

**CHANGE IN CONDITIONS APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>MRI Homes, LLC</u>	NAME: <u>MRI Homes, LLC</u>
ADDRESS: <u>PO BOX 720314</u>	ADDRESS: <u>PO BOX 720314</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30358</u>	STATE: <u>GA</u> ZIP: <u>30358</u>
PHONE: <u>404-987-1224</u>	PHONE: <u>404-987-1224</u>
CONTACT PERSON: <u>Andrew Perry</u> PHONE: <u>404-987-1224</u>	
CONTACT'S E-MAIL: <u>perrydrew@gmail.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

ZONING DISTRICT(S): RZT PRIOR ZONING CASE: RZM-03-059

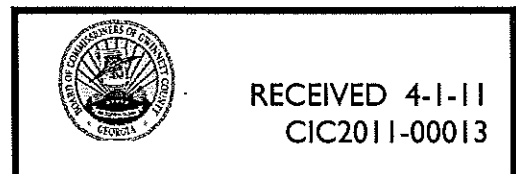
LAND DISTRICT(S): 6 LAND LOT(S): 256 ACREAGE: 2.59

ADDRESS OF PROPERTY: Smith Ridge Trace, Norcross, GA 30071

PROPOSED CHANGE IN CONDITIONS: Change in Elevations, Detaching Units

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>22</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>2131</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: <u>7.11</u>	DENSITY: _____
NET DENSITY: <u>7.11</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



# *Madison Ridge*

## Change in Conditions Plan for MRI Homes, LLC

(Letter of Intent)

---

April 1, 2011

The applicant, MRI Homes, LLC, respectfully submits this change in conditions application for the purpose of changing the elevations and for detaching some of the proposed homes on the subject property, defined by the legal description attached to this application and containing +/- 2.59 acres. The zoning will remain RZT.

The applicant intends to develop a single-family detached residential and single family attached residential, owner occupied homes on a site which has 63 existing town homes. The attached site plan indicates the 22 lots which will be subject to this change in conditions. The site shall have a minimum lot size requirement consistent with other RZT zonings. All homes shall be constructed with a combination of brick, stone and hardie-siding on the exterior and shall be subject to the same requirements of architectural approval as the homes that are already built on the site. All homes shall have 2 car garages. The exterior of the homes shall be designed in a distinct manner so the transition from home to home shall be aesthetically appealing to both the residents of the community as well as the neighboring property owners.

The property is already served by public water, sanitary sewer and is conveniently located just off of Buford Highway, less than 1 mile from Beaver Ruin Road and 5 miles from I-85. All utilities that service the community shall remain underground.

This application for a change in conditions from the original zoning of RZM-03-059 is intended to provide a nice mix of detached homes, tool shed town homes and traditionally attached town homes within the property. We feel this "down-zoning" of the property will benefit existing and future residents tremendously.

Thank you for your time.

