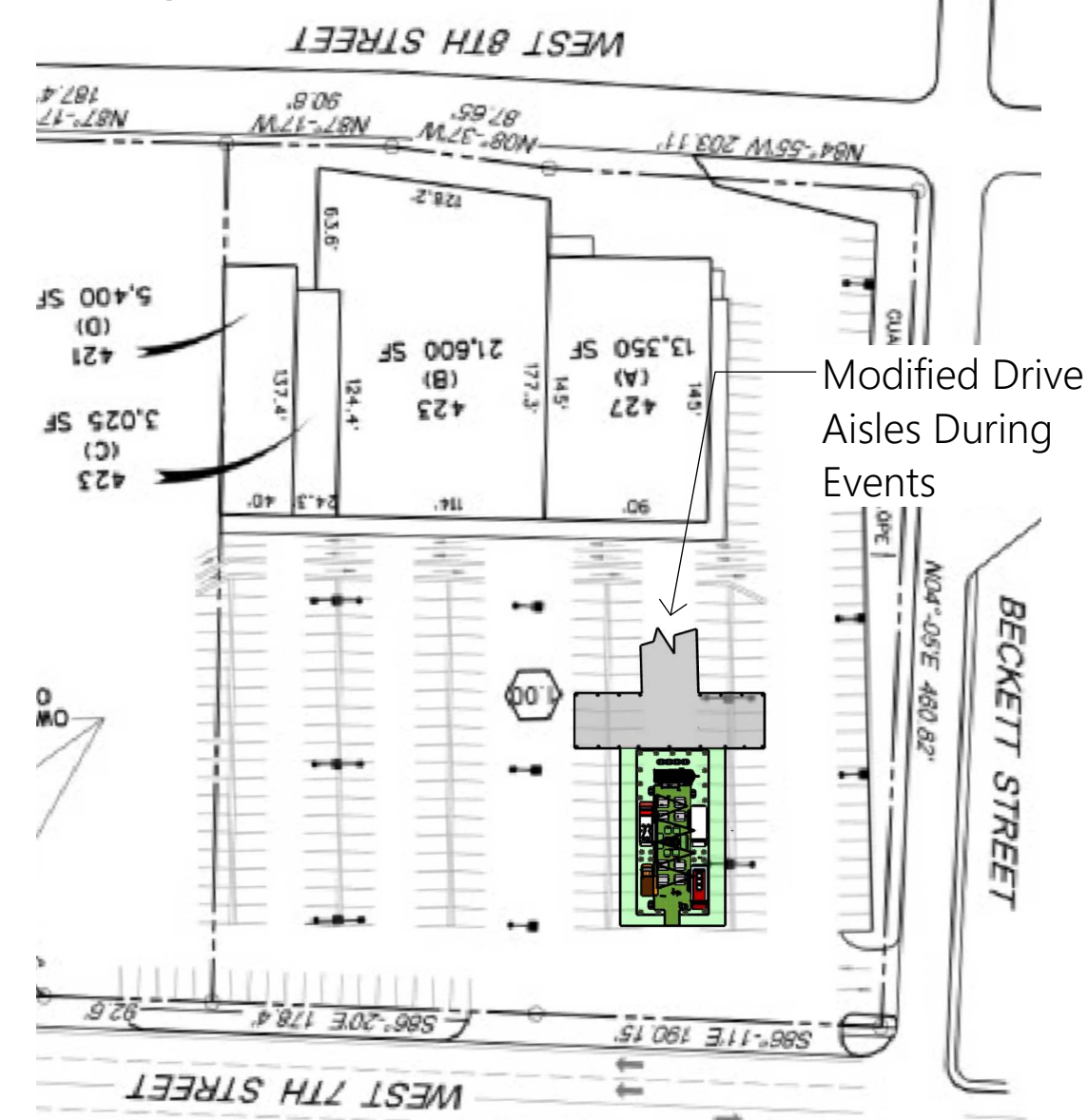
Site Plan @ 1:100 Scale @ 11x17

Design Determinants:

