

Historic Development Ventures, LLC

September 18th, 2014

City of Senoia
P.O. Box 310
Senoia, GA 30276

Attn: Richard Ferry

RE: Letter of Intent – Rezoning Application – 21 Barnes St.

Dear Richard,

Enclosed please find our application to rezone the property at 21 Barnes St. as part of a broader master planned redevelopment initiative.

The purpose of this requested rezoning is to work with adjacent property owners and the City of Senoia to fulfill a proposed master plan the redevelopment of the lower section of Barnes St. between Seavy St. and Travis St. and achieve the highest and best use for the area, while balancing the sensitivities between residential and commercial areas.

Recent visioning exercises by City of Senoia authorities and City Council have concluded that it is in the best interest of the City of Senoia's future to expand the scope and footprint of Senoia's thriving downtown commercial center, currently confined to two blocks of Main St.

There is a shortage of retail space available in the downtown, and relevant authorities have identified a few specific areas conducive to expanding the footprint of Senoia's Main St. commercial district without adversely affecting Senoia's residential regions within the Historic District.

This application is to request a rezoning of 21 Barnes St. that is consistent with the recent rezoning of 15 Barnes St. and that complements the City of Senoia's plans for additional parking infrastructure, as well as the developer's intention at 9 Main St. to create a retail courtyard and pedestrian promenade from Main St. to Barnes St.

The rezoned 21 Barnes St would establish a site for a fine dining restaurant and additional boutique retail space, in response to the conclusions of recent visioning exercises, market demand and the stated desire of the residents of Senoia, so that the lower half of Barnes St. becomes an "extension of Senoia's Main St. commercial

district". This also establishes a clear starting point and foundation for future Main St. commercial / retail development down Broad St.

We are pleased to propose this opportunity to participate in Senoia's continued smart growth and downtown redevelopment, and appreciate all that the City has done to conduct town hall meetings, visioning exercises and infrastructure planning to establish clear goals and to create an environment where public and private interests can work together to achieve those goals.

I especially appreciate your input Richard, which has specifically helped to define and shape this latest direction in Senoia's future downtown development. I believe this redevelopment initiative will be one Senoia's finest additions to its downtown to date.

If you have any questions or require additional information, please do not hesitate to contact me directly.

Thank you.

Sincerely,

Historic Development Ventures, LLC



Scott Tigchelaar
Managing Member

