



**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 Venum, District I
Susan King, District II
James Fisher, 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, November 10, 2022**

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

- A. July 14, 2022 ZAB Meeting Minutes
- B. August 11, 2022 ZAB Meeting Minutes
- C. September 9, 2022 ZAB Meeting Minutes

IV. APPROVAL OF 2023 MEETING SCHEDULE

V. ACCEPTANCE OF THE AGENDA

VI. PLANNING STAFF COMMENTS

- A. ANNOUNCEMENT: The following items were advertised for a Public Hearing, but have been TABLED by the applicant:

1. CU-22-05

Xcel Properties, Inc. of Atlanta, GA requests a conditional use for property located at 167 White Drive in Land Lots 101, 124, and 125 of the 11th District. The property consists of 84.67 +/- acres, and the request is for a conservation subdivision. **District 4**

2. COMP-AM-22-11

Xcel Properties, Inc. of Atlanta, GA requests an amendment to the

Comprehensive Plan for property located on the west side of White Drive in Land Lots 101 and 124 of the 11th District. The property consists of 16.98 +/- acres, and the request is to amend the Future Land Use Map designation from Rural Residential to Parks/Recreation/Conservation. **District 4**

3. RZ-22-17

Xcel Properties, Inc. of Atlanta, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) (Sewer) for property located at 167 White Drive in Land Lots 101, 124, and 125 of the 11th District. The property consists of 84.67 +/- acres, and the request is for a single-family residential subdivision. **District 4**

VII. CONDITIONAL USE

A. CU-22-04

Southern Belle Farm, Inc. of McDonough, GA requests a conditional use for property located at 1767 Turner Church Road in Land Lots 76 and 85 of the 7th District. The property consists of 149.78 +/- acres, and the request is for a special events facility. **District 3 Presented by: Kenta Lanham, Planner II**

B. CU-22-07

Terry W. Poppert of McDonough, GA requests a conditional use for property located at 98 Maddox Road in Land Lot 202 of the 8th District. The property consists of 10.005 +/- acres, and the request is for a non-commercial kennel. **District 1 Presented by: Faith Palmer, Planner I**

VIII. ASSOCIATED CASES

A. (TABLED) CU-22-05

~~Xcel Properties, Inc. of Atlanta, GA requests a conditional use for property located at 167 White Drive in Land Lots 101, 124, and 125 of the 11th District. The property consists of 84.67 +/- acres, and the request is for a conservation subdivision. **District 4 Presented by: Kenta Lanham, Planner II**~~

B. (TABLED) COMP-AM-22-11

~~Xcel Properties, Inc. of Atlanta, GA requests an amendment to the Comprehensive Plan for property located on the west side of White Drive in Land Lots 101 and 124 of the 11th District. The property consists of 16.98 +/- acres, and the request is to amend the Future Land Use Map designation from Rural Residential to~~

C. **(TABLED) RZ-22-17**

Xcel Properties, Inc. of Atlanta, GA requests a rezoning from RA- (Residential Agricultural) to R-2 (Single Family Residence) (Sewer) for property located at 167 White Drive in Land Lots 101, 124, and 125 of the 11th District. The property consists of 84.67 +/- acres, and the request is for a single-family residential subdivision. **District 4 Presented by: Kenta Lanham, Planner II**

D. **COMP-AM-22-12**

Caliber Car Wash of Atlanta, GA requests an amendment to the Comprehensive Plan for property located at 2348 Jonesboro Road in Land Lot 109 of the 6th District. The property consists of 1.19 +/- acres, and the request is to amend the Future Land Use Map designation from Mixed Use to Commercial. **District 2 Presented by: Kamau As-Salaam, Planner III**

E. **RZ-22-20**

Caliber Car Wash of Atlanta, GA requests a rezoning from C-1 (Neighborhood Commercial) to C-2 (General Commercial) for property located at 2348 Jonesboro Road in Land Lot 109 of the 6th District. The property consists of 1.19 +/- acres, and the request is for a car wash. **District 2 Presented by: Kamau As-Salaam, Planner III**

IX. UPCOMING MEETINGS

- A. Pending approval of the 2023 meeting schedule, January 12, 2023, at 6:30 p.m. is a regular Zoning Advisory Board meeting.

X. ADJOURNMENT