



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, February 9, 2023**

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

IV. ACCEPTANCE OF THE AGENDA

V. PLANNING STAFF COMMENTS

- A. Announcement: The following items were advertised and posted for the February 9, 2023, Zoning Advisory Board meeting, but have been postponed by the applicants:

RZ-22-28 (POSTPONED)

Ronald Albert Nash of McDonough, GA requests a rezoning for removal from the Highway Corridor Overlay District for property located at 3667 Jodeco Road in Land Lot 64 of the 7th District. The property consists of 0.268 +/- acres, and the request is for automotive repair and/or maintenance. **District 4**

ULDC-AM-22-12 (POSTPONED)

Ronald Albert Nash of McDonough, GA requests an amendment to the Unified Land Development Code of the Henry County Code of Ordinances regarding the regulation of automotive repair and/or maintenance as a prohibited use in the Highway Corridor Overlay District. **Countywide**

CU-22-08 (POSTPONED)

DRB Group, LLC of Fayetteville, GA requests a conditional use for property located at the northeast corner of the intersection of Old Kelleytown Road and Kibbee Road in Land Lots 57, 58, and 71 of the 11th District. The property consists of 165.91 +/- acres, and the request is for a conservation subdivision. **District 3**

COMP-AM-22-13 (POSTPONED)

DRB Group, LLC of Fayetteville, GA requests an amendment to the Comprehensive Plan for property located at the northeast corner of the intersection of Old Kelleytown Road and Kibbee Road in Land Lots 57, 58, and 71 of the 11th District. The property consists of 165.91 +/- acres, and the request is to amend the Future Land Use Map designation from Rural Residential to Low Density Residential. **District 3**

RZ-22-22 (POSTPONED)

DRB Group, LLC of Fayetteville, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) (Sewer) for property located at the northeast corner of the intersection of Old Kelleytown Road and Kibbee Road in Land Lots 57, 58, and 71 of the 11th District. The property consists of 165.91 +/- acres, and the request is for a single family residential subdivision. **District 3**

VI. ASSOCIATED CASES

A. COMP-AM-22-12

KUNJ Atlanta, LLC of McDonough, 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 5 Presented by Kamau As-Salaam, Interim Assistant Director**

B. RZ-22-20

KUNJ Atlanta, LLC of McDonough, 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 5 Presented by Kamau As-Salaam, Interim Assistant Director**

VII. REZONING

A. RZ-22-23

Xavier McKnight of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) for property located on the west side of Moseley Road, north of Bennington Drive, in Land Lot 68 of the 11th District. The property consists of 2.705 +/- acres, and the request is for three single family residences. **District 4 Presented by Faith Plamer, Planner I**

B. RZ-22-25

LGS Holdings Group 2013, LLC of Tucker, GA requests a rezoning from RA (Residential-Agricultural) to R-5 (Single-Family Residence) for property located west of South Lee Road, south of Galway Lane, and east of Wildwood Road (in Clayton County) in Land Lots 13 and 14 of the 3rd District. The property consists of 105.84 +/- acres, and the request is for a single family residential development. **District 1 Presented by Toussaint Kirk, Cluster Leader**

C. RZ-23-01

HSHA, LLC of Johns Creek, GA requests a rezoning from RA (Residential-Agricultural) to C-1 (Neighborhood Commercial) for property located at 3818 North Henry Boulevard in Land Lot 64 of the 12th District. The property consists of 1.653 +/- acres, and the request is for a gasoline service station. **District 2 Presented by Kamau As-Salaam, Interim Assistant Director**

VIII. UPCOMING MEETINGS

- A. March 9, 2023, at 6:30 p.m. is a regular Zoning Advisory Board meeting.

IX. ADJOURNMENT