



February 23, 2010

Planning and Zoning Division  
City of Roswell  
38 Hill Street, Suite G30  
Roswell, GA 30075



Re: Conditional Zoning Request for 1327 Holcomb Bridge Road, Roswell,  
Fulton County, Georgia, Land Lots 554, 1<sup>st</sup> District, 2<sup>nd</sup> Section, 1.078  
acres

Dear Council Members:

As a result of a recent denial letter for transfer of a business license to a prospective tenant for our property located at 1327 Holcomb Bridge Road, we are requesting approval of Conditional Use for the property. The denial letter is attached.

We are making application for several reasons. First, we were unaware of the zoning change made in May of 2008 that restricted the use of the property. It is ironic that the use we are requesting was the use in place at the property at that time. Subsequently, the prior occupant purchased his own site just a few doors down and is now operating a used car sales business. Therefore, this form of use is consistent with the surrounding uses as well as prior use of the property. Secondly, the tenant that we propose to enter into a lease with is already doing business within the City of Roswell on Alpharetta Street. The Autohaus Webb is looking to move to a new location that better suits their needs. You can see from their track record that they are a highly reputable company with many years of experience in the automobile industry. By denying them a transfer of their business license to the 1327 Holcomb Bridge location, the City of Roswell is at risk of losing this quality business. They sell high end previously owned automobiles. Furthermore, by restricting the owner's ability to lease this property the City is diminishing the value of the property. This building has been available for lease since March 2009. Given the current economic times, finding a suitable tenant has been difficult. Yet the ownership would not sacrifice their underwriting criteria and lease to a company that did not benefit the property, the area and the City. Now that an economically sound company has been found, it only benefits everyone involved to have them occupy the premises and conduct business in this location.



I appreciate the conversations I have had with Betty Price and the council's willingness to consider this as an expedited matter. According to a most recent email from Alice Wakefield, it is our understanding that the following timeline will apply:

"I have talked to staff and the recommended expedited schedule for processing a conditional use permit for 1327 Holcomb Bridge Road as follows:

Submission	March 2, 2010
Neighborhood Meeting	April 20, 2010
Planning Commission Meeting	April 20, 2010
Mayor and City Council	May 3, 2010

This schedule allows for the public notification requirements."

I will look forward to hearing from you.

Best regards,

*Teresa DeVos*

Teresa DeVos  
Executive Vice President  
The Pinnacle Companies, as agent for ownership