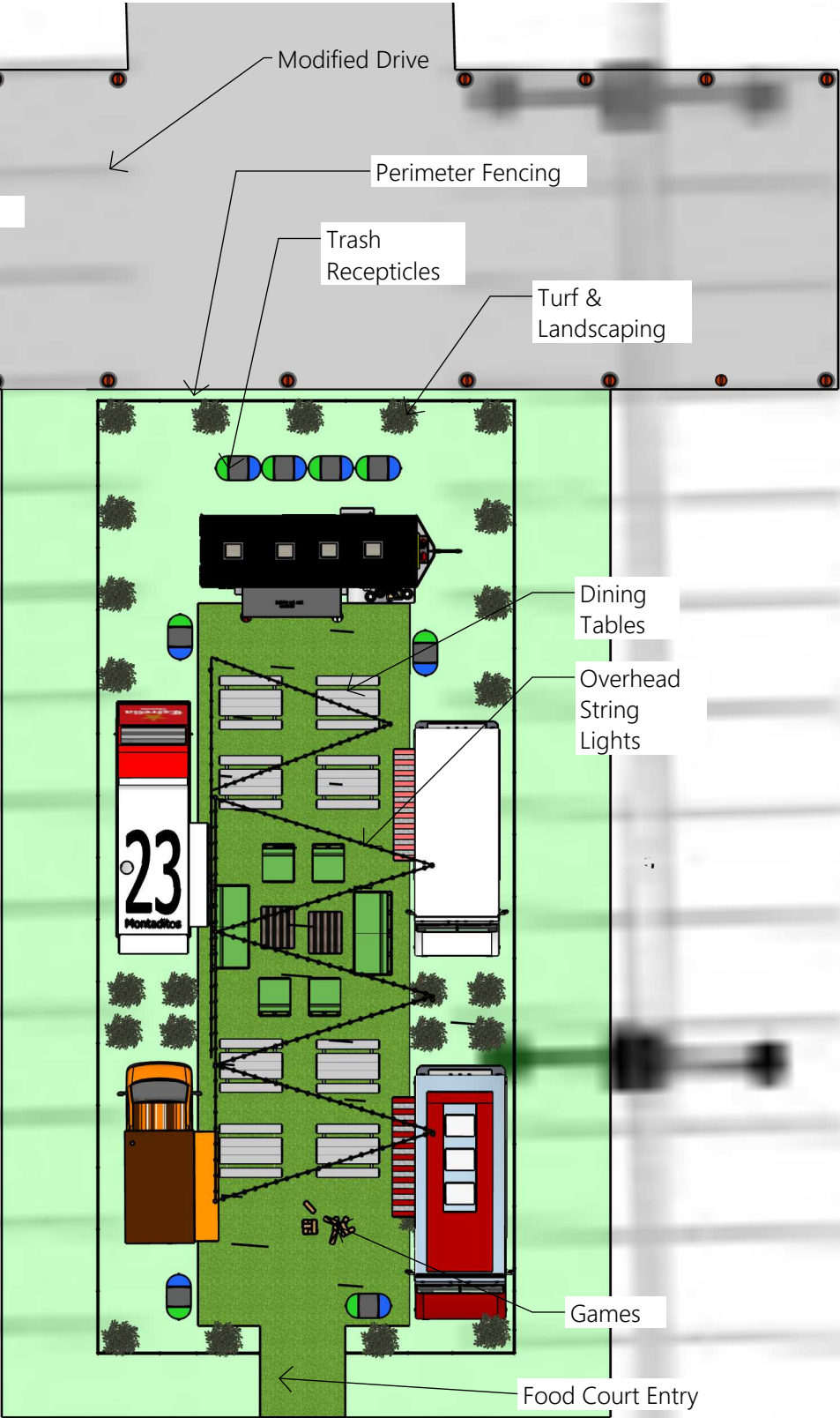
- Vendors must maintain minimum 10ft separation
- Max Number of Vendors: 5 w/o POS
- Provide Designated Point of Entry
- Add Protective Fencing
- Provide Seating and Trash Receptacles
- Provide Traffic Bollards
- Provide Overhead String Lights / Canopies

March 17, 2025

All Site Amenities, i.e. Lighting, furnishing, and Fencing, to meet Columbia HRC Guidelines



Site Plan:
1/16" Scale
@ 11x17



Concept B: Vertical: 5 Vendors
Columbia Plaza Food Court
West 7th Street, Columbia, TN

Site Plan @ 1:100 Scale @ 11x17

Design Determinants:

- Vendors must maintain minimum 10ft separation
- Max Number of Vendors: 5 w/o POS
- Provide Designated Point of Entry
- Add Protective Fencing
- Provide Seating and Trash Receptacles
- Provide Traffic Bollards
- Provide Overhead String Lights / Canopies



