

# **JANET BUFFKIN**

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February 27, 2012

City of Roswell Planning Commission  
38 Hill Street, Suite G-30  
Roswell, Georgia 30075

Ladies and Gentlemen:

On February 21, 2012, Versatile Collection appeared before the Board requesting a C-3 (Highway Commercial) Conditional Use for a used car sales establishment in the old Post Office building at 1200 Grimes Bridge Road, Roswell, Georgia. I would like to address several issues of concern to me.

During the Applicant's presentation they indicated that the Planning and Zoning Department failed to inform them of the restrictions on the deed prohibiting use as "*. . . automobile sales and establishments and automobile service establishments . . .*".

I am a legal assistant to a hospitality company who builds both Hilton and Marriott Hotels. We have 8 hotels open and operating, are building 1 in Midtown Atlanta, 1 in Nashville, Tennessee and LOI's on property in Savannah and San Juan. I am familiar with the application process related to a request for conditional use. I know from my experience that it is the responsibility of both the prospective purchaser and the real estate agent representing the Purchaser or the Seller to conduct their due diligence with respect to the property of interest.

In January at the neighborhood meeting approximately 14 people from the surrounding community attended this meeting. We requested a copy of the Applicant's rendering of the proposed site, and asked them a number of questions as to why they wanted to move to this location and inquiring as to customer parking, exits into and out of the facility, location of test drives of prospective purchasers of the automobiles, and other significant questions pertaining to the location of the business as it pertained to the surrounding neighborhoods. The applicant was defensive and provided no information that satisfied neighbors who reside in the immediate area. He was ill-prepared and did not anticipate any opposition to his application.

The questions he attempted to answer questions from the neighbors at this meeting were not in a positive manner but instead he continuously indicated "this is good for us." We felt he did not listen to our concerns as to how it would benefit the neighborhood, or indicate that he would work with the neighborhood to make sure residents were happy with having them there.

In addition, the Applicant was negative toward the employees of the Planning and Zoning Department allaying that they had prevented him from filing his application in the later part of 2011, requesting him to return on numerous occasions with more paperwork. Being familiar with the requirements of the application process I indicated to him at that meeting that apparently he had failed to provide the requested information at the time of the original application and that it was their job to obtain a completed application together with the required documentation in order to file his request. I asked him if he had presented the required information at the time of the filing - he ignored my question in its entirety. At that time I felt sure he had not followed the rules and regulations of the Department.

His application indicates that he plans to park 115 cars at the Grimes Bridge location – there is only room for 100. Again, he apparently has no regard for the rules and regulations of the City Ordinance.

He had no response as to how or where he would provide parking for customers – but responded that there would only be one or two customers at the lot at one time – one or two customers plus 115 cars sitting on the lot for sale is still over the limit.

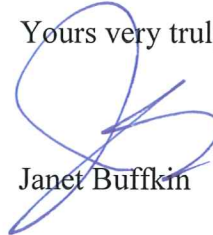
He failed to respond as if to entrance and exits from the property but clearly no thought had been given to oncoming traffic – only that they could close off entrances from Grimes Bridge – which leaves him with no way in or out except through Colonial Drive which is not a good alternative.

It appeared that no thought had been given to what entailed the opening of this new location – almost as if he had decided one day to apply for conditional use for a car lot and due to his own failure to file the appropriate paperwork and do the required due diligence, chose to put the blame on Planning and Zoning personnel. This is not acceptable – and I hope each of you realize that those individuals who serve in the Planning and Zoning Department and who are vulnerable to the public everyday give more than they ever get in return – including the Board on which you serve.

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Thank you for your recommendation to deny the application of the applicant, Versatile Collection.

Yours very truly,

A handwritten signature in blue ink, consisting of a large, stylized 'J' followed by a horizontal line and a small flourish.

Janet Buffkin

JB/