



**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



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I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. APPROVAL OF 2024 MEETING SCHEDULE

A. Approval of 2024 ZAB Meeting Schedule

V. APPROVAL OF MINUTES

A. Approval of August 13, 2020, Zoning Advisory Board meeting minutes.

VI. PLANNING STAFF COMMENTS

VII. 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 74 of the 2nd District. The property consists of 2.36 +/- acres, and the request is for concept plan approval, Master Sign Plan approval, and for other purposes, as required by zoning conditions. **District 1 (Presented by Kenta Lanham, Planner III)**

VIII. VARIANCES

A. VR-23-15

Dion Taylor, Sr. of Hampton, GA requests a variance from development standards for property located at 197 Snow Bird Drive in Land Lot 105 of

the 6th District. The property consists of 0.464 +/- acres, and the request is for relief from the standards for accessory structures. **District 5 (Presented by Faith Akuta, Planner I)**

B. VR-23-16

Sean and Kimberly Matthews of Locust Grove, GA request a variance from development standards for property located at 840 Colvin Drive in Land Lots 219 and 230 of the 2nd District. The property consists of 6.76 +/- acres, and the request is for relief from the standards for accessory structures. **District 1 (Presented by Faith Akuta, Planner I)**

IX. 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 cluster housing development. **District 5 (Presented by Kenta Lanham, Planner III)**

B. RZ-23-16

Patton Realty Partners of Tucker, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) for property located on the north side of Panola Road to the east of Asante Drive and west of Bunnie Trail in Land Lot 256 of the 12th District. The property consists of 10.008 +/- acres, and the request is for a single-family residential development on individual septic. **District 2 (Presented by Kenta Lanham, Planner III)**

C. RZ-23-19

WC Acquisitions, LLC of Atlanta, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located at 982 Jonesboro Road in Land Lot 97 of the 7th District. The property consists of 30.242 +/- acres, and the request is for a mixed multifamily residential and commercial development. **District 4 (Presenter: Kamau As-Salaam, Assistant Director)**

X. ASSOCIATED CASES

A. COMP-AM-23-06

Stanton E. Porter of Winder, GA requests an amendment to the Comprehensive Plan for property located at the southwest corner of the

intersection of Jodeco Road and Flippen Road in Land Lot 43 of the 6th District. The property consists of 3.56 +/- acres, and the request is to amend the Future Land Use Map designation from Office Institutional to Commercial. **District 2 (Presented by Kenta Lanham, Planner III)**

B. RZ-23-11

Stanton Porter of Winder, GA requests a rezoning from OI (Office-Institutional) to C-1 (Neighborhood Commercial) for property located at the southwest corner of the intersection of Jodeco Road and Flippen Road in Land Lot 43 of the 6th District. The property consists of 3.56 +/- acres, and the request is for a gasoline service center. **District 2 (Presented by Kenta Lanham, Planner III)**

XI. UPCOMING MEETINGS

A. Janaury 11, 2024, at 6:30 p.m. is a regular Zoning Advisory Board meeting.

XII. ADJOURNMENT