



September 13, 2011

Mr. Suleyman Tashtanov
Five Brothers Automotive LLC
1280 Alpharetta Street
Roswell, GA 30075

Subject: CU11-03, Land Lot 449
1280 Alpharetta Street
C-3 (Highway Commercial)
Conditional use request to allow for used car sales

Dear Mr. Tashtanov:

Please be advised the City of Roswell Mayor and City Council approved the above referenced conditional use request during their September 12, 2011 hearing. The request was approved with the following conditions:

1. The property is subject to the survey by David Burre and Associates, Inc. submitted to the City of Roswell on June 7, 2011. Tract B on the survey is the tract proposed for the used car sales. No other tract shown on the survey may contain used cars.
2. All landscaping materials required for the mitigation of the stream buffer shall be approved by the Roswell Design Review Board.
3. A 10' landscape strip shall be provided along the frontage of the subject property except where the entrance/exit is located.
4. The owner/developer may park no more than fifteen (15) used cars for sale in the front parking area in front of the existing building along Alpharetta Street. The remainder of the used cars for sale must be located in the rear parking area.
5. A parking plan must be submitted for the front area of the site. The plan must be lined to indicate the used cars on the property. The plan must be approved by the Design Review Board.
6. The front parking area must be redesigned to meet the landscaping requirements within the zoning ordinance. All landscaping shall be approved by the Design Review Board.
7. The carrier truck which delivers the used cars shall unload all cars on the property. The carrier truck shall not park on public right-of-way.
8. A business license for the used car sales establishment will be issued; however, all of the stream restoration/mitigation work and all of the required landscaping must be installed within one year from the conditional use approval by the Mayor and City Council. Should the work not be completed, the business license for the used

car dealership will be suspended until such time as the required improvements are completed.

9. The City of Roswell staff will provide delineation of what is expected of the applicant as soon as possible.

The deadlines for the Design Review Board are the first Tuesday of each month. The deadline for October is 10/4/11 and the deadline for November is 11/1/11. An orientation meeting is required before submittal for the Design Review Board. You will need to make an appointment with Kevin Turner for the orientation meeting.

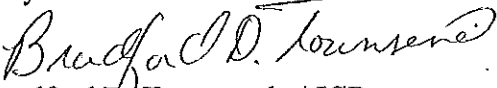
The engineer that you hire to do the stream restoration work/ landscaping work and new parking plan layout should meet with city staff prior to the submittal for the Design Review Board.

Also, in order to receive your business license for the used car sales, you must submit the paperwork to the State of Georgia and the City of Roswell for your Used Car Sales license. The State will require a zoning confirmation letter regarding the zoning of your property. Please submit a request for a zoning confirmation letter to the Planning and Zoning office. I have attached a copy of the zoning confirmation letter request form with this letter. You need to submit the paperwork for your used car sales license within the next 30 days.

If you have any questions, please contact me at 770-641-3774.

Sincerely,

City of Roswell


Bradford D. Townsend, AICP
Planning and Zoning Director

cc: Rob Mitchell, MD
1584 Timberland Road
Atlanta, GA 30345

mccitems2011/cu11-03let