

Project Name	Roswell Town Center - Theater
Property Location	608 Holcomb Bridge Road
Owner/Petitioner	Mimms, LLC
Representative	Lonnie Mimms
Petitioner's Request	Façade renovation

Background

The subject property is a vacant building that is part of the shopping center site located at Holcomb Bridge Road and Alpharetta Highway. The property is currently zoned C-3 (Highway Commercial District).

Site Plan Analysis

The plan indicates that the building will remain, but with exterior changes.

Landscape Plan Analysis

There are no changes to the landscaping plan.

Elevations

The renovation will consist of changing the current building into an Art Deco style theater. Windows and doors will be added to the ground level of the façade. The applicant will add detailed columns. The center of the building will have a large detailed feature that will also support the sign. The left side of the façade will have a blue canopy and covered walkway that will extend through the miniature golf course and into the parking lot. The building material will be mostly tan or beige stucco (the applicants will bring a material board to the meeting to demonstrate the coloring and materials used).

Design Guidelines

The site is subject to the Citywide Design Guidelines as stated in Article 19 of the City of Roswell Zoning Ordinance.

Department Comments

The re-submitted plans were of architectural features and were not sent around for internal review. Please see the original comments from staff:

Landscape:

- Appears

Engineering:

- Based on the limited documents provided; we request final review at construction drawing submittal.

Building:

- No comment

PW:

- No comment

Fire:

- I am not quite sure what the extent of the permit is, but using the site plan submitted I have no comment.
- I did meet with Councilperson Betty Price and representatives of the owner last week and was told that they intend to build a covered walkway. At that time I informed them that they would have to maintain the current fire lane and that the over hang could not be lower than 13'6".

Transportation:

- No comment

Recommended Conditions

Staff recommends that this applicant be approved with the following condition:

- The applicant must comply with all staff comments.

Attachments

- Revised elevations and site plan.