



**HENRY COUNTY
ZONING ADVISORY
BOARD**

COUNTY AT LARGE
Dawn Randolph

DISTRICT I
Don Veum

DISTRICT II
Bobby Crawley

DISTRICT III
James F. Risher

DISTRICT IV
Noreen Walker

DISTRICT V
Delander Nelson

ZAB MEETING AGENDA



**Henry County Government
Administration**

**140 Henry Parkway McDonough, GA
30253 Website: henrycounty-ga.com
Phone: 770-288-6000**

Zoning Advisory Board Members

*Delander Nelson (Chair), District V
Don Veum, District I
Bobby Crawley, District II
James Risher, District III
Noreen Walker, District IV
Dawn Randolph, County at Large*



Henry County Government

*140 Henry Parkway
McDonough, GA 30253
(770) 288-6000
www.henrycounty-ga.org*

**Henry County Zoning Advisory Board
6:30 PM, Thursday, May 12, 2022**

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. APPROVAL OF MINUTES

V. PLANNING STAFF COMMENTS

VI. ASSOCIATED CASES

A. CU-22-01

Pulte Group, Inc. of Atlanta, GA requests a conditional use for the property located at 941-1100 Brannan Road in Land Lot 3 of the 7th District. The property consists of 134.31 +/- acres, and the request is for a conservation subdivision. **District 4 Presented by: Kenta Lanham, Planner II**

B. COMP-AM-22-01

Pulte Group, Inc. of Atlanta, GA requests an amendment to the Comprehensive Plan for property located at 941-1100 Brannan Road in Land Lot 3 of the 7th District. The property consists of 134.31 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Residential to Medium Density Residential. **District 4 Presented by: Kenta Lanham, Planner II**

C. RZ-22-02

Pulte Group, Inc. of Atlanta, GA requests a rezoning from RA (Residential-Agricultural) to R-4 (Single-Family Residence) for

property located at 941-1100 Brannan Road in Land Lot 3 of the 7th District. The property consists of 134.31+/- acres, and the request is for a single-family residential subdivision. **District 4 Presented by: Kenta Lanham, Planner II**

D. CU-22-02

The Reservoir Group, LLC of Madison, GA requests a conditional use for property located at 1500 Chambers Road in Land Lot 116 of the 6th district. The property consists of 40.288 +/- acres, and the request is for a conservation subdivision. **District 2 Presented by: Kamau As-Salaam, Planner III**

E. RZ-22-04

The Reservoir Group, LLC of Madison, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) (Sewer) for property located at 1500 Chambers Road in Land Lot 116 of the 6th district. The property consists of 40.288 +/- acres, and the request is for a single-family residential subdivision. **District 2 Presented by: Kamau As-Salaam, Planner III**

F. COMP-AM-22-02

Hillpointe, LLC of Winter Park, FL requests an amendment to the Comprehensive Plan for property located east of Highway 42 North and north of Lanier Crossing in Land Lot 33 of the 12th district. The property consists of 15.697 +/- acres, and the request is to amend the Future Land Use Map designation from Commercial and Low Density Residential to High Density Residential. **District 4 Presented by: Kamau As-Salaam, Planner III**

G. RZ-22-05

Hillpointe, LLC of Atlanta, GA requests a rezoning from C-3 (Highway Commercial) to RM (Multifamily Residential) for property located east of Highway 42 North and north of Lanier Crossing in Land Lot 33 of the 12th district. The property consists of 15.697 +/- acres, and the request is for a multifamily apartment development. **District 4 Presented by: Kamau As-Salaam, Planner III**

VII. REZONING

A. RZ-22-03

JTG Holdings, LLC of Atlanta, GA requests a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for property located north of Walker Drive and east of Strickland Road in Land Lot 241 of the 3rd District. The property consists of 93.61 +/-

acres, and the request is for a single-family residential subdivision. **District 2 Presented by: Kenta Lanham, Planner II**

VIII. UPCOMING MEETINGS

A. June 9, 2022 at 6:30 p.m. is a called Zoning Advisory Board Meeting.

B. July 14, 2022 at 6:30 p.m. is a regular Zoning Advisory Board Meeting.

IX. ADJOURNMENT