



**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, July 14, 2022**

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. APPROVAL OF MINUTES

V. PLANNING STAFF COMMENTS

A. ANNOUNCEMENT: The following item was advertised for a Public Hearing, but has been WITHDRAWN by Staff:

1. ULDC-AM-22-04

Todd Shoemaker of Atlanta, GA requests to amend the Henry County Unified Land Development Code (ULDC) regarding roof pitch requirements for single-family dwellings. **Countywide**

B. ANNOUNCEMENT: The following item was posted for a Public Meeting, but has been TABLED by the applicant:

2. CU-22-01 (*Not a Public Hearing*)

Pulte Group, Inc. of Atlanta, GA requests a conditional use for the property located at 941-1100 Brannan Road. The property consists of 134.31 +/- acres, and the request is for a conservation subdivision.

District 4 Presented by: Kenta Lanham, Planner II

VI. VARIANCES

A. **VR-22-09**

John S. Capone of Hampton, GA requests a variance from development standards for property located at 504 Bethelview Drive in Land Lot 141 of the 3rd District. The property consists of 1.104 +/- acres, and the request is for an accessory structure, setbacks, and for other purposes. **District 2 Presented by: Kenta Lanham, Planner II**

VII. **CONDITIONAL USES**

A. **(TABLED) CU-22-01** ~~*(Not a Public Hearing)*~~

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

VIII. **ASSOCIATED CASES**

A. **COMP-AM-21-10**

North Ola Land Holdings, LLC of Monroe, GA requests an amendment to the Comprehensive Plan for property located to the northwest of the intersection of Highway 81 and North Ola Road in Land Lot 145 of the 7th District. The property consists of 106.25 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Residential and Commercial to Mixed Use. **District 3 Presented by: Kamau As-Salaam, Planner III**

B. **RZ-21-40**

North Ola Land Holdings, LLC of Monroe, GA requests a rezoning from RA (Residential-Agricultural) to RS (Residential Suburban) and C-1 (Neighborhood Commercial) for property located to the northwest of the intersection of Highway 81 and North Ola Road in Land Lot 145 of the 7th District. The property consists of 106.25 +/- acres, and the request is for a mixed single-family residential, multifamily residential, and commercial development. **District 3 Presented by: Kamau As-Salaam, Planner III**

C. **VR-21-25**

North Ola Land Holdings, LLC of Monroe, GA requests a variance from development standards for property located to the northwest of the intersection of Highway 81 and North Ola Road in Land Lot 145 of the 7th District. The property consists of 106.25 +/- acres, and the request is for relief from Highway Corridor Overlay District requirements. **District 3 Presented by: Kamau As-Salaam, Planner III**

D. COMP-AM-22-06

Core Field Services, LLC of Duluth, GA requests an amendment to the Comprehensive Plan for property located at 5465 Flakes Mill Road in Land Lot 220 of the 12th District. The property consists of 21.66 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Residential to Medium Density Residential. **District 5 Presented by: Kenta Lanham**

E. RZ-22-10

Core Field Services, LLC of Duluth, GA requests a rezoning from RA (Residential-Agricultural) to R-4 (Single-Family Residence) for property located at 5465 Flakes Mill Road in Land Lot 220 of the 12th District. The property consists of 21.66 +/- acres, and the request is for a single-family residential subdivision. **District 5 Presented by: Kenta Lanham, Planner II**

IX. UNIFIED LAND DEVELOPMENT CODE AMENDMENT

A. ~~(WITHDRAWN) ULDC-AM-22-04~~

~~Todd Shoemaker of Atlanta, GA requests to amend the Henry County Unified Land Development Code (ULDC) regarding roof pitch requirements for single-family dwellings. **Countywide Presented by Kenta Lanham, Planner II**~~

X. UPCOMING MEETINGS

- A. August 11, 2022, at 6:30 p.m. is a called Zoning Advisory Board meeting.
- B. September 8, 2022, at 6:30 p.m. is a regular Zoning Advisory Board meeting.

XI. ADJOURNMENT