

Town of Thompson's Station  
Design Review Commission  
Meeting Agenda  
November 7, 2018

**Meeting Called To Order**

**Minutes-**

**Consideration Of The Minutes Of The August 8, 2018 Meeting.**

Documents:

[08012018 MINUTES.PDF](#)

**New Business:**

**1. Design Review For The Development Of New Buildings For The Amphitheater At Graystone Quarry (SP 2018-008; DR 2018-005).**

Documents:

[GRAYSTONE QUARRY DRC STAFF REPORT.PDF](#)  
[GRAYSTONE QUARRY DRC PACKET.PDF](#)

**2. Design Review Approval Of 12 Condominiums, Two Live Work Buildings And One Mixed Use Buildings Located At The Southwest Corner Of Tollgate Boulevard/Branford Place (SP 2018-007, DR 2018-004).**

Documents:

[PHASE 2A DRC STAFF REPORT.PDF](#)  
[TOLLGATE PHASE 2A DRC PACKET.PDF](#)

**Adjourn**

*Meetings are held at 4:00 pm in Thompson's Station Town Hall  
1550 Thompson's Station Rd West*

Town of Thompson's Station  
Design Review Commission  
Minutes of the Meeting  
August 1, 2018

**Call to Order.**

The meeting of the Design Review Commission of the Town of Thompson's Station was called to order at 4:10 p.m. on Wednesday, August 1, 2018 with the required quorum. Members and staff in attendance were Commissioners Huntly Gordon, Steve Bennett, and Sarah Alexander, Town Planner Wendy Deats and Town Clerk Jennifer Jones. Commissioners Kim Peterson and Charles Starck were unable to attend.

**Consideration of Minutes.**

The minutes of the June 13, 2018 meeting were previously submitted.

**Commissioner Bennett moved for the approval of the June 13, 2018 minutes. The motion was seconded and carried unanimously.**

**Unfinished Business:**

- 1. Design Review - A gas station/convenience center with a drive through coffee shop (Twice Daily & White Bison Coffee) located at 4750 Columbia Pike. (File: SP 2018-003; DR 2018-003).**

Mrs. Deats reviewed her Staff report and recommends the Design Review Commission review the proposed modifications and provide direction to the applicant.

The applicant has worked to address the comments from the June DRC meeting.

Clint Cassetty with Cassetty Architecture came forward to answer questions on behalf of the applicant.

**After discussion, Commissioner Bennett made a motion to approve Design Review - A gas station/convenience center with a drive through coffee shop located at 4750 Columbia Pike with the additional contingency that the north side of the south elevation utilizing faux wood aluminum composite material all the way on the entry feature and the dyed concrete to be consistent with the colored brick. The motion was seconded and carried by all.**

There being no further business, the meeting was adjourned at 4:29 p.m.

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Huntly Gordon, Chairman

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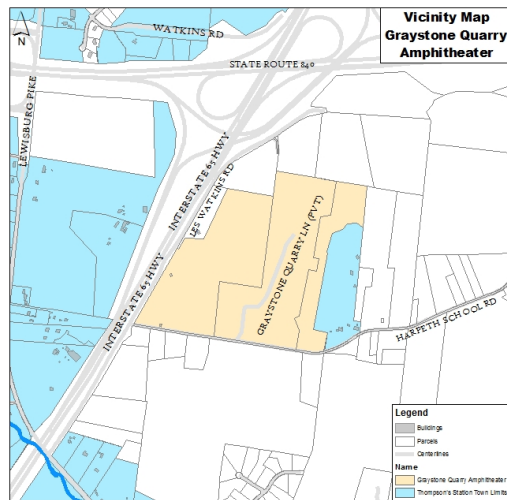
Kim Peterson, Vice Chairman

**Thompson's Station Design Review Commission**  
**Staff Report – Item 2 (SP 2018-008 & DR 2018-005)**  
**November 7, 2018**

Design Review for the development of new buildings for the amphitheater at Graystone Quarry (SP 2018-008; DR 2018-005).

**PROJECT DESCRIPTION**

The applicant, Dale & Associates has submitted a site plan and design review application on behalf of Rick and Nancy McEachern for the development of additional buildings to serve the event venue and amphitheater (Graystone Quarry) located at 4520 Graystone Quarry Lane.



**ANALYSIS**

The applicant is proposing the addition of seven buildings for the event venue and amphitheater at Graystone Quarry including three concession stands for a total of 2,156 square feet, a 3,915 square foot restroom building, an 880 square foot ticket booth, an 864 square foot first aid building and a 5,000 square foot storage barn.

**Architecture**

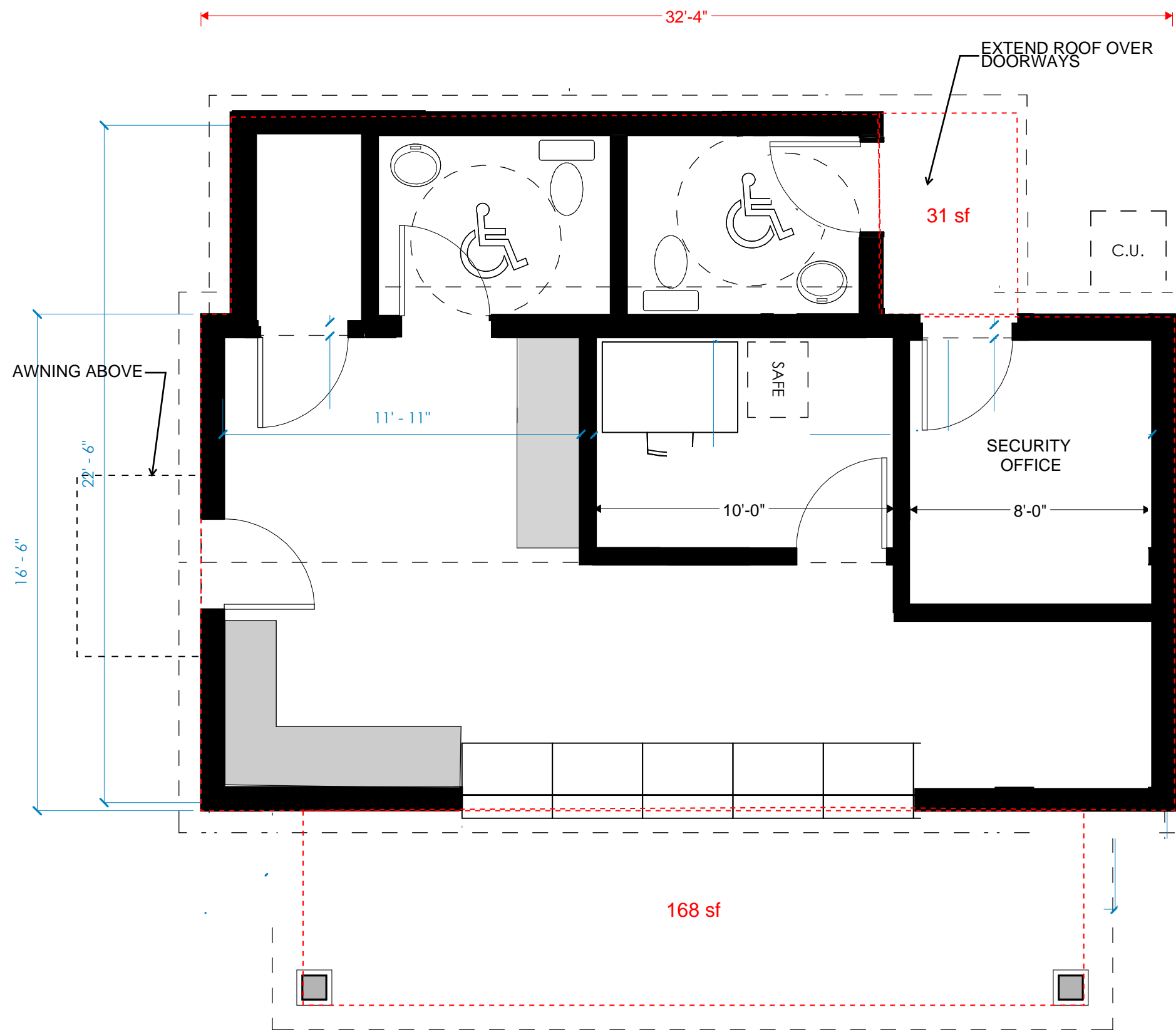
The project includes the construction of three concession stands for a total of 2,156 square feet, a 3,915 square foot restroom building, an 880 square foot ticket booth, an 864 square foot first aid building and a 5,000 square foot storage barn. The buildings are setback on the property and are accessory to the approved land uses. The building materials are wood siding with the trim around the doors and windows consisting of neutral colors and the roof will be a pitched metal roof. The proposed buildings will be consistent with the existing architecture and materials on site for the event venue.

