



**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. ACCEPTANCE OF THE AGENDA

IV. APPROVAL OF MINUTES

A. Approval of January 10, 2019, Zoning Advisory Board meeting minutes.

B. Approval of January 13, 2022, Zoning Advisory Board meeting minutes.

C. Approval of January 20, 2022, Zoning Advisory Board meeting minutes

D. Approval of March 10, 2022, Zoning Advisory Board meeting minutes

E. Approval of May 25, 2023, Zoning Advisory Board meeting minutes

V. PLANNING STAFF COMMENTS

A. Announcement: The following items were advertised and posted for the July 20, 2023, Zoning Advisory Board meeting, but have been postponed by staff and/or the applicants:

CU-22-05 (POSTPONED)

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 3**

COMP-AM-22-11 (POSTPONED)

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 3**

RZ-22-17 (POSTPONED)

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 3**

RZ-23-09 (POSTPONED)

Bartram ADM Properties, LLC of Hampton, GA requests a rezoning from M-1 (Light Manufacturing) to M-2 (Heavy Manufacturing) for property located at 160 & 189 Sedgeview Drive in Land Lot 218 of the 6th District. The property consists of 10.066 +/- acres, and the request is for a waste transfer station. **District 5**

VI. VARIANCES

A. VR-23-11

Juan Raudales Pineda of Locust Grove, GA requests a variance from development standards for property located at 90 Kimbell Farm Drive in Land Lot 244 of the 7th District. The property consists of 0.760 +/- acres, and the request is for relief from the standards for accessory structures. **District 1 (Presented by: Faith Palmer, Planner I)**

VII. REZONING

A. RZ-23-06

Ladson International Consulting, LLC of Stockbridge, GA requests a rezoning from RA (Residential-Agricultural) to OI (Office-Institutional) for property located at 3860 North Henry Boulevard in Land Lots 34 and 63 of the 12th District. The property consists of 0.621 +/- acres, and the request is for an office. **District 2 (Presented by Kenta Lanham, Planner II)**

VIII. CONCEPT PLAN APPROVAL

A. Concept Plan Approval

Wonderland at Frog, LLC of Griffin, GA requests a Concept Plan Approval for

property located at the southeast corner of the intersection of Highway 155 and Frog Road in Land Lot 174 of the 2nd District. The property consists of 11.5 +/- acres, and the request is for concept plan approval, and for other purposes, as required by zoning conditions. **District 1**

IX. UPCOMING MEETINGS

- A. September 7, 2023, at 6:30 p.m. is a called Zoning Advisory Board meeting. Please note that the regularly scheduled Zoning Advisory Board Meeting has been rescheduled from September 14, 2023, to a called meeting on September 7, 2023, due to planned construction in the Community Room.

X. ADJOURNMENT