
LETTER OF INTENT

The property located at 3560 Jonesboro Road is 24.679 acres of undeveloped land that is currently zoned as AG1 (Agricultural) and is being requested to be rezoned to C2 (Community Business District). The proposed site plan will include the following:

- New Automobile Dealership (31,125 s.f.)
 - Auto dealerships, sales and services: 6.5 parking spaces per 1,000 s.f. building
- 3 Fine Dining Restaurants (16,904 s.f.)
 - 170 parking spaces
- Retail Building Area: (88,486 s.f.)
 - 443 parking spaces

The purpose of the rezoning is to develop this undeveloped parcel of land and create a place on the South side of the city that residents can enjoy finer dining restaurants such as Longhorns, Outback, and Applebee's which is a significant change from the multiple fast-food chains currently in the area. The smaller retail properties would accommodate chains such as a Starbucks or a Smoothie King. Finally, we reserved retail spaces for quality retail businesses that the community can enjoy. Our goal is to make this area the "Camp Creek" of the Southside.