**RECOMMENDATION**

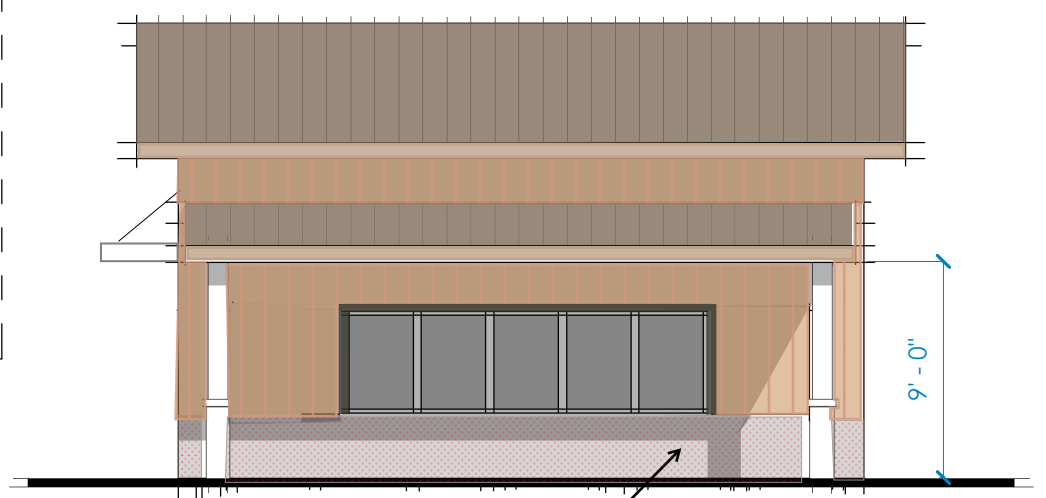
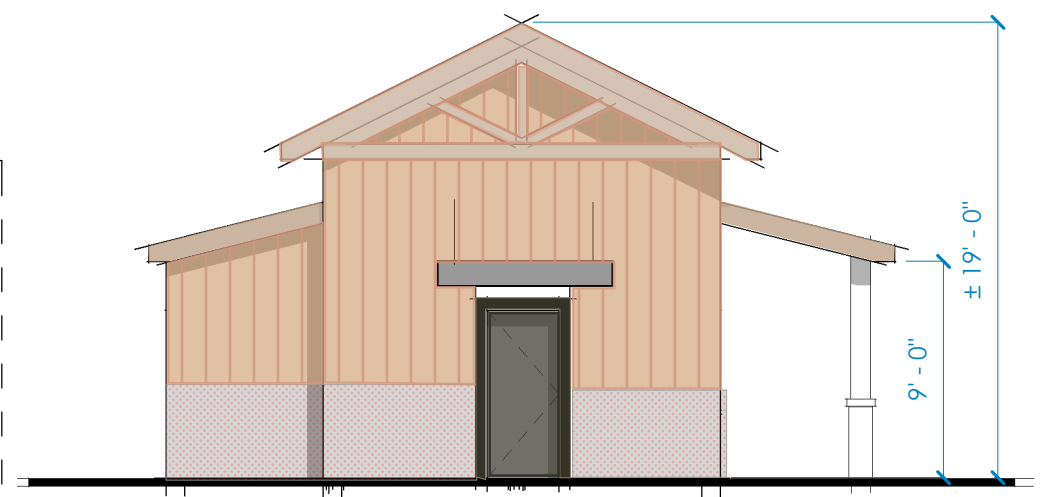
The project, as proposed, is consistent with the Design Guidelines and the existing buildings on site; therefore, Staff recommends that the DRC approved the project design.