Sincerely,



Andrew Perry, MRI Homes, LLC



RECEIVED 4-1-11  
CIC2011-00013

MODIFICATION TO ZONING  
 REZONING CASE: RZM 03-059

WOODLAND PARK HOMES, LLC  
 P.O. BOX 720054  
 ATLANTA, GA 30309  
 (770) 452-0022 (770) 452-0022

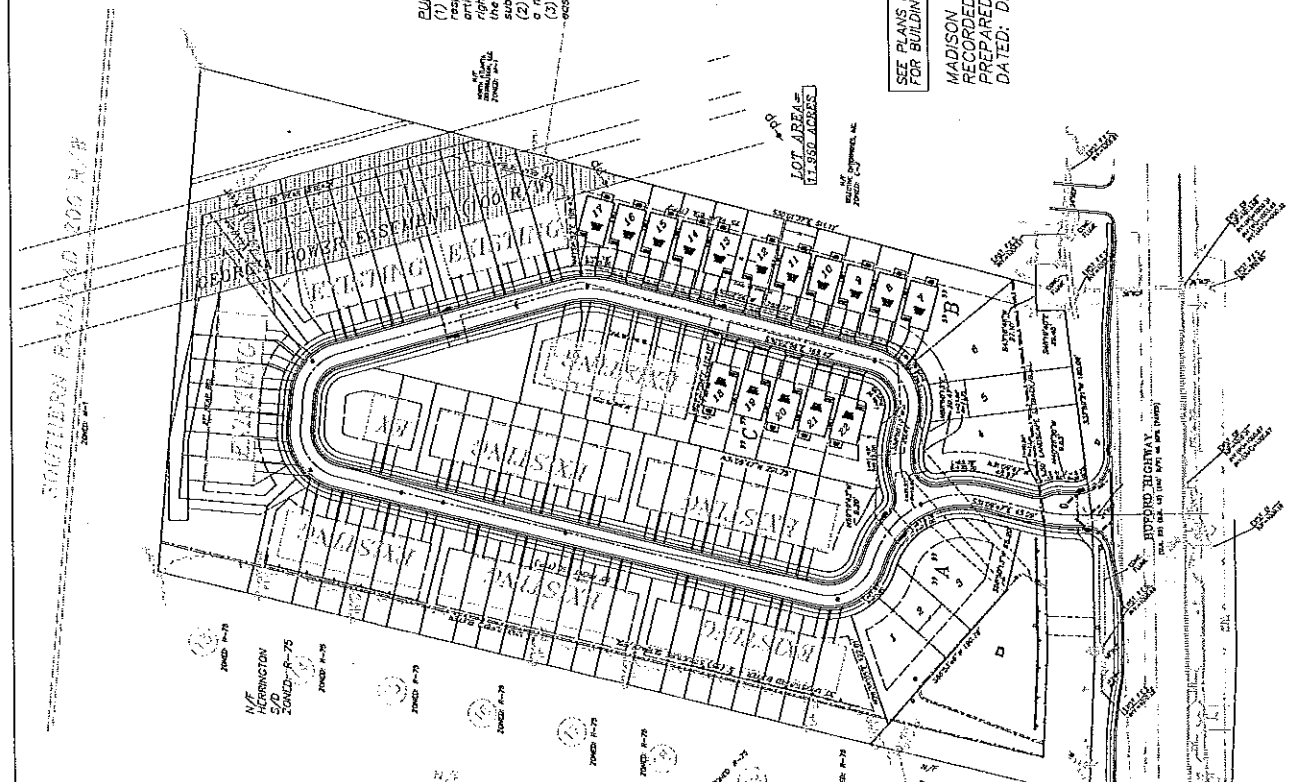
NOBETH  
 MAGNETIC



CONCEPT PLAN DATA  
 NUMBER OF LOTS: 23  
 LOTS 1-6 & 12-23 ATTAINED  
 LOTS 7-22 ATTAINED  
 APPROVAL DATE: 12/12/06

DETAILED PLAN MUST BE SUBMITTED TO AND APPROVED BY A QUALIFIED PROFESSIONAL ENGINEER.

*Changes in Conditions on lots 1-22  
 1) Change in elevations on lots 1-6 as shown on plan  
 2) Detach lots 1-6 as shown on plan*



THE APPLICANT IS REQUESTING A REZONING FROM MERRINGTON 5/0 TO MERRINGTON 5/0. THE APPLICANT IS REQUESTING A REZONING FROM MERRINGTON 5/0 TO MERRINGTON 5/0. THE APPLICANT IS REQUESTING A REZONING FROM MERRINGTON 5/0 TO MERRINGTON 5/0.

TRACT "A"  
 20,156 SF  
 0.46 ACRES

TRACT "B"  
 71,099 SF  
 1.63 ACRES

TRACT "C"  
 21,581 SF  
 0.50 ACRES

**PUBLIC DRAINAGE STATEMENT**

1) THE APPLICANT HAS PROVIDED A PUBLIC DRAINAGE STATEMENT FOR THE PROPOSED DEVELOPMENT. THE STATEMENT IS AS FOLLOWS:

(1) THE APPLICANT HAS PROVIDED A PUBLIC DRAINAGE STATEMENT FOR THE PROPOSED DEVELOPMENT. THE STATEMENT IS AS FOLLOWS:

(2) THE APPLICANT HAS PROVIDED A PUBLIC DRAINAGE STATEMENT FOR THE PROPOSED DEVELOPMENT. THE STATEMENT IS AS FOLLOWS:

(3) THE APPLICANT HAS PROVIDED A PUBLIC DRAINAGE STATEMENT FOR THE PROPOSED DEVELOPMENT. THE STATEMENT IS AS FOLLOWS:

**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022

**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022

**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022

**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022

**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022

**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022

**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022

**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022

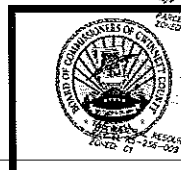
**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022

**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022

**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022

**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022

**Engineering, Inc.**  
 10000 WOODLAND PARK DRIVE  
 WOODLAND PARK, GEORGIA 30086  
 PHONE (770) 452-0022  
 FAX (770) 452-0022



RECEIVED 4-1-11  
 CIC201100013