



Land Use Petition for RZ-24-0003

CASE NUMBER: RZ-24-0003

CURRENT ZONING: C-1 (Community Business District)

PROPOSED ZONING: R-4A (Single-Family Dwelling District)

LOCATION: 11085 State Bridge Road

ACREAGE: 2.886 acres

**COMPREHENSIVE PLAN
COMMUNITY AREA:** Ocee

**DISTRICT/SECTION/LAND
LOT(S):** 1st District, 1st Section, Land Lot 154

PROJECT DESCRIPTION: 3 single-family residential detached lots at a density of 1.04 units per acre

APPLICANT: Ingenium Enterprises
Contact: Ryan Henderson
5995 Parkway North Boulevard, Suite B
Cumming, GA 30040
Email: permitting@ingeniumenterprises.com
Phone: 770-437-8850

OWNERS: CNF Community Holdings
10180 Jones Bridge Road
Johns Creek, GA, 30022

CASE PLANNER: Ruchi Agarwal
678.512.3293
Ruchi.Agarwal@johnscreekgga.gov