**ATTACHMENTS**

Elevation packet



SQUARE FOOTAGES	
HEATED & COOLED (GROSS)	675 sf
EXTERIOR COVERED	205 SF

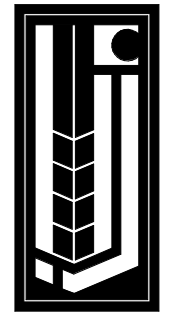


1. ALL MATERIALS SHALL MATCH EXISTING STRUCTURES.
2. OPPOSITE ELEVATIONS SIMILAR.

# GRAYSTONE AMPHITHEATER

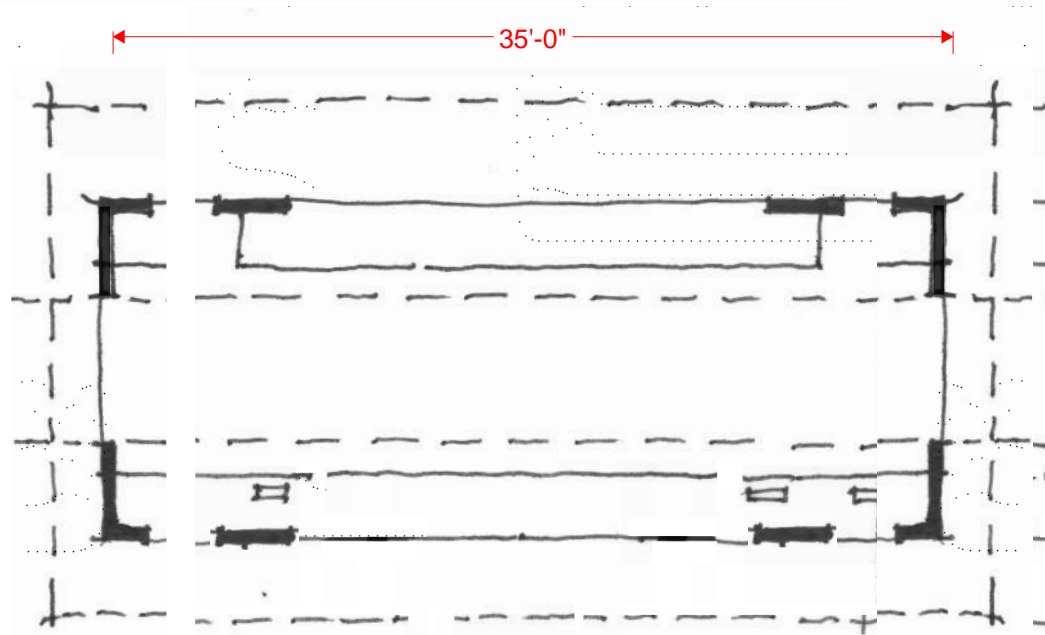
## TICKET BOOTH

REVISED  
8.15.18

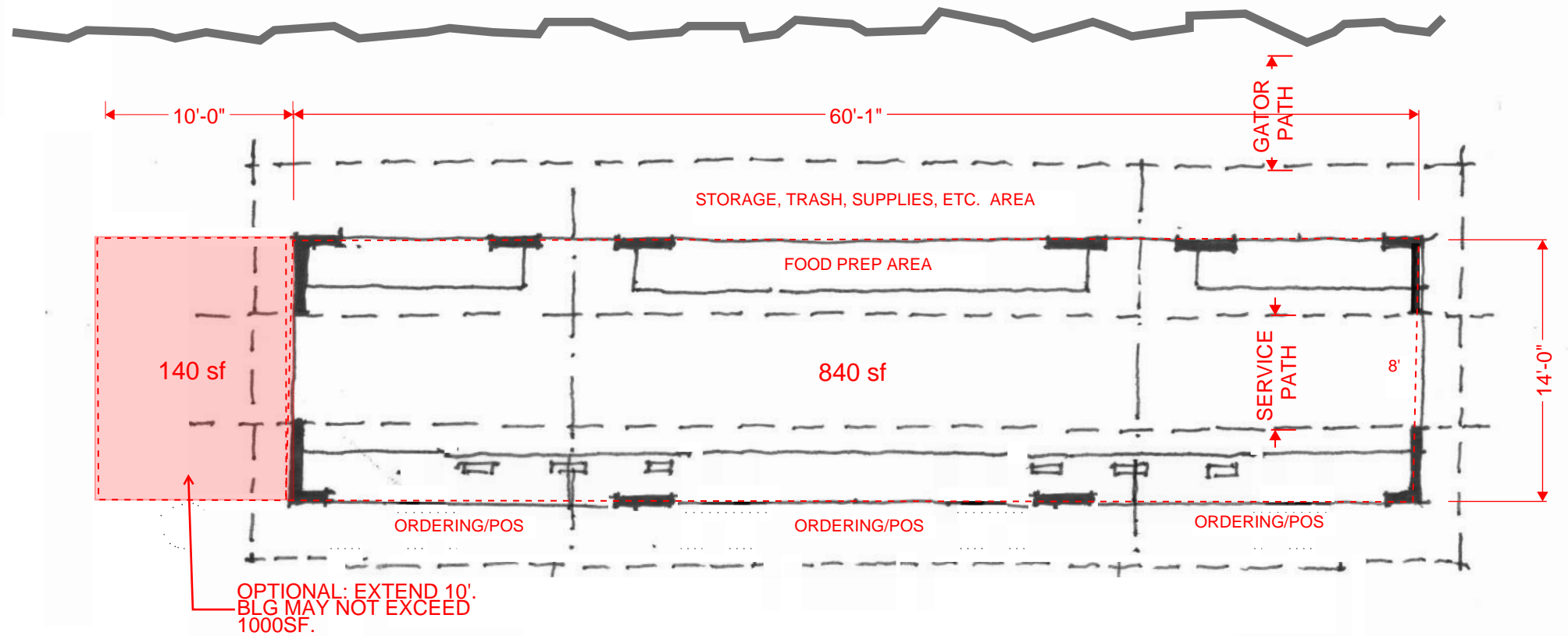


william c  
johnson  
architect

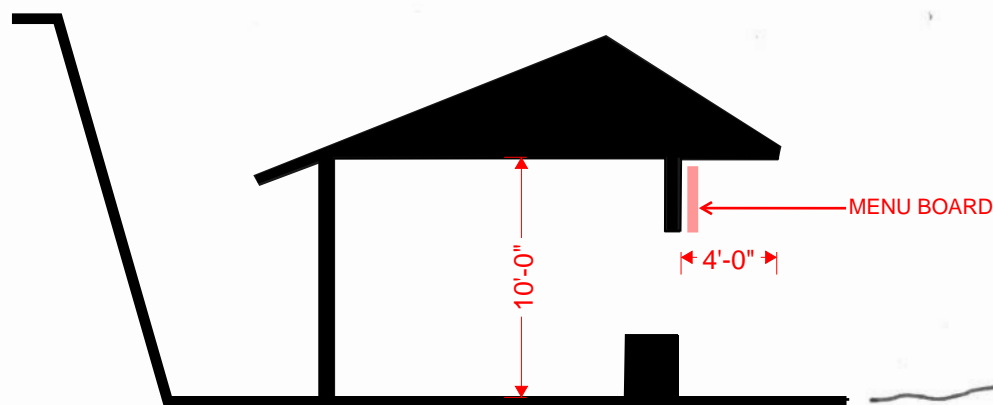




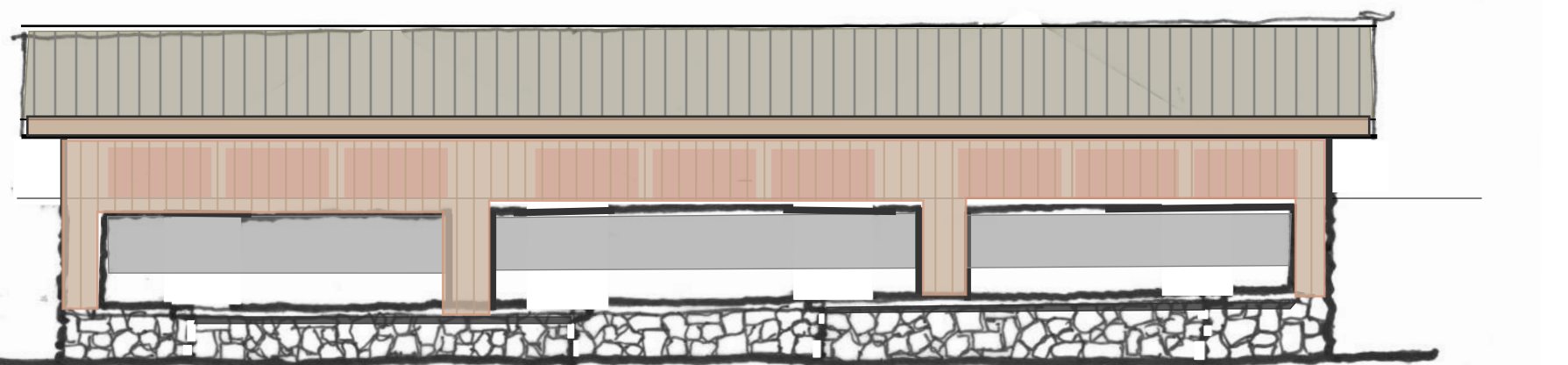
**CONCESSIONS BUILDING BLG. #2, MERCH. BLG.**  
1/8"=1'0"



**CONCESSIONS BUILDING #1**  
1/8"=1'0"

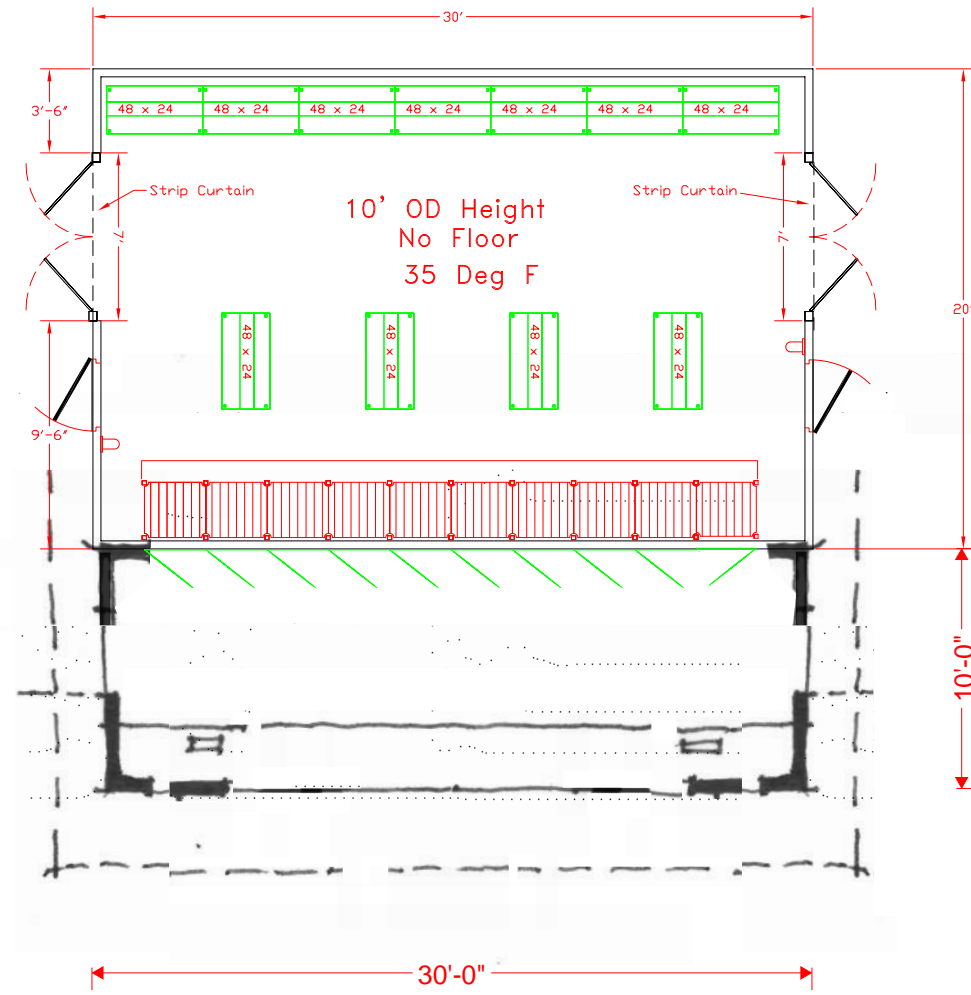


**TYPICAL BUILDING SECTION**  
1/8"=1'0"

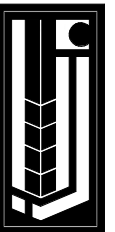


**CONCESSIONS BUILDING CONCEPTUAL STUDY**  
1/8"=1'0"

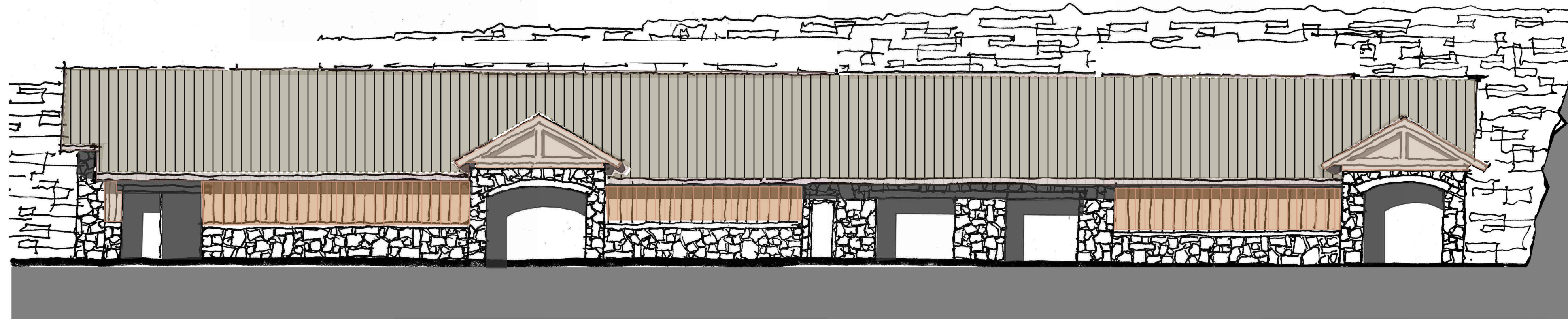
1. ALL MATERIALS SHALL MATCH EXISTING STRUCTURES.
2. OPPOSITE ELEVATIONS SIMILAR.



