AAA Trucks, LLC

3229 Old Highway 138 SW

Monroe, GA 30655

(**I placed your address here. Please remove if printing on company letterhead**)

August 4, 2018

Walton County Planning Department

(**Add complete address here**)

Letter of Intent: Parcel Number C0760048

 1806 Georgia Highway 138

To Whom It May Concern,

This letter of intent is being submitted by David Francis on behalf of AAA Trucks, LLC.

The petitioner, David Francis, is in negotiations to purchase the above mentioned property. This communication is intended for the purpose of securing a B-3 zoning district permit, which, upon scrutiny, is the most appropriate and encompassing district for the intended use by this business.

AAA Trucks operates as a semi-truck dealership that specializes in the retail sale of quality, pre-owned vehicles. The company has been in operation for \_\_\_\_\_\_\_\_\_\_ years and, as a proud commercial entity and contributor to the economic well-being of Walton County, plans to remain in the area and extend its presence and support of the County by acquiring the parcel at 1806 Georgia Highway 138. The company’s current location is leased. By committing to purchase this parcel, AAA amply demonstrates is faith in the future of the County.

With the purchase of the parcel in question, AAA Trucks has every intention of respectfully abiding by the zoning rules of the County with the following plan:

* Phase 1 - Sales Office
* Phase 2 - Construction of a reconditioning shop to be added in fourteen months. The purpose of the shop will be to recondition pre-owned vehicles for retail sale.
	+ - The aim of AAA Trucks is to respectfully care for the property, comply with best practices and current regulations, and exhibit regard for neighboring entities by initiating precautionary procedures:
			* No public equipment or vehicles will be accommodated. Only those owned by AAA Trucks will be serviced on-site.
			* An opaque fence with a 50 foot setback will be erected in the back of the property to block sight and diffuse noise in consideration of the adjoining neighbors.
			* Hours of business operation are within the bounds of commercial acceptability. The sales portion of the business has historically functioned Monday to Friday from 9 am to 5 pm and on Saturdays, by appointment only. Mechanics can arrive at 8 am but all departments are done for the day no later than early evening. (**HS - saying this in case someone might have to work overtime**),

The description of a B-3 general business district most aptly coincides with the intentions of the petitioner. The proposed work to be conducted will be handled in such a way that the district will be enhanced and not compromised. The land parcel is ideal for the intended purpose and additionally, by granting the proper zoning permit, improvements such as fixed water retention, viable and active business on the site, and added revenue for the County all comprise a win-win situation. It is also notable that this property offers convenient access to DOT approved deceleration lanes in both directions in order to gain entry to the property.

AAA Trucks is proud to be a part of the burgeoning business community of Walton County, GA. With proper zoning district designation, the potential for success and workability for both the county and businesses are apparent. It has been said that “Semi-Trucks keep America rolling” and AAA Trucks intend to keep Walton County, GA rolling as well!!

Should you have any questions, please feel free to contact us at 770-728-4655. We look forward to your positive resolution.

Sincerely,

David Francis