Aerial View



Cross View



Entry View

Columbia Plaza Food Court

West 7th Street, Columbia, TN

Concept B: Vertical: 5 Vendors

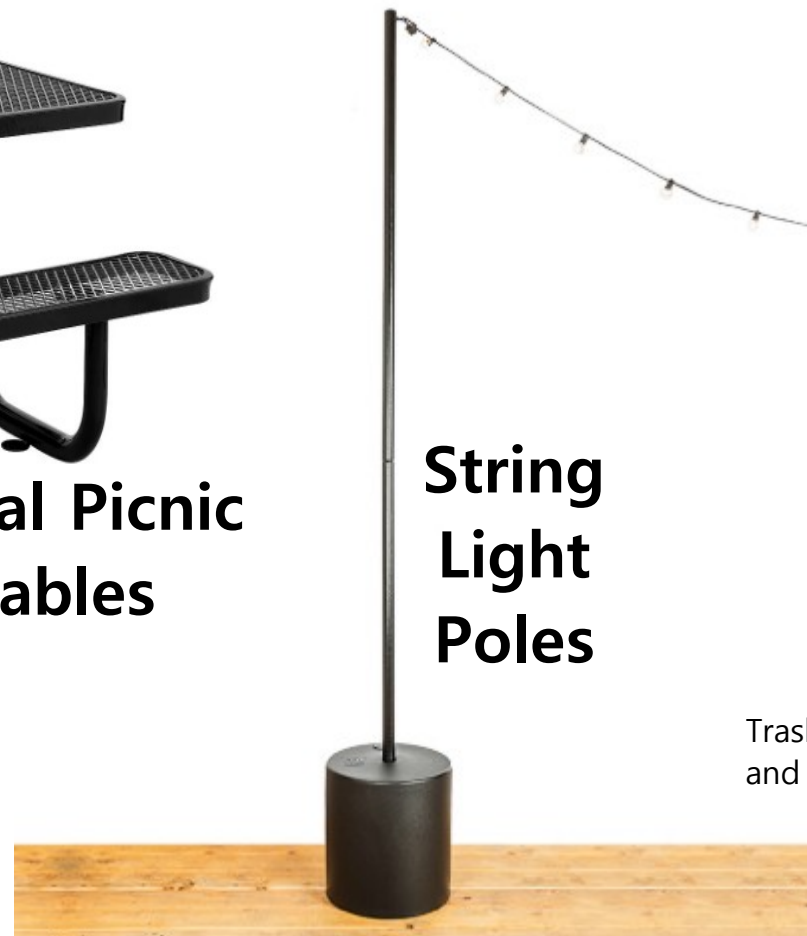
March 17, 2025



**Metal Picnic
Tables**



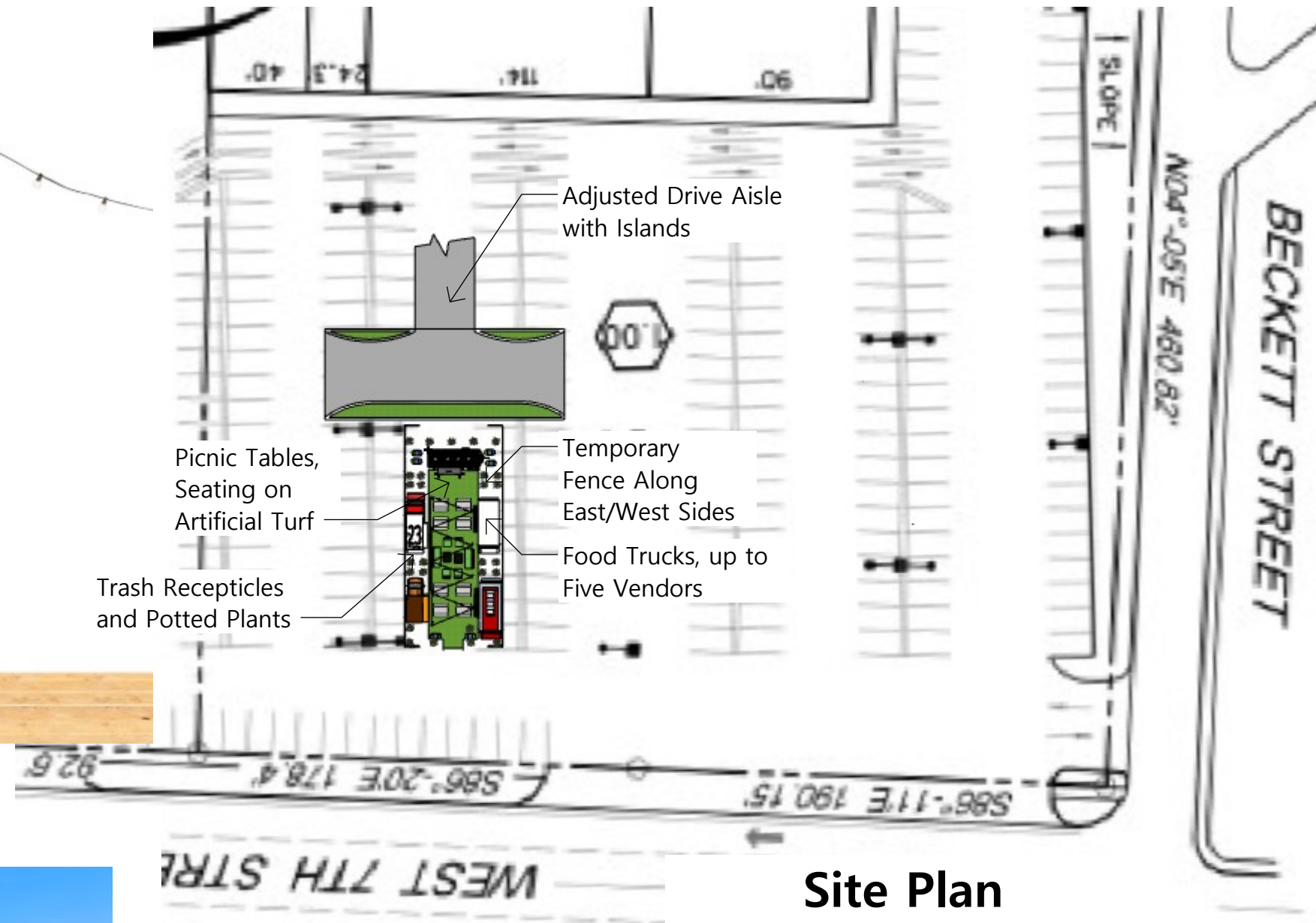
**Trash /
Recycle
Receptacles**



**String
Light
Poles**



Similar Project



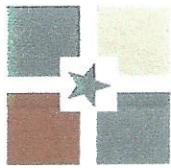
Modified Parking for Columbia Plaza Food Court

West 7th Street, Columbia Tn

March 17, 2025

Site Amenities





HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))
If there is not access to a computer, please submit all pertinent information on a flash drive as well as
provide one hard copy*

APPLICATION REVIEW GUIDELINES (PRE-APPLICATION MEETING REQUIRED PRIOR TO SUBMITTAL)

Application Requirements: All applications must be complete and include the required supporting materials listed on this form and must be submitted to the Development Services Department for review by the published deadline. Incomplete applications will not be forwarded to the HZC for consideration.

Application Deadlines: Applications and support materials must be submitted according to the published Deadline Schedule.

Application Representation: The applicant or an authorized representative of the applicant **must attend the HZC meeting to support the application**. At the meeting, staff will present a recommendation for the item. The applicant will be asked to discuss the proposed scope of work and answer any commission questions.

Building Permit Requirements: In addition to an application, most proposals will require additional permitting from the City of Columbia. Building or demolition permits cannot not be issued without an approved COA for structures within a Historic District.

All work specifications must be completed as presented and approved: The HZC must review and approve any modifications or amendments to approved plans prior to any work taking place.

