

**City of Columbia**  
ARCHITECTURAL DESIGN REVIEW TEAM  
December 10, 2020

**CALL TO ORDER:**

The December meeting of the Architectural Design Review Team for the City of Columbia was called to order at 9:01 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: Mrs. Sandra Richardson, Secretary  
                          Mrs. Melissa Sanders, Planning Associate

**APPROVAL OF MINUTES:**

Mr. Sloan made the motion to approve the November minutes and Ms. Williams seconded the motion. The motion passed with a vote of five to zero.

*Mr. Brass stated that agenda item number three will be heard first in order to give agenda item number two's applicant time to get here.*

**AGENDA ITEM #2**

**Case #ART-2020-0253**

**Request from Robert Easley for an addition to the front façade at 105 Nashville Highway.**

**Staff Recommendation:**

Mr. Brass presented the Team with the details of the agenda item. The setback requirements are met.

**Discussion and Motion:**

Mr. Robert Easley, Patio Plus, was present to answer questions. Discussion included the structure will attach to the building, materials, keeping the employees out of the sun, the roof has a ½ " per foot fall, a low bearing roof, it will not condensate, color, gutters and posts will match, patio hiding the clutter, adding awning to an existing building. Ms. Williams moved to approve the patio cover with a color matching the existing building. Mr. Sloan amended the motion to say with a neutral color that matches the building. Mr. Sloan seconded the motion. The motion passed five to zero.

**AGENDA ITEM #3**

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**Case #ART-2020-0257**

**Request from Johnny Fleeman to not provide HVAC screening of rooftop equipment on building façade at 2401 Pulaski Highway, Columbia, TN.**

**Staff Recommendation:**

Mr. Brass presented the Team with the details of the agenda item.

**Discussion and Motion:**

Mr. Nuber, Nuber Architecture, Mr. Johnny Fleeman, Owner, and Mr. Jeff Brindley, Brindley Construction, were present to answer questions. Mr. Fleeman said the whole project, being a remodel, it came down to budget and electric and plumbing issues. When it came to screening, they elected not to do it. They were hoping that the overall look with what they did with the north side and the west side, everybody's eyes will go to it instead of the air conditioning units. He said he didn't feel that it was the focal point on the building. Mr. Brass inquired about the roof top equipment, and Mr. Fleeman stated yes, it is the same equipment. Mr. Brinkley stated that to add the screening they would have to cut a hole through the roof and install steel down, weld it, and have it attached to those frames in the metal. The existing roof will remain an existing roof, there is nothing to mount it to and that is the problem. He had a real concern for the constructability of it, there could be possible leaks punching holes in it. Further discussion included the view from Lewisburg, parapit, the view from Pulaski Highway, raised three sections where the new additions were with the flying roof, existing elevations, modifications, CO request, comment letter, two options put up the screen, or come back to the ART Board. Additional discussion included coming back to the board before the CO request, mandate, budget, skylights, unable to do everything, setting a precedence, revised elevations, awnings, at this point hands are tied, concerns need to be brought back to the board, exceptions, screening from Galaxy lane heading westward, existing elevations, this is an existing building, existing roof, they painted and changed the awning, the main entrance changed, the gutters stayed the same, the entire façade was painted, and new awnings were put on in addition to landscaping outside, and the asphalt parking lot was recoated to improve some drainage on that side, the windows were existing. Mr. Brass made the point this is something that is existing he wished we had this ironed out before the new construction started. Further discussion included this project with Covid there are a things that on this projects have delays with furniture, equipment, the unexpected, ways to add screening other than drilling into the roof, reports go to the applicant and not the professionals, and one elevation with the screen on it. Mr. McBroom made the motion to deny due to the screen needing to be on the project. Mr. Brass asked how historically with the

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screening has it been for existing buildings. The goal is to get rid of anything that is nonconforming. Certainly if this was a new building it would have never been approved. There wasn't a second to Mr. McBroom's motion. The Board also discussed being able to paint the units in lieu of screens, for improvement without requiring a screen. Mr. McBroom made the motion to approve the variance as requested to not screen the roof top equipment as submitted, and Ms. Williams seconded the motion. The motion passed three to two, with Mr. Harper voting nay, and Mr. McBroom voting nay. Mr. Sloan wanted the recorded minutes to state that this is an existing building, remodeled, with cosmetic only changes done to the façade.

**OTHER BUSINESS:**

There wasn't any business to discuss.

**ADJOURNMENT:**

Mr. Brass made the motion to adjourn, with Mr. Sloan seconding. Motion to adjourn passed five to zero. Meeting adjourned at 9:41 a.m.