



**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

A. **ANNOUNCEMENT** - The following items were advertised for the March 14, 2024, Zoning Advisory Board Meeting, but have been removed from the agenda:

1. RZ-23-11 (Withdrawn by applicant) Stanton Porter of Winder, GA requests a rezoning from OI (Office-Institutional) to C-1 (Neighborhood Commercial) for property located at the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**

2. COMP-AM-23-06 (Withdrawn by applicant) Stanton E. Porter of Winder, GA requests an amendment to the Comprehensive Plan for property located at the southwest corner of the intersection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**

3. RZ-22-22 (Postponed by applicant) 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**

4. CU-22-08 (Postponed by applicant) 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**

IV. PLANNING STAFF COMMENTS

V. CASES TO BE REHEARD

A. COMP-AM-23-06 (Withdrawn by applicant)

~~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 (Withdrawn by applicant)

~~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)**~~

VI. COMPREHENSIVE PLAN AMENDMENT

VII. UNIFIED LAND DEVELOPMENT CODE AMENDMENT

A. ULDC-AM-24-01

An Ordinance by Terri Lynn Woodall of Stockbridge, GA to amend Chapter 7 of the Unified Land Development Code of the Henry County Code of Ordinances regarding the regulation of front yard fences. **Countywide (Presented by Kenta Lanham, Planner III)**

VIII. REZONING

A. RZ-23-21

Tony Perkins of Stockbridge, GA requests a rezoning from R-1 (Single-Family Residence) to RA (Residential-Agricultural) for property located at 1455 Highway 138 East in Land Lot 94 of the 11th District. The property consists of 4.036 +/- acres, and the request is for a single-family dwelling. **District 3 (Presented by Heidy Liahut, Planner I)**

IX. ASSOCIATED CASES

A. CU-23-04

Bethel Community Haitian of McDonough, GA requests a conditional use for property located at 203 Nail Drive in Land Lot 192 of the 7th District. The property consists of 3.19 +/- acres, and the request is for a religious facility. **District 5 (Presented by Faith Akuta, Planner I)**

B. VR-23-19

Bethel Community Haitian of McDonough, GA requests a variance for property located at 203 Nail Drive in Land Lot 192 of the 7th District. The property consists of 3.19 +/- acres, and the request is for relief from the supplemental standards for religious facilities. **District 5 (Presented by Faith Akuta, Planner I)**

C. RZ-22-22 (Postponed by applicant)

~~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 (Presented by Faith Akuta, Planner I)**~