

<b>Project Name</b>	<b>Big Lots</b>
<b>Property Location</b>	<b>610 Holcomb Bridge Road</b>
<b>Owner/Petitioner</b>	<b>Malon D. Mimms Company, LLC</b>
<b>Representative</b>	<b>W.D. Welsh – Mimms, LLC</b>
<b>Petitioner's Request</b>	<b>Revision of Store Front</b>

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### **Background**

The subject property is a tenant space in the Roswell Town Center shopping area at 610 Holcomb Bridge Road. The property is currently zoned C-3 (Highway Commercial District).

### **Site Plan Analysis**

Not applicable.

### **Landscape Plan Analysis**

Not applicable.

### **Elevations**

The applicant has provided elevations of the existing as well as the proposed. The proposed changes would add a storefront look to the existing space by changing the façade around the front entrance. There will also be changes to the roof line as well as the removal of some existing windows and doors.

### **Design Guidelines**

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

1. *Shield Parked Vehicles from View.*  
Parking area has not changed.
2. *Shield Parking Surfaces from View.*  
Parking area has not changed.
3. *Safe Sidewalks.*  
Sidewalks already exist.
4. *Treatment of Large Flat Wall Areas.*  
The large flat wall areas are broken up by the façade changes.
5. *Softscapes.*  
No landscaping improvements have been made.

6. *Visual Patterns on Building Facades.*  
Visual patterns on the building consist of storefront addition around the front entrance.
7. *Contextual Appearance.*  
The appearance of the building fits into the context of highway commercial in the shopping center and along Holcomb Bridge Road as well as Alpharetta Highway.
8. *Visible Utility Lines.*  
There are no changes to the utilities.

### **Department Comments**

Landscape/Engineering/Building/PW/Fire:

- No Comments

Transportation:

- After issuance of the Land Disturbance Permit, obtain right-of-way encroachment permit from Transportation Department utility coordinator John Wooten at 770-594-6108 (direct) 6420 (Main)

### **Recommended Conditions**

- Staff recommends that this applicant be approved.

### **Attachments**

- DRB application, letter of intent, existing and proposed elevations and site plan.