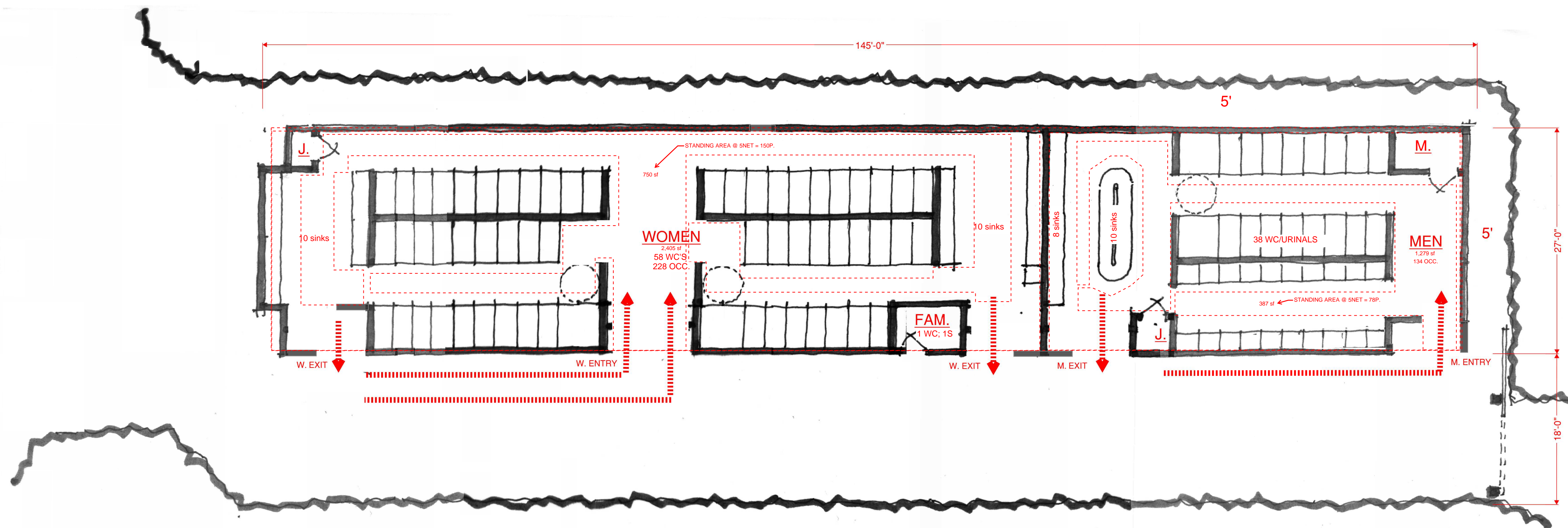
**BEER/COOLER BUILDING**  
 1/8"=1'0"



