SMITH GEE STUDIO
ARCHITECTURE URBAN DESIGN INTERIORS

September 17, 2026

Brad Baumgartner
Planning Director, Town of Nolensville
7218 Nolensville Road
Nolensville, TN 37135

RE**: Hillside Center - Revised Submission Review**

Dear Brad,

We have reviewed the resubmitted design for the Hillside Center sent to us on 09/14/2026. These designs have been reviewed per conformance with the 9 Design Principles as indicated in the Nolensville Zoning Ordinance, adopted on 06/04/2020. We understand there is a previously approved Façade Design Concept for two(2) individual buildings (Building #4 and #5) that are being resubmitted as a redesigned single building with an attached breezeway. The Town Architect recommends approval based on the revisions made to the building design.

Zoning Ordinance Review:

Signage for the building, including wall mounted and monument signs, as well as landscaping shall meet the zoning requirements.

Principle 1 – Materials

Building walls shall incorporate brick (textured or tumbled designs with historic appearance preferred), cast stone, stone or other high-quality, long-lasting masonry material over 75% of surface area minimum (excluding windows, doors and curtain walls). At the discretion of Nolensville's Design Review Committee, the following materials may be permitted as accent materials: cement fiber board (Hardi-plank) with cellular PVC trim, Stucco, EIFS (Exterior Insulation Finish Systems) used above a finish floor height of 7'-0", decorative concrete block, aluminum composite materials, wood siding, and/or concrete panels.

- *Some façade cladding materials have been redesigned that conform with the requirements of this principle*

Principle 2 – Composition

Elements within each segment of a building facade, defined by a different roof height, are required to be visually balanced. This condition is achieved when facade elements and openings are repeated in similar positions on either side of a central vertical line for that segment. All buildings on the same site shall be architecturally unified; i.e. related in architectural style, color scheme and building materials. Architectural design elements shall be continued around all elevations visible to the public (four-sided architecture). Corner buildings should be designed with special architectural features that accent the corner, such as corner entries, projecting windows, towers, turrets and cupolas.

- *The architectural style of the redesigned building is in keeping with the requirements of this principle and per the previously approved design.*

Principle 3 – Scale

Facades shall incorporate a minimum of two (2) continuous or similar details refined to the scale of 12 inches or less within the first ten (10) feet of the building wall, measured vertically at street level. Canopies, awnings and similar architectural elements shall be proportioned to relate to the human scale.

- *The revised elevations meet the principle.*

Principle 4 – Proportion

While architectural style may vary, building facades shall be compatible with surrounding buildings with regard to massing, scale, proportion of openings, roof types, window types and degree of detail. Building facades shall be divided into architecturally distinct sections no more than sixty (60) feet in width in all areas zoned commercial and no more than thirty (30) feet in the Village district. Varying parapet and roofline heights shall be used to add interest as well as fully screen rooftop equipment. Pilasters, protruding brick columns, a change in brick color and wall recesses are architectural techniques that can be used to achieve these goals.

- *The architectural style of the redesigned building is in keeping with the requirements of this principle and per the previously approved design.*

Principle 5 – Rhythm

A minimum of one (1) significant detail or massing component shall be repeated no less than three (3) times along each applicable elevation. The scale of the chosen element should relate to the scale of the structure.

- *The architectural style of the redesigned building is in keeping with the requirements of this principle and per the previously approved design.*

Principle 6 – Transparency

Facades of all commercial structures shall incorporate transparent features (windows and doors) over a minimum percentage of the surface area of street fronting facades. Minimum percentages for different levels are outlined as follows:

Ground level of retail uses:	50% of surface area min.
Ground level of office, institutional and other commercial uses:	25% of surface area min.
Ground level of any single occupancy commercial use over 25,000 SF:	10% of surface area min.
Upper levels of all uses:	20% of surface area min.

Transparency of the ground level shall be calculated within the first fifteen (15) feet of the building wall, measured vertically at street level. Opaque, mirror glass or strongly tinted windows shall not be allowed. In cases where a building has multiple facades fronting a street or primary travel way, the transparency

requirement shall be required on those facades based on pedestrian traffic and vehicular visibility. All ground level windows shall provide direct views to the building's interior or to a lit display area extending a minimum of three (3) feet behind the window. Continuous glass storefront facades are not permitted.

- *Glazing percentages included in the resubmittal meet these requirements.*

Principle 7 – Articulation

The building facade shall have a clearly identifiable base, body and cap with horizontal elements separating these components. The component described as the body shall constitute a minimum of 50% of the total building height. For base sections, contrasting brick, stone or a protruding brick pattern are permitted techniques.

- *East Elevation Segment 3 and Segment 4 are missing the brick cornice previously approved. Applicant to include the previous detail (or similar) in the revised design to create the "Cap" at the parapet.*

Principle 8 – Expression

All masonry elements designed to appear as load-bearing shall be visually supported by other masonry elements directly below. On masonry building walls, expressed or implied structural piers shall be evident as vertical alignments on the façade. Each building shall have a clearly defined and highly visible entrance with distinguishing features.

- *The architectural style of the redesigned building is in keeping with the requirements of this principle and per the previously approved design.*

Principle 9 – Color

A maximum of two (2) principal colors for each building segment may be proposed with a maximum of three (3) secondary accent colors. If accent colors are to be used, they too must be described and used throughout the development. The principal façade colors shall be of low reflectance, subtle, neutral or earth tone colors. Accent colors shall be compatible with principal façade colors. The use of high-intensity or metallic colors shall be prohibited. Colors shall not be used as a form of advertising even though such color may be a trademark.

- *All material selections are allowed per the zoning and meet the two principal and up to three, only one shown, accent color requirements.*

Sincerely,

Gregory Tidwell, AICP
Principal, Smith Gee Studio

Enclosures:* - "Building 5_ 6020 Hillside Center Circle _ FACADE DESIGN CONCEPT 091726 review comments"