

REPORT TO THE DESIGN REVIEW COMMISSION

DATE: February 12, 2026

SUBJECT: Case #260081 – City Center Shopping Center (Mezzego Mediterranean Grill)
– Request for a waiver from the Design Guidelines related to the screening of a rooftop vent for a 1,242-square foot tenant space in a multi-tenant commercial building located at 622 West Poplar Avenue, Suite 1.

INTRODUCTION:

- Design Group, LLC (Neeraj Kumar), representing the business owner, Amrutham Venkatesh, and the property owner, Turner A. Wingo, is requesting a waiver to allow rooftop vent screening for a restaurant located at this address.
- The subject property is within the City Center Shopping Center located on the north side of Poplar Avenue, just west of Walmart Drive (see Exhibit 1).
- The subject property is zoned SCC: Shopping Center Commercial and surrounded by SCC zoned properties.

BACKGROUND:

- The City Center Shopping Center Complex is comprised of multiple buildings constructed between 1965 and 1977, prior to the Town's adoption of the Design Guidelines in 1994.
 - Because of this, the shopping center has several legally established, nonconforming buildings.
 - Legal nonconforming sites have the ability to continue in operation and even expand, provided there is room on the lot and off-site impacts are mitigated.
- The 1,242-square foot tenant space was formerly a hair salon. The SCC zoning allows the property to be used as a restaurant.
- In November 2025, the applicant submitted a building permit for a restaurant, which requires the installation of a roof-mount kitchen exhaust system or vent.
- The rear side of the tenant space, located on the east side of the building, lacks a parapet wall seen on the front facades, making the vent hood visible from public views (from Poplar Avenue and the parking lots of the businesses to the east).
- On December 19, 2025, the Town's Building and Codes Division informed the applicant the building permit issuance is limited to interior work only and a separate permit will be required for the parapet wall, as well as a mechanical permit for the rooftop vent (see Exhibit 4).

KEY POINTS:

1. The Zoning Ordinance and the Design Guidelines provide specific guidance on mechanical units and other equipment located on rooftops (see Exhibit 5).

- Per the Design Guidelines, rooftop units (RTUs) and vents should be hidden by parapets or incorporated within the architectural design of a building in elements, such as towers, cupolas, or vented top floors.
- Additionally, roof appurtenances should be located at the back of building to minimize visibility from the street and be consistently painted with a color compatible with the roof or trim.
- While the building has an integrated parapet wall on the west and south facades, there is no

parapet on the east facade.

- Instead of using an integrated parapet wall, one example of a commercial building using screening walls can be found along Old Byhalia Road (Kroger).

2. Instead of extending the existing parapet wall, the applicant believes the proposed four-sided vent screen would improve the building's aesthetic appearance while ensuring compliance with the Design Guidelines (see Exhibits 2 and 3).

- In their cover letter, the applicant is proposing to screen the rooftop vent with materials and color compatible with the building's existing roof.
- The requested rooftop screen will be 3 feet tall and 4.5 feet wide on all four sides.
- It will be made of metal and painted to match the existing metal roof color, Sherwin-Williams (SW 6474 Raging Sea).
- The proposed enclosure would resemble an unscreened RTU.

3. Alternatives to the proposal exist, such as extending the existing parapet wall on the south facade to the east façade or redesigning the proposed vented screen to be linear and run approximately 39 feet along the eastern roof line instead of enclosing the rooftop vent. The latter option would be less costly for this nonconforming structure and could be extended northward as other rooftop equipment is added.

4. The DRC should decide whether the materials and color for the rooftop screening are acceptable.

NEXT STEPS: The Board of Mayor and Aldermen (BMA) will review the request on March 9, 2026. The building permit for the vent hood must be issued prior to installation of the vent hood screening. The building permit application shall be revised to reflect any BMA conditions of approval.

STAFF RECOMMENDATION: Denial of the requested waiver is recommended as currently designed. The use of non-integrated screening to conceal the rooftop unit (RTU) could demonstrate an “alternative means of compliance” for this nonconforming structure to align with the spirit and intent of the Design Guidelines if the proposed screening looked more integrated into the roof design and less like an RTU, which are required to be screened.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map and Contact Information 1-13-26.pdf](#)

[Exhibit 2 - Applicant Cover Letter 1-12-26.pdf](#)

[Exhibit 3 - Proposed elevations for rooftop vent screening 1-27-26.pdf](#)

[Exhibit 4 - Acknowledgement Letter from applicant 12-19-25.pdf](#)

[Exhibit 5 - Excerpt of Design Guidelines related to Mechanical Units and Vents.pdf](#)

PROPOSED MOTION:

(BASED ON THE APPLICANT'S REQUEST): To grant a waiver of the Design Guidelines for a rooftop unit at 622 West Poplar Avenue, Suite 1, provided the four-sided rooftop unit screening is painted to match the existing metal roof color.