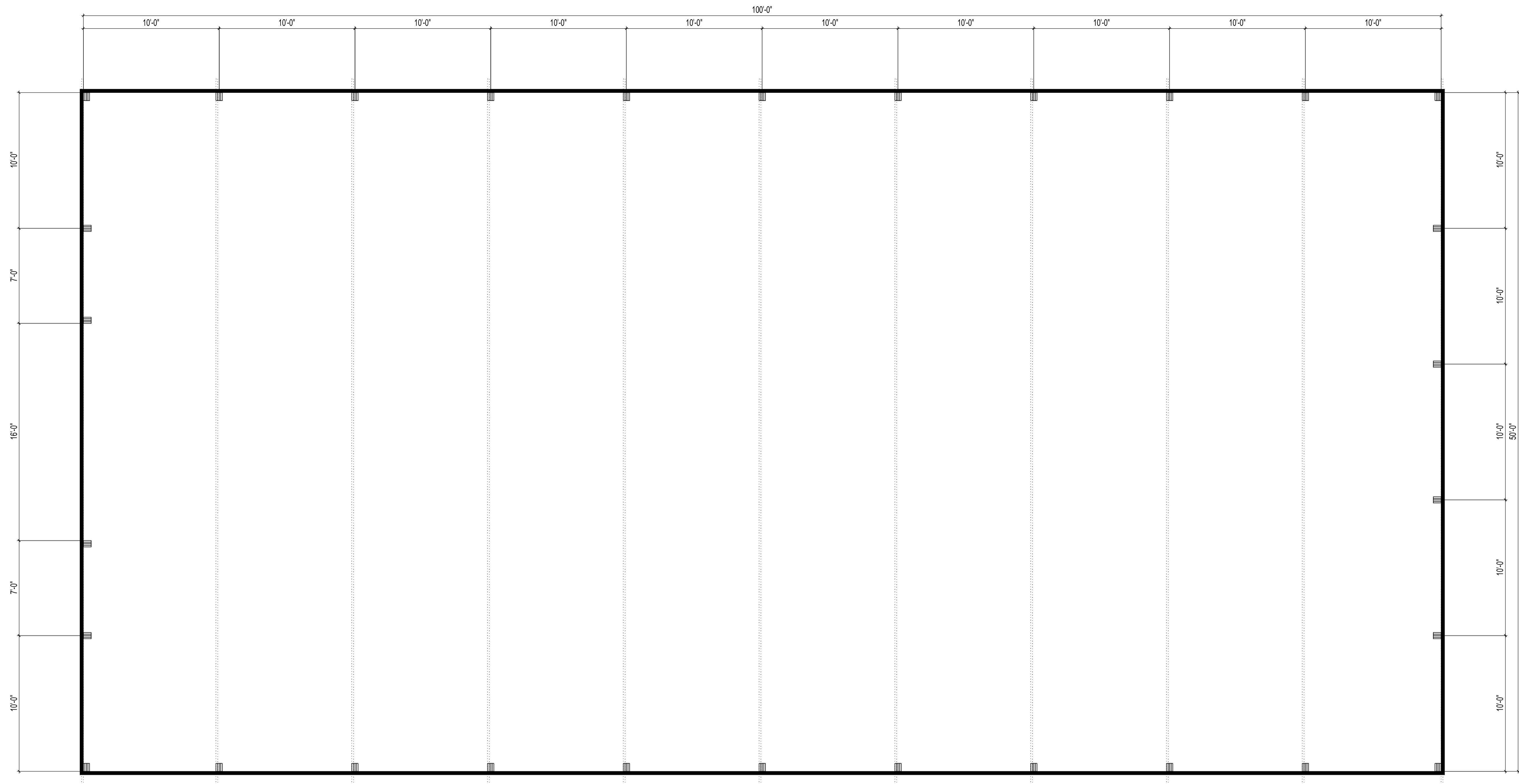




1. ALL MATERIALS SHALL MATCH EXISTING STRUCTURES.
2. OPPOSITE ELEVATIONS SIMILAR.

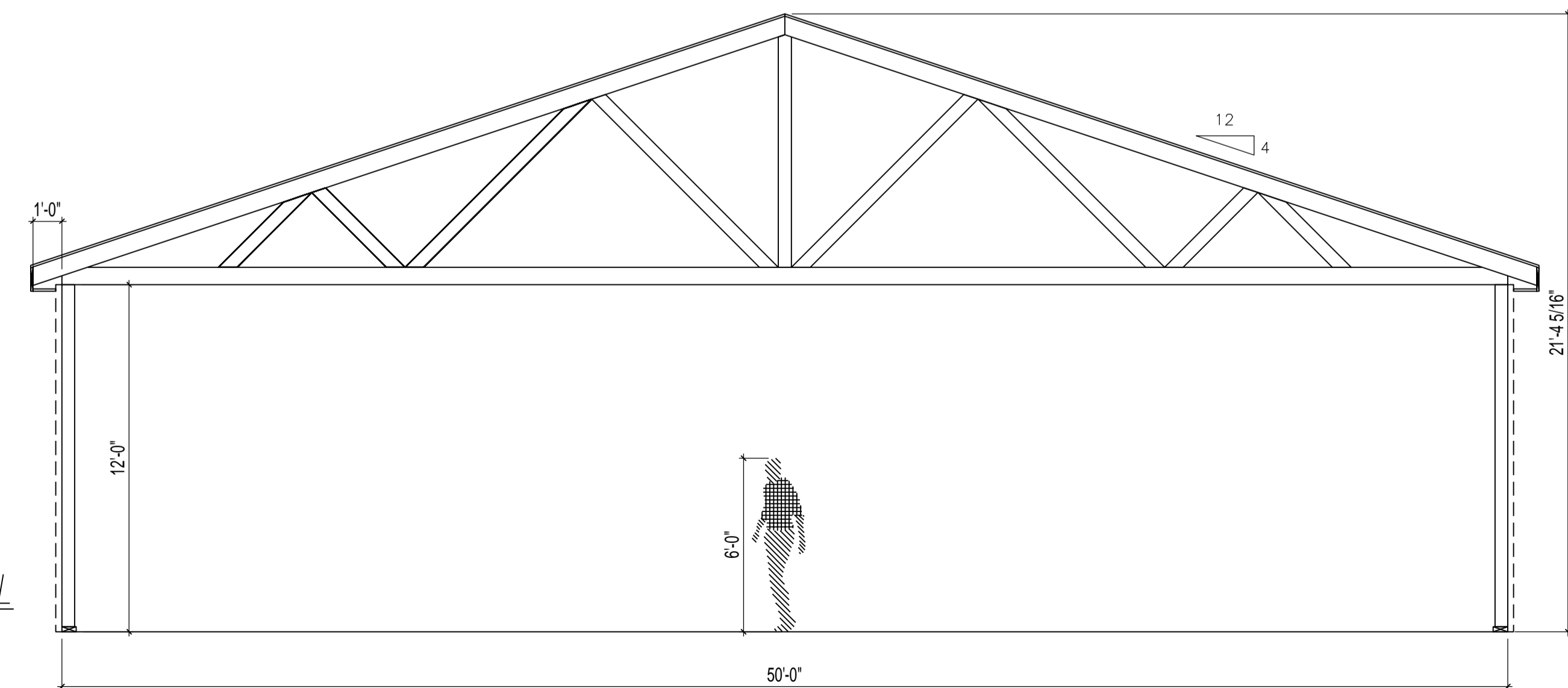


**RESTROOM PLAN STUDY**  
 1/8" = 1'-0"  
 3,775 sf



*MAIN FLOOR LAYOUT*

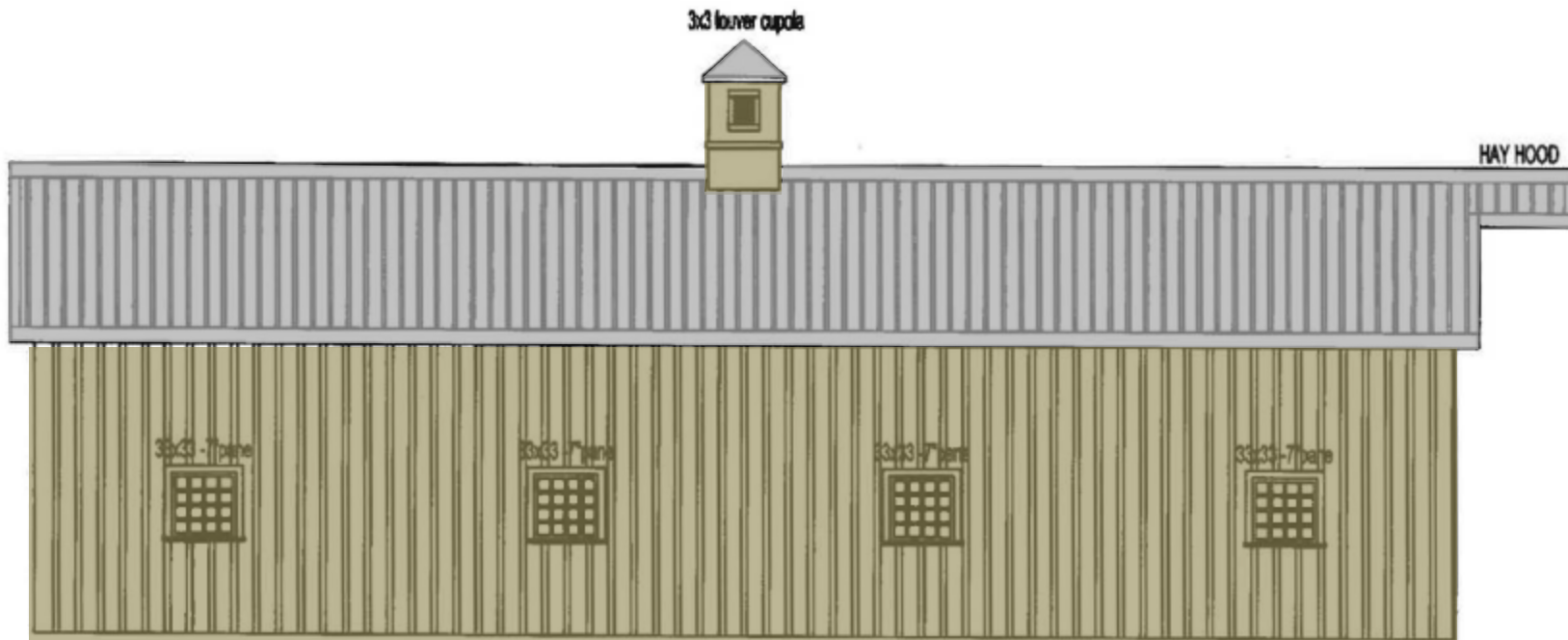
SCALE: 1/4" = 1'



*SECTION DETAIL*

SCALE: 1/4" = 1'





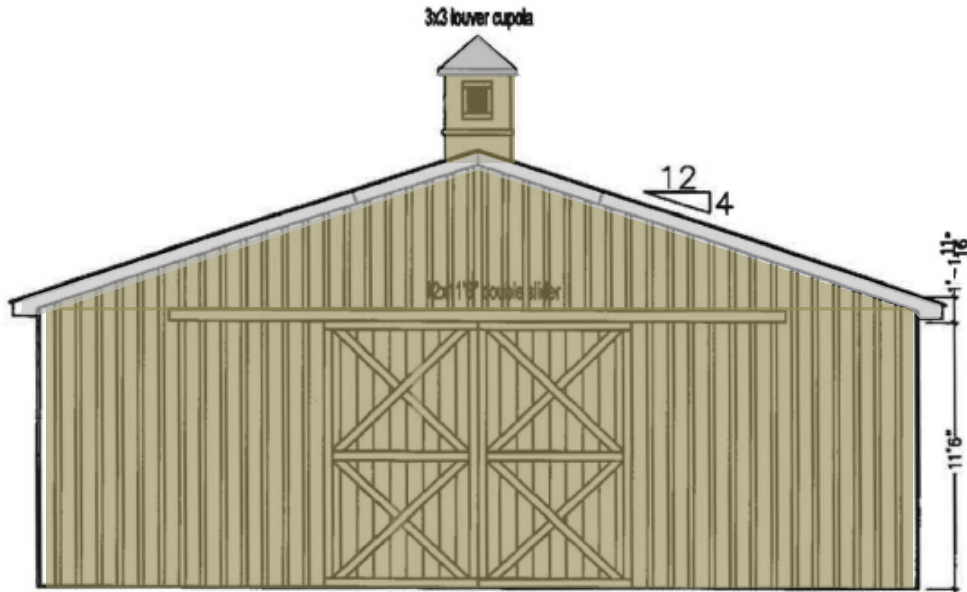
EAST ELEVATION  
SCALE: 1/8" = 1'

DRAWN BY: MIKE MCMANGAL  
DATE:  
REVISION:  
REVISION:  
REVISION:

