



Southern Tire Mart at Pilot Flying J
Corporate
800 Highway 98
Columbia, MS 39429

(601) 424-3200
www.stmpilot.com

To whom it may concern:

We formally request that our parcel be zoned Commercial for the following reasons:

- This is a compatible use with the adjacent Commercial zoned parcel that our location is intended to serve.
- The facility will only provide preventative maintenance services (such as oil changes, tire changes, AC recharging) to commercial motor vehicles and will not perform repairs. Your "Auto Repair Garage" definition is appropriate for this facility.
- Pilot Travel Centers and Southern Tire Mart have formed a joint venture to service Pilot customers around the country. In that effort, this location is intended to service customers from the adjacent Pilot fuel center with preventative maintenance services.
- We expect to have 2 shifts from 7 AM to 10 PM with 5-7 employees per shift. Our times could grow to 3 shifts going 24hours/day – 3rd shift usually a little lighter with 3-4 employees.
- This location is also slated to be a training center with 2 trainers conducting 2-3 classes per week.
- Texas Transportation Code, Title 7, Subtitle A, Chapter 502, Subchapter A. Sec. 502.001 (7) defines a Commercial motor vehicle as "a motor vehicle, other than a motorcycle or moped, designed or used primarily to transport property. The term includes a passenger car reconstructed and used primarily for delivery purposes. The term does not include a passenger car used to deliver the United States mail."
- The Texas Department of Public Safety considers a semi-truck a Commercial motor vehicle (not an industrial, or heavy equipment machine) that must be registered with the Texas DMV. Also, a motor vehicle that is required to be titled according to Transportation Code Chapter 501 or registered according to Transportation Code Chapter 502 is NOT considered heavy equipment for the purposes of a special inventory tax.
- These Commercial motor vehicles are NOT heavy machinery or equipment. According to the Texas Tax Code 23.1241(a)(6), "the definition of heavy machinery/equipment is self-propelled, self-powered, or pull-type equipment, including farm equipment or a diesel engine, that weighs at least 1,500 pounds and is intended to be used for agricultural, construction, industrial, maritime, mining, or forestry uses."

We believe the Commercial zoning is more in keeping with our proposed facility. We appreciate your favorable consideration of this request.

50105H{5} HEAVY MACHINERY SALES OR REPAIR

A facility for the storage, repair, outside sales or rental of heavy machinery or equipment in conformance with the city's design standards.

50105A{31} AUTO REPAIR GARAGE

An enclosed facility designed for the repair and maintenance of automobiles, small trucks and vans, with outside storage allowed but not outside repair or maintenance conducted.

Sincerely,

A handwritten signature in black ink, appearing to read "John Boynton".

John Boynton | Southern Tire Mart at Pilot Flying J
President

800 Highway 98, Columbia, MS 39429 | C: 513.256.2422 | John.boynton@stmpilot.com