*Please contact City Staff with any questions or to discuss any concerns during the HZC review & submittal process:
Columbia Development Services Department (931) 560-1560.*

HISTORIC DISTRICT DESIGN GUIDELINES

The *Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for Certificates of Appropriateness. *Please refer to the guidelines prior to submitting an application.* The guidelines, along with other useful links, are available on the City of Columbia website at www.columbiatn.com

REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within application packets. *Please submit the application and upload supporting documents at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com)).* If there is not access to a computer, a flash drive with all pertinent documentation as well as one hard copy are required for HZC review:

NEW CONSTRUCTION, NEW ADDITIONS	EXTERIOR ALTERATIONS	DEMOLITION, RELOCATION
- o Description of project and proposed materials - o Site plan - o Lot survey - o Architectural elevations or drawings - o Photographs of project site location - o Photographs of existing building.	- o Description of project and proposed materials - o Photographs of project site location - o Architectural elevations or drawings - o Specification information for any proposed materials/architectural features - o Documentation of earlier historic appearance (restoration only) - o Photographs of existing building.	o Please consult the <i>Historic District Design Guidelines</i>. Pre-application meeting with the City Staff is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information requested by the Development Services Department that will be necessary to obtain a full and complete review of the request by City Staff and/or by the Historic Zoning Commission.

