



**HENRY COUNTY
ZONING ADVISORY
BOARD**

COUNTY AT LARGE
Dawn Randolph

DISTRICT I
Don Veum

DISTRICT II
Delander Nelson

DISTRICT III
James F. Risher

DISTRICT IV
Noreen Walker

DISTRICT V
Kevin Richardson

ZAB MEETING AGENDA



Henry County Government Administration
140 Henry Parkway McDonough, GA 30253
Phone: 770-288-6000

Website: www.co.henry.ga.us

Zoning Advisory Board Members

Delander Nelson (Chair), District II

Don Veum, District I

James F. Risher, District III

Noreen Walker, District IV

Kevin Richardson, District V

Dawn Randolph, County at Large



Henry County Government

140 Henry Parkway

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I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

A. Approval of April 14, 2022, Zoning Advisory Board meeting minutes.

B. Approval of May 12, 2022, Zoning Advisory Board meeting minutes.

C. Approval of February 9, 2023, Zoning Advisory Board meeting minutes.

IV. ACCEPTANCE OF THE AGENDA

V. PLANNING STAFF COMMENTS

VI. ASSOCIATED CASES

A. COMP-AM-22-14

Hecht Walker Jordan, PC of Stockbridge, GA requests an amendment to the Comprehensive Plan for property located at 40 Mount Carmel Road in Land Lot 107 of the 6th District. The property consists of 4.085 +/- acres, and the request is to amend the Future Land Use Map designation from Medium Density Residential to Commercial. **District 5 (Presented by: Faith Palmer, Planner I)**

B. RZ-22-27

Hecht Walker Jordan, PC of Stockbridge, GA requests a rezoning from RA (Residential-Agricultural) to C-2 (General Commercial) for property located at 40 Mount Carmel Road in Land Lot 107 of the 6th District. The property

consists of 4.085 +/- acres, and the request is for a commercial development.
District 5 (Presented by: Faith Palmer, Planner I)

VII. REZONING

A. RZ-22-21

The Reservoir Group of Madison, GA requests a rezoning from RA (Residential-Agricultural) to RM (Multifamily Residential) for property located at 3168 Jonesboro Road in Land Lot 106 of the 6th District. The property consists of 21.0 +/- acres, and the request is for a townhome development. **District 5 (Presented by: Kenta Lanham, Planner II)**

B. RZ-22-26

Brent Holdings, LLC of Fayetteville, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) for property located at 3805 Highway 81 East in Land Lots 143, 144, 145, and 146 of the 8th District. The property consists of 210.27 +/- acres, and the request is for a single-family residential development. **District 3 (Presented by: Kenta Lanham, Planner II)**

C. RZ-22-28

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 0.628 +/- acres, and the request is for automotive repair and/or maintenance. **District 4 (Presented by: Kamau As-Salaam, Interim Assistant Director)**

VIII. UNIFIED LAND DEVELOPMENT CODE AMENDMENT

A. ULDC-AM-22-12

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 (Presented by: Kamau As-Salaam, Interim Assistant Director)

IX. UPCOMING MEETINGS

A. May 11, 2023, at 6:30 p.m. is a regular Zoning Advisory Board meeting.

X. ADJOURNMENT

