

January 28, 2026

**Re: Letter of Intent – Caliber Collision Dallas, GA  
Brandon Rakestraw  
Director  
City of Dallas  
129 East Memorial Drive  
Dallas, GA 30132**

The parcel located at 166 Thomas B Murphy Drive, Dallas, GA 30132 is proposed to be developed as a Caliber Collision. The proposed development will include a roughly 14,500 SF auto-body repair facility with a parking lot and other supporting infrastructure. Two separate variances are requested for this development.

We are requesting a variance to reduce the landscape buffer along the east property line from 10' to 0'. We are encroaching into the landscape buffer with a proposed driveway, fence, and retaining wall. We are requesting this variance due to the existing vegetation between our property and the railroad (Sec. 7.05(12)9b)). We will provide the same level of screening as the code requirement.

In addition, we are requesting a variance to exceed the outdoor storage requirements of 25% of the building footprint (Sec. 8.12(4)(4a)). We are providing 60 storage spaces that exceed the 25% of the building footprint requirement. Due to the nature of the proposed business, it is integral that a minimum of 60 storage spaces are provided. These cars will be heavily screened and will meet the requirements (Sec. 8.12(4)(4a.i)) including a 7' tall fence.

An approval of these variances would not result in any impairment of the public good. Thank you for your time and consideration.

Sincerely,

**Foresite Group, LLC.**



Micah Hatley, PE  
Project Manager