

**BEER STORE, LLC**  
270 North Jeff Davis Drive  
Fayetteville, Georgia 30214  
(770) 461-0478

Friday, May 6, 2022

City of Senoia  
Community Development Department  
P.O. Box 310  
Senoia, Georgia 30276

Letter of Intent for Rezoning:  
3980 Highway 85  
Parcel # 167 1311 001  
Senoia, Georgia 30276

Dear Ms. Rimi –

This rezoning application is being submitted for the proposed R-25 zoning on the 168.519 acre tract of land located on Hwy 85 in Senoia. The proposal is to construct 285 single detached homes on the site leaving 25% of the property as open space.

Our proposal for R-25 zoning is a viable option for the property. The subject property is located on Hwy 85 abutting Ivy Ridge which is a residential development zoned R-40. The property will allow for the development of smaller homes for first time homeowners or for individuals and families who prefer a smaller home but as part of a quality development.

The development will have homes that are front loaded drive, a pool, greenspace, a walking trail – which encourages a healthy lifestyle, and connectivity to the community that surrounds it. The R-25 zoning will help diversify the current housing stock within the city of Senoia.

Best Regards,



Patrice Frady  
Beer Store, LLC