



**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, September 8, 2022**

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

IV. ACCEPTANCE OF THE AGENDA

V. PLANNING STAFF COMMENTS

VI. VARIANCES

A. VR-22-10

Selina & Samuel Richardson of Stockbridge, GA requests a variance from development standards for property located 7271 Wilkerson Road in Land Lot 133 of the 12th District. The property consists of 1.08 +/- acres, and the request is for relief from the RA (Residential Agricultural) setback requirements in development standards.

District 5 (Presenter: Faith Palmer, Planner I)

VII. REZONING

A. RZ-22-12

Eagles Landing Equity Holdings, LLC of Chamblee, GA requests a rezoning from RA (Residential-Agricultural) to C-1 (Neighborhood Commercial) for property located at 235 Springdale Road in Land Lot 3 of the 11th District. The property consists of 7.733 +/- acres, and

the request is for a commercial development. **District 4 (Presented by: Kamau As-Salaam, Planner III)**

VIII. ASSOCIATED CASES

A. COMP-AM-22-10

Mehulkmar Gajjar of Locust Grove, GA requests an amendment to the Comprehensive Plan for property located at the northeast corner of the intersection of Upchurch Road and Highway 81 East in Land Lot 174 of the 7th District. The property consists of 6.27 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Residential to Commercial. **District 3 (Presented by Kenta Lanham, Planner II)**

B. RZ-22-16

Mehulkmar Gajjar of Locust Grove, GA requests a rezoning from RA (Residential-Agricultural) to C-2 (General Commercial) for property located at the northeast corner of the intersection of Upchurch Road and Highway 81 East in Land Lot 174 of the 7th District. The property consists of 6.27 +/- acres, and the request is for a commercial development. **District 3 (Presented by Kenta Lanham, Planner II)**

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-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)**

E. 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)**

IX. UPCOMING MEETINGS

- A. October 13, 2022, at 6:30 p.m. is a called Zoning Advisory Board meeting.
- B. November 10, 2022, at 6:30 p.m. is a regular Zoning Advisory Board meeting.

X. ADJOURNMENT