



**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. PLANNING STAFF COMMENTS

V. REZONING

A. RZ-23-17

Allen Grant of Stockbridge, GA requests a rezoning from RA (Residential-Agricultural) to C-2 (General Commercial) for property located at 13 Reagan Road and 3565 Highway 155 North in Land Lots 59 & 70 of the 11th District. The property consists of 23.951 +/- acres, and the request is for a commercial development. **District 3 (Presented by Kamau As-Salaam, Assistant Director)**

B. RZ-23-20

Meredith Homes, Inc. of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) for property located at 1800 McGarity Road in Land Lot 117 of the 7th District. The property consists of 1.713 +/- acres, and the request is for two single-family residential lots served by individual septic systems. **District 3 (Presented by Faith Akuta, Planner I)**

VI. ASSOCIATED CASES

A. RZ-23-13

The Revive Land Group, LLC of Atlanta, GA requests a rezoning from M-1 (Light Manufacturing) to RM (Multifamily Residential) for property located at the southwest corner of the intersection of Highway 19/41 and Little

Road in Land Lots 220 & 229 of the 6th District. The property consists of 19.04 +/- acres, and the request is for a multifamily residential townhome development. **District 5 (Presented by Kenta Lanham, Planner III)**

B. VR-23-13

The Revive Land Group, LLC of Atlanta, GA requests a variance from development standards for property located at the southwest corner of the intersection of Highway 19/41 and Little Road in Land Lots 220 & 229 of the 6th District. The property consists of 19.04 +/- acres, and the request is for relief from buffer requirements and relief from the standards of the Highway Corridor Overlay District. **District 5 (Presented by Kenta Lanham, Planner III)**

C. RZ-23-14

The Revive Land Group, LLC of Atlanta, GA requests a rezoning from RA (Residential-Agricultural) to RM (Multifamily Residential) for property located at the northeast corner of the intersection of Highway 19/41 and Franklin Rivers Road in Land Lot 220 of the 6th District. The property consists of 24.23 +/- acres, and the request is for a multifamily residential townhome development. **District 5 (Presented by Kenta Lanham, Planner III)**

D. VR-23-14

The Revive Land Group, LLC of Atlanta, GA requests a variance from development standards for property located at the northeast corner of the intersection of Highway 19/41 and Franklin Rivers Road in Land Lot 220 of the 6th District. The property consists of 24.23 +/- acres, and the request is for relief from buffer requirements and relief from the standards of the Highway Corridor Overlay District. **District 5 (Presented by Kenta Lanham, Planner III)**

E. RZ-23-15

EPL Enterprises, Inc. of Lithonia, GA requests a rezoning from RA (Residential-Agricultural) to C-2 (General Commercial) for property located on Highway 155 North to the west of Valley Road in Land Lot 133 of the 11th District. The property consists of 5.01 +/- acres, and the request is for a commercial development. **District 3 (Presented by Faith Akuta, Planner I)**

F. COMP-AM-23-07

EPL Enterprises, Inc. of Lithonia, GA requests an amendment to the Comprehensive Plan for property located on Highway 155 North to the west

of Valley Road in Land Lot 133 of the 11th District. The property consists of 5.01 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Suburban to Village. **District 3 (Presented by Faith Akuta, Planner I)**