



**HENRY COUNTY  
ZONING ADVISORY  
BOARD**

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**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](http://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](http://www.henrycounty-ga.org)

**Henry County Zoning Advisory Board**  
**6:30 PM, Thursday, August 11, 2022**

**I. INVOCATION**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES**

**IV. ACCEPTANCE OF THE AGENDA**

**V. PLANNING STAFF COMMENTS**

**VI. CONDITIONAL USE**

**A. 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)**

**VII. ASSOCIATED CASES**

**A. COMP-AM-22-03**

Lake Dow North Corporation of Atlanta, GA requests an amendment to the Comprehensive Plan for property located at 1700 Lake Dow Road in Land Lot 141 of the 7th District. The property consists of 4.621 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Residential to Mixed Use. **District 3 (Presented by Kenta Lanham, Planner II)**

**B. RZ-22-07**

Lake Dow North Corporation of Atlanta, GA requests a rezoning from RA (Residential-Agricultural) to C-1 (Neighborhood Commercial) for property located at 1700 Lake Dow Road in Land Lot 141 of the 7th District. The property consists of 4.621 +/- acres, and the request is for office uses. **District 3 (Presented by Kenta Lanham, Planner II)**

**C. COMP-AM-22-07**

David Whitaker of Jackson, GA requests an amendment to the Comprehensive Plan for property located at 48 Franklin Rivers Road in Land Lot 229 of the 6th District. The property consists of 11.78 +/- acres, and the request is to amend the Future Land Use Map designation from Commercial to High Density Residential. **District 2 (Presented by Kamau As-Salaam, Planner III)**

**D. RZ-22-11**

David Whitaker of Jackson, GA requests a rezoning from C-2 (General Commercial) and M-1 (Light Manufacturing) to RM (Multifamily Residential) for property located at 48 Franklin Rivers Road in Land Lot 229 of the 6th District. The property consists of 11.78 +/- acres, and the request is for a multifamily townhome development. **District 2 (Presented by: Kamau As-Salaam, Planner III)**

**VIII. REZONING**

**A. RZ-22-06**

Marketplace Storefronts, LLC of Brookhaven, GA requests a rezoning from C-2 (General Commercial) to RM (Multifamily Residential) for property located at 2206 and 2250 Jodeco Road in Land Lot 78 of the 6th District. The property consists of 14.568 +/- acres, and the request is for a multifamily residential apartment development. **District 2 (Presented by: Kamau As-Salaam, Planner III)**

**B. RZ-22-08**

Carter Acquisitions, LLC of Atlanta, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located to the northwest of Willow Lane and south of Jonesboro Road in Land Lot 128 of the 7th District. The property consists of 27.217 +/- acres, and the request is for a mixed multifamily residential apartment and commercial development. **District 3 (Presented by Kenta Lanham, Planner II)**

**IX. UPCOMING MEETINGS**

A. September 8, 2022, at 6:30 p.m. is a regular Zoning Advisory Board meeting.

**X. ADJOURNMENT**