JOHN WORTMAN  
NEWCASTLE

116 WEST 1ST ST  
WAYNE, NE 68787

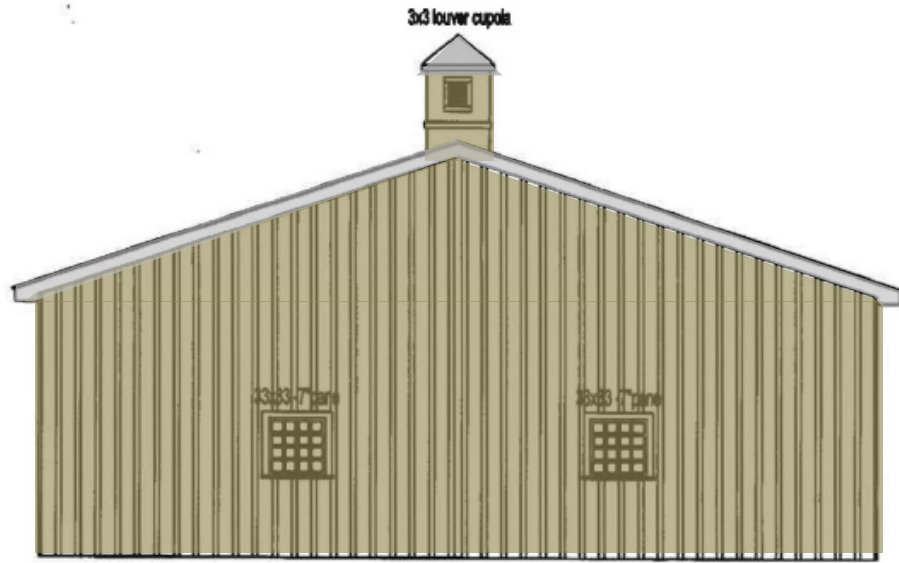
BARN  
KINGS



SOUTH ELEVATION  
SCALE: 1/8" = 1'

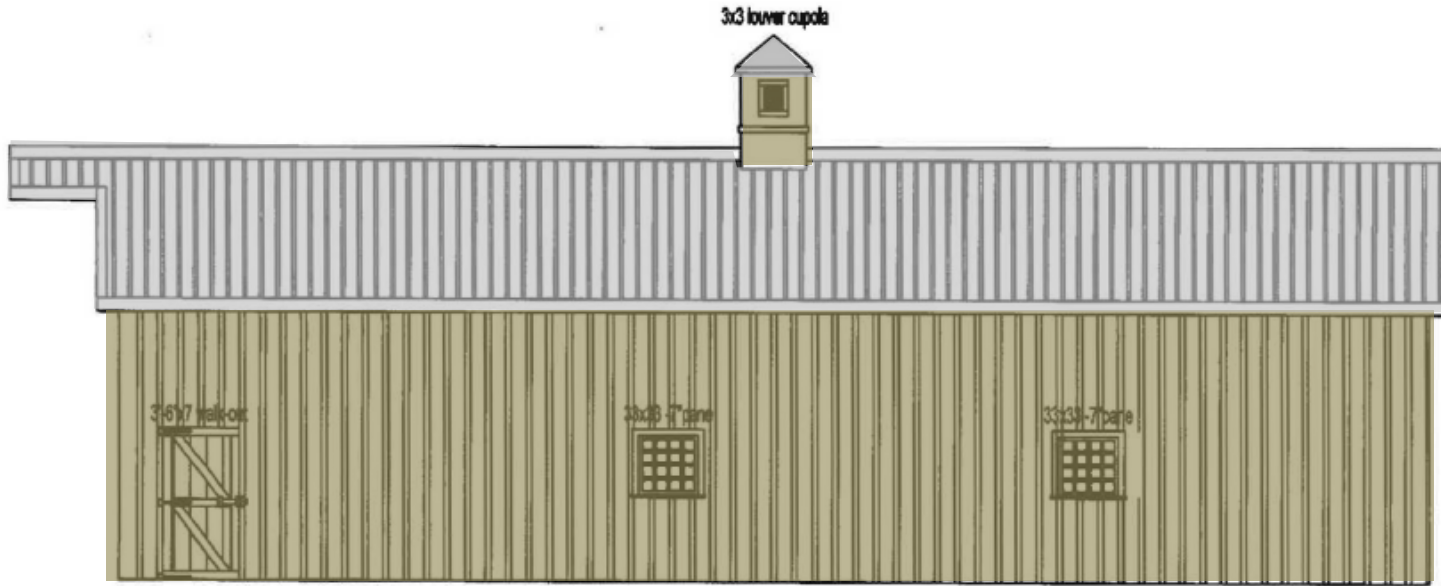
DRAWN BY: MIKE MCANICAL	DATE:	JOHN WORTMAN	NEWCASTLE
	REVISION:		
	REVISION:		
	REVISION:		
BARN KINGS		116 WEST 1ST ST	WAYNE, NE 68787
Page	2		

NOTE: THIS BLUEPRINT HAS BEEN DRAFTED FOR MATERIAL ESTIMATE PURPOSES ONLY.



NORTH ELEVATION  
SCALE: 1/8" = 1'

NOTE: THIS BLUEPRINT HAS  
BEEN DRAFTED  
FOR MATERIAL ESTIMATE  
PURPOSES ONLY.



WEST ELEVATION  
SCALE: 1/8" = 1'

DRAWN BY: MIKE MCANIGAL  
DATE:  
REVISION:  
REVISION:  
REVISION:

JOHN WORTMAN  
NEWCASTLE

116 WEST 1ST ST  
WAYNE, NE 68787

BARN  
KINGS

Page  
4

NOTE: THIS BLUEPRINT HAS  
BEEN DRAFTED  
FOR MATERIAL ESTIMATE  
PURPOSES ONLY

DATE: 08/15/2018  
TIME: 10:58 AM

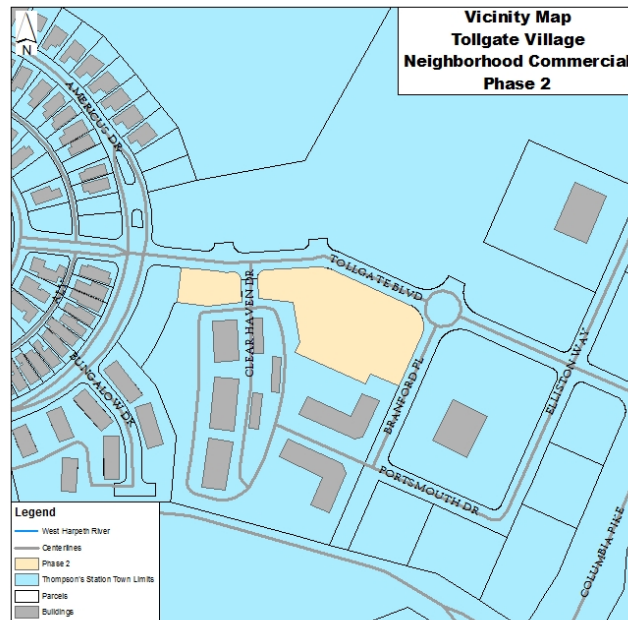


**Thompson's Station Design Review Commission**  
**Staff Report - (SP 2018-007, DR 2018-004)**  
**November 7, 2018**

**Request for design review approval of 12 condominiums, two live work buildings and one mixed use buildings located at the southwest corner of Tollgate Boulevard/Branford Place.**

**REQUEST**

The applicant, Ragan Smith, on behalf of Regent Homes is requesting design approval for the development of on condominium building, two live work buildings and one mixed use building located along Tollgate Boulevard between Branford Place and Americus Drive within the Neighborhood Commercial (NC) zoning district in the community of Tollgate Village.



**BACKGROUND**

On October 25, 2018, the Planning Commission reviewed the proposal and approved the project with the following contingencies:

1. *Prior to the issuance of grading or building permits, the project site shall be subdivided into legal lots for the project.*
2. *Prior to the issuance of grading or building permits, approval of the project design by the Design Review Commission shall be obtained.*
3. *Prior to the issuance of grading or building permits, approval/acceptance of a written shared parking agreement is required.*
4. *Prior to the issuance of grading or building permits, construction drawings shall be reviewed and approved. Any corrections or issues with the drawings related to regulations may be subject to further Planning Commission review. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.*
5. *Prior to the issuance of building permits, floor plans and parking analysis for each use shall be submitted and shall meet the requirements set forth within the Land Development Ordinance.*
6. *Within 60 days of project approval, a performance agreement and surety in the amount of \$71,000 for onsite landscaping improvements shall be submitted.*

7. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.
8. Prior to the issuance of a building permits, the plans shall be modified/corrected to include a table showing the window glazing conforms to the LDO and enhanced paving to match Branford Place shall be installed at the Clearhaven Drive entrance.
9. Prior to the installation of signage, a master sign plan shall be submitted for review and approval.
10. All recommendations from the Geotechnical Report dated August 27, 2018 shall be adhered to throughout the development of the project.

**ANALYSIS**

**Project Description**

The project site, 3.28 acres is located at the corner of Tollgate Boulevard and Branford Place. The project includes a 12-unit condominium building, two live work buildings and one mixed use building.

