

JANET BUFFKIN

**404 Maxwell Road
Roswell, Georgia 30075**

Telephone: 404.641.0606

February 27, 2012

Honorable Jere Wood and Roswell City Council Members
38 Hill Street, Suite G-30
Roswell, Georgia 30075

**Re: Application for Conditional Use
Applicant: Versatile Collection
Petition No.: CU11-08**

Dear Mayor Wood and Members of the City Council:

The above applicant, Versatile Collection, has applied for conditional use to open a used car lot at 1200 Grimes Bridge Road (old Post Office Building) Roswell, Fulton County, Georgia. They presently are operating a used car lot known as G B Motors, LLC at 10467 Alpharetta Street in Roswell.

The Applicant's present business on Alpharetta Street is very close to the cut through to Maxwell Road and Grimes Bridge Road. Adding this new location will make it convenient for them to easily transfer automobiles using Maxwell Road to facilitate those transfers. It is also a probability that Maxwell Road will be used for test drives by individuals looking to purchase these automobiles.

The neighborhood meeting was held in January, 2012 and approximately 14 people from the surrounding community were present. We requested a copy of his rendering and asked a number of questions as to why they wanted to move to this location and inquiring as to customer parking, exit into and out of the facility, location of test drives of prospective purchasers, and other significant questions pertaining to this type of business at the proposed location. The applicant was defensive provided no information that satisfied neighbors who reside in the immediate area. The representative for the Applicant appeared ill-prepared and surprised there was opposition to his application. His response to those questions was that "this is good for us".

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As I am sure you know, this property was previously owned by the City of Roswell who sold it to the Grady Health System in 2006. The deed has a restriction prohibiting use as “. . . *automobile sales and establishments and automobile service establishments* . . .” to be placed on this property. I feel sure the City did not add this restriction lightly – even in 2006 they must have felt that this location should be used for something beneficial to the City.

There are currently 18 used car dealerships operating in the City of Roswell. I am concerned that once we allow one used car lot on Grimes Bridge – there will be another and another and Grimes Bridge could very well look like Alpharetta Street. This is one of the few areas left in Roswell that is close to the heart of the City – I would not want it to become like other parts of the City of Atlanta where homeowners take flight to areas outside the City.

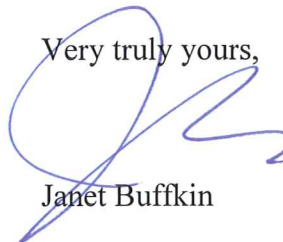
The Maxwell Road neighborhood is very quiet with a mixture of families – young and old - some of whom have raised their families in these homes and have now retired to enjoy their later years. Those of us who still work look forward to coming home out of the mainstream to this peace and quiet and would like to continue to maintain this atmosphere.

I realize it is often hard to balance the needs of the residents and businesses in the community and yet meet the needs of the City as a whole. I see no benefit to the neighborhood or to the City of Roswell to allow Versatile to open another lot, or even transfer their existing business to Grimes Bridge simply because it is “. . . good for us”.

The Planning Commission has recommended denial of the application. I request that the City Council also deny Versatile Collection this request.

Thank you.

Very truly yours,



Janet Buffkin