The Columbia Historic Zoning Commission follows the *Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Further guidance may be found online: <http://www.nps.gov/tps/standards/rehabilitation.htm>

CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC ZONING COMMISSION

APPLICANT

NAME	ED BINKLEY	PHONE	407. 222. 1038
ADDRESS	108 5TH AVE, COLUMBIA	EMAIL	ebinkley13@gmail.com

PROPERTY OWNER

NAME	MAYBE HOLDINGS, LLC	PHONE	931. 446. 4476
ADDRESS		EMAIL	chaz.molder@gmail.com
CHAZ MOLDER & DAN McEVEN			
DATE OF PRE-APPLICATION MEETING	MAR 19, 2025		

PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure	☐ NEW ADDITION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure
☐ DEMOLITION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure ☐ Site Features ☐ <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i> ☐ <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i> ☐ <i>Public safety and welfare requires the removal of the structure(s)</i> ☐ <i>Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.</i>	☐ SIGNAGE <i>(select type)</i> ☐ Wall ☐ Freestanding ☐ Window ☐ Temporary ☐ Other ☐ EXTERIOR ALTERATIONS <i>(select type)</i> ☐ Roofing/Roof Structure (Dormers, Chimneys) ☐ Exterior Door Replacement/Alterations ☐ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☐ Exterior Siding/Finishes/Masonry ☐ Porch/Deck Alterations ☒ Other (explain): FOOD TRUCKS

PROJECT INFORMATION	
ADDRESS: COLUMBIA PLAZA 425-427 W. 7TH STREET, COLUMBIA, TN. 38401	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft ²	PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft	PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: INCORPORATE A PORTION OF COLUMBIA PLAZA PARKING INTO A FOOD TRUCK VENUE WITH UP TO FIVE VENDORS. INCLUDE A SURROUNDING FENCE WITH CENTRAL PUBLIC ACCESS, DINING TABLES, LOUNGE AREA, GAMES ON AN ARTIFICIAL TURF. TRASH RECEPTACLES WILL BE PROVIDED ALONG WITH ON-SITE ELECTRICITY AND ACCESS TO PUBLIC RESTROOMS. VENDORS NOT ALLOWED TO PARK/SETUP OVERNIGHT BUT SITE AMENITIES WOULD STAY IN PLACE. HOURS OF OPERATION 7AM-9PM.

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia.

<u>ED BINKLEY</u> APPLICANT NAME	<u>[Signature]</u> APPLICANT SIGNATURE	<u>MAR 19, 2025</u> DATE
_____ PROPERTY OWNER NAME	_____ PROPERTY OWNER SIGNATURE	_____ DATE

PROJECT INFORMATION	
ADDRESS: COLUMBIA PLAZA 421-427 W. 7TH STREET, COLUMBIA, TN. 38401	
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EXISTING: _____ ft ²	PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft	PROPOSED: _____ ft
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<u>ED BINKLEY</u> APPLICANT NAME	<u>[Signature]</u> APPLICANT SIGNATURE	<u>MAR 19, 2025</u> DATE
<u>CHAZ MORRIS</u> PROPERTY OWNER NAME	<u>[Signature]</u> PROPERTY OWNER SIGNATURE	<u>3/21/25</u> DATE



Historic Zoning Commission Certificate of Appropriateness

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

PROJECT LOCATION: 713 W 7th St

HISTORIC DISTRICT: 7th Street

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Vickie L & John Knight	Johnathan Knight
ADDRESS	713 W 7th St Columbia, TN 38401	713 W 7th Street Columbia, TN 38401
PHONE		(931) 698-0901
EMAIL		JWKG72@GMAIL.COM

NEW CONSTRUCTION:	EXTERIOR ALTERATION:	DEMOLITION:
☐ Primary Structure/Addition	☐ Facade	☐ Primary Structure
☐ Accessory Structure	☐ Accessory Structure	☐ Accessory Structure
☐ Garage/Carport	☐ Garage/Carport	☐ Garage/Carport
☐ New Sign	☐ Revision to Existing Sign	☐ Sign
☐ _____	☒ Front Porch slab replacement	☐ _____

CONDITIONS OF APPROVAL: **Approved as submitted subject to obtaining Building Permit**

- Tear out sinking & cracked concrete front porch floor. Reinforce two intact front porch columns that are leaning while porch floor is out with no changes in porch columns.
- Repour front two steps back to original existing measurements that have pulled away 2" + inches from porch.
- Fill in & rebar porch to prevent further deterioration, repour porch floor with concrete to original specs of existing dimensions with no increase in size and no changes in material.

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION APPROVAL/DENIAL:

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Archibald

ZONING ADMINISTRATOR

Per §13-7-409 of the Tennessee Code Annotated: Anyone who may be aggrieved by any final order or judgment of the Historic Zoning Commission may have such order or judgment reviewed by the courts by the procedure of statutory certiorari, as provided in Tennessee Code Annotated Title 27, Chapter 8.