- MATERIAL SCHEME A**  
 BRICK: MERIDIAN MAGNOLIA BAY WITH BUFF MORTAR  
 HEADER & SILLS: CAST STONE  
 DOORS & STOREFRONT: SW 7042 SHOJI WHITE  
 STOREFRONT TRIM: SW 7042 SHOJI WHITE  
 DOOR & WINDOW TRIM: SW 7042 SHOJI WHITE  
 STOREFRONT PANELS: SW 7042 SHOJI WHITE  
 STOREFRONT PANEL INFILL: SW 7042 SHOJI WHITE  
 TRIM: SW 7042 SHOJI WHITE  
 BALCONIES: SW 0153 PROTEGE BRONZE  
 COPING: BERTRIDGE WHITE
- MATERIAL SCHEME B**  
 BRICK: PINE HALL BROWNS FERRY WITH BUFF MORTAR  
 DOOR & WINDOW TRIM: SW 7042 SHOJI WHITE  
 DOORS & WINDOWS: SW 7042 SHOJI WHITE  
 PANELS: SW 7042 SHOJI WHITE  
 PANEL INFILL: SW 7042 SHOJI WHITE  
 BALCONIES: SW 0153 PROTEGE BRONZE  
 COPING: BERTRIDGE BUCKSKIN
- MATERIAL SCHEME C**  
 BRICK: CHEROKEE AUGUSTA WITH BUFF MORTAR  
 WINDOWS: SW 7042 SHOJI WHITE  
 STOREFRONT & DOORS: SW 7042 SHOJI WHITE  
 STOREFRONT TRIM & PANEL TRIM: SW 7042 SHOJI WHITE  
 BRACKETS & COLUMNS: UNACLAD CHARCOAL  
 METAL ROOF



October 26, 2018

Tollgate Village Phase 2A  
Mixed-Use 1

SGS #18072.07



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Mixed Use Building 1 is 7,899 square feet with three units.



- MATERIAL SCHEME A**  
 BRICK: MERIDIAN RIVERS STREET SELECT WITH BUFF MORTAR  
 WINDOWS: SW 7008 ALABASTER  
 DOOR & SHUTTERS: SW 0086 TRICORN BLACK  
 DOOR & WINDOW TRIM: SW 7008 ALABASTER  
 WINDOW PANEL & INFILL: SW 7008 ALABASTER  
 TRIM: SW 7008 ALABASTER  
 BALCONIES: SW 7008 ALABASTER  
 COPING: SW 7008 ALABASTER
- MATERIAL SCHEME B**  
 BRICK: MERIDIAN DONAMIRE WITH BUFF MORTAR  
 WINDOWS: SW 7008 ALABASTER  
 DOORS & SHUTTERS: SW 0086 TRICORN BLACK  
 WINDOW TRIM: SW 7008 ALABASTER  
 WINDOW PANEL & INFILL: SW 7008 ALABASTER  
 BALCONIES: SW 7008 ALABASTER  
 METAL ROOF: UNACLAD CHARCOAL GRAY

FRONT ELEVATION



October 26, 2018

Tollgate Village Phase 2A  
Live Work 1

SGS #18072.07



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- MATERIAL SCHEME A**  
 BRICK: MERIDIAN OLD AUGUSTINE WITH BUFF MORTAR  
 WINDOWS & DOORS: SW 7042 SHOJI WHITE  
 WINDOW TRIM: SW 7042 SHOJI WHITE  
 STOREFRONT: SW 7042 SHOJI WHITE  
 STOREFRONT PANEL & INFILL: SW 7042 SHOJI WHITE  
 BALCONIES & COLUMNS: UNACLAD CHARCOAL GRAY  
 METAL ROOF
- MATERIAL SCHEME B**  
 BRICK: MERIDIAN DONAMIRE WITH BUFF MORTAR  
 WINDOWS & DOORS: SW 0086 TRICORN BLACK  
 SHUTTERS: SW 7042 SHOJI WHITE  
 STOREFRONT: SW 7042 SHOJI WHITE  
 STOREFRONT PANEL & INFILL: UNACLAD CHARCOAL GRAY  
 METAL ROOF: UNACLAD CHARCOAL GRAY  
 COPING: SW 7042 SHOJI WHITE

FRONT ELEVATION



October 26, 2018

Tollgate Village Phase 2A  
Live Work 2

SGS #18072.07



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Live Work Building 1 has 1,885 square feet of commercial with three units and Live Work Building 2 has 1,508 square feet of commercial with four units.



MATERIAL SCHEME  
 BRICK: GENERAL SHALE, JEFFERSON WADE TUDOR WITH BUFF MORTAR  
 SIDING: SW 7042 SHOJI WHITE  
 DOORS & WINDOWS: SW 7042 SHOJI WHITE  
 SHUTTER: SW 6258 TRICORN BLACK  
 BOX RAY & PANEL: SW 6258 TRICORN BLACK  
 PANEL INFILL: SW 7042 SHOJI WHITE  
 PORCH & TRIM: SW 7042 SHOJI WHITE



October 26, 2018

FRONT ELEVATION

Tollgate Village Phase 2A  
 Condo 1

SGS #18072.07



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*Condominium Building contains 12 units.*

The site is relatively flat and bordered by two roadways. Building heights are limited to three stories. The mixed use and live work buildings are located along the road frontage setback behind the required landscaping and easements with all parking located in the interior of the site. The mixed use building will have three brick colors, balconies with bronze railing on the second and third floors, headers and turned brick over the windows and a varied roofline. The live work buildings will have three brick colors, balconies with wood railing and columns, turned brick accenting the windows and shutters for several second and third floor windows. The buildings also have a varied roofline. The condominium building is located within the interior of the site behind the other buildings. The condominiums will have a red brick for the majority of the building with a white siding within the recessed second and third floors of the building. The windows will have headers and some of the second and third floors windows will have shutters and the building will have a pitched roof.

Sidewalks provide pedestrian access to the buildings on site. Enhanced paving will be incorporated using pavers throughout the drive aisles for a low impact design. A trash area is provided on site and is proposed to be enclosed by a masonry wall with landscaping.

**RECOMMENDATION**

Based on the project’s consistency with the Town’s Design Guidelines, Staff recommends the Design Review Commission approve the design as proposed.

**ATTACHMENTS**

DRC packet

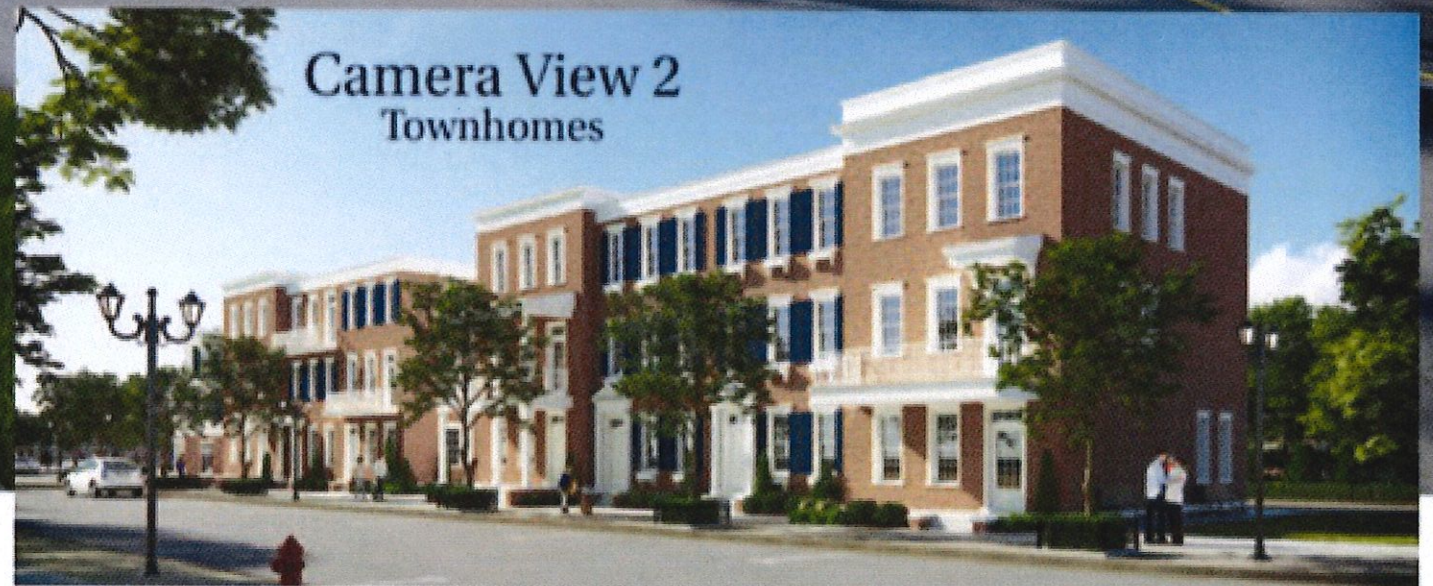


# TOLLGATE Town Center

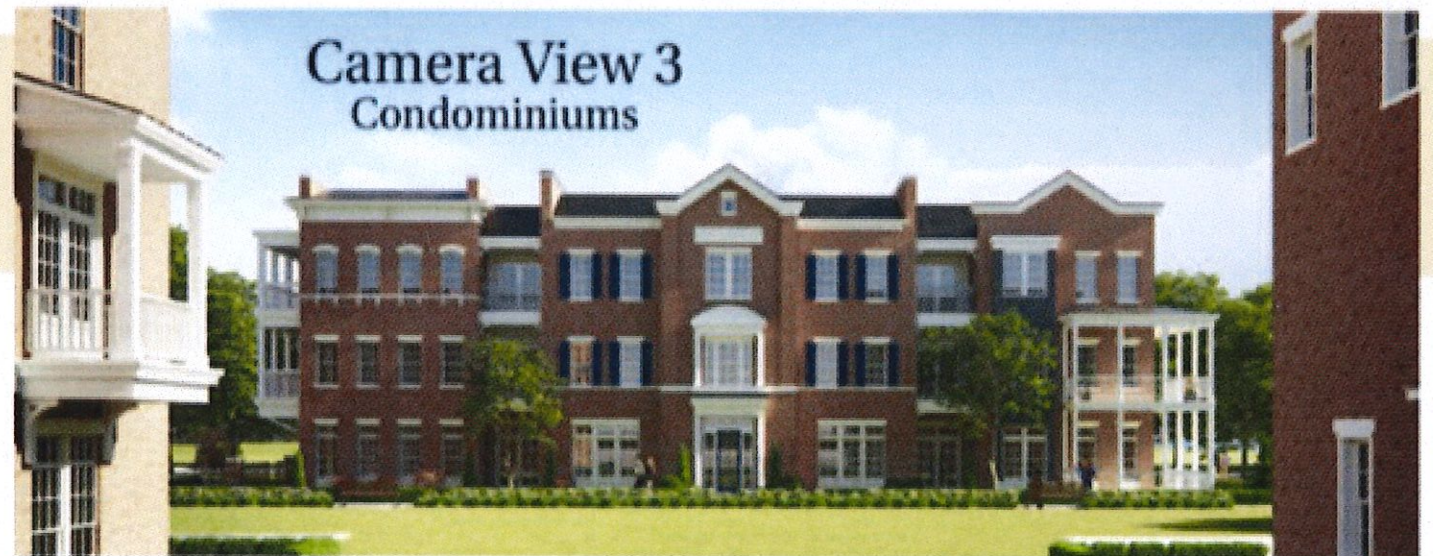
Camera View 1  
Mixed Use & Live Work



Camera View 2  
Townhomes



Camera View 3  
Condominiums



Conceptual Site Plan Illustrating Location of Camera Views.









MATERIAL SCHEME A

BRICK:

HEADER & SILLS:

DOORS & STOREFRONT:

STOREFRONT TRIM:

DOOR & WINDOW TRIM:

STOREFRONT PANELS:

STOREFRONT PANEL INFILL:

TRIM:

BALCONIES:

COPING:

MERIDIAN MAGNOLIA BAY

WITH BUFF MORTAR

CAST STONE

SW 7042 SHOJI WHITE

SW 7042 SHOJI WHITE

SW 7042 SHOJI WHITE

SW 7042 SHOJI WHITE

SW 7042 SHOJI WHITE

SW 7042 SHOJI WHITE

SW 6153 PROTEGE BRONZE

BERRIDGE WHITE

MATERIAL SCHEME B

BRICK:

DOOR & WINDOW TRIM:

DOORS & WINDOWS:

PANELS:

PANEL INFILL:

BALCONIES:

COPING:

PINE HALL BROWNS FERRY

WITH BUFF MORTAR

SW 7042 SHOJI WHITE

SW 7042 SHOJI WHITE

SW 7042 SHOJI WHITE

SW 7042 SHOJI WHITE

SW 6153 PROTEGE BRONZE

BERRIDGE BUCKSKIN

MATERIAL SCHEME C

BRICK:

WINDOWS:

STOREFRONT & DOORS:

STOREFRONT TRIM & PANEL, TRIM

BRACKETS, & COLUMNS:

METAL ROOF:

CHEROKEE AUGUSTA

WITH BUFF MORTAR

SW 7042 SHOJI WHITE

SW 7042 SHOJI WHITE

SW 7042 SHOJI WHITE

~~UNACLAD CHARCOAL~~

BURNISHED SLATE



Material  
Scheme A

Material  
Scheme B

Material  
Scheme C

FRONT ELEVATION



October 26, 2018

Tollgate Village Phase 2A  
Mixed-Use 1

SGS #18072.07



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Material Scheme A

Material Scheme B

Material Scheme A

**MATERIAL SCHEME A**

- BRICK: MERIDIAN RIVER STREET SELECT WITH BUFF MORTAR
- WINDOWS: SW 7008 ALABASTER
- DOORS & SHUTTERS: SW 6258 TRICORN BLACK
- DOOR & WINDOW TRIM: SW 7008 ALABASTER
- WINDOW PANEL & INFILL: SW 7008 ALABASTER
- TRIM: SW 7008 ALABASTER
- BALCONIES: SW 7008 ALABASTER
- CORNICE: SW 7008 ALABASTER

**MATERIAL SCHEME B**

- BRICK: MERIDIAN DONAMIRE WITH BUFF MORTAR
- WINDOWS: SW 7008 ALABASTER
- DOORS & SHUTTERS: SW 6258 TRICORN BLACK
- WINDOW TRIM: SW 7008 ALABASTER
- WINDOW PANEL & INFILL: SW 7008 ALABASTER
- BALCONIES: SW 7008 ALABASTER
- METAL ROOF: UNACLAD CHARCOAL GRAY

FRONT ELEVATION



October 26, 2018

Tollgate Village Phase 2A  
Live Work 1

SGS #18072.07



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Material Scheme A

Material Scheme B

MATERIAL SCHEME A  
 BRICK:  
 WINDOWS & DOORS:  
 WINDOW TRIM:  
 STOREFRONT  
 STOREFRONT PANEL & INFILL:  
 BALCONIES & COLUMNS:  
 METAL ROOF:

MERIDIAN OLD AUGUSTINE  
 WITH BUFF MORTAR  
 SW 7042 SHOJI WHITE  
 SW 7042 SHOJI WHITE  
 SW 7042 SHOJI WHITE  
 SW 7042 SHOJI WHITE  
 SW 7042 SHOJI WHITE  
 UNGLAZED CHARCOAL GRAY  
 Black

MATERIAL SCHEME B  
 BRICK:  
 WINDOWS & DOORS:  
 SHUTTERS:  
 STOREFRONT:  
 STOREFRONT PANEL & INFILL:  
 METAL ROOF:  
 CORNICE:

~~MERIDIAN DONAMIRE~~  
 WITH BUFF MORTAR  
~~SW 0258 TRICORN BLACK~~  
~~SW 7042 SHOJI WHITE~~  
 SW 7042 SHOJI WHITE  
 SW 7042 SHOJI WHITE  
~~UNGLAZED CHARCOAL GRAY~~  
 SW 7042 SHOJI WHITE

River street select AMP  
 Shoji white SW 7042  
 Tricorn Black  
 Black

FRONT ELEVATION



October 26, 2018

Tollgate Village Phase 2A  
 Live Work 2

SGS #18072.07



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**MATERIAL SCHEME**

BRICK: GENERAL SHALE JEFFERSON WADE TUDOR  
 WITH BUFF MORTAR  
 SIDING: SW 7042 SHOJI WHITE  
 DOORS & WINDOWS: SW 7042 SHOJI WHITE  
 SHUTTER: SW 6258 TRICORN BLACK  
 BOX BAY & PANEL: SW 6258 TRICORN BLACK  
 PANEL INFILL: SW 7042 SHOJI WHITE  
 PORCH & TRIM: SW 7042 SHOJI WHITE

FRONT ELEVATION



October 26, 2018

Tollgate Village Phase 2A  
 Condo 1

SGS #18072.07



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MATERIAL SCHEME

BRICK: GENERAL SHALE JEFFERSON WADE TUDOR  
WITH BUFF MORTAR  
DOORS: SW 6258 TRICORN BLACK  
TRIM: SW 7042 SHOJI WHITE

FRONT ELEVATION



October 26, 2018

Tollgate Village Phase 2A  
Garages

SGS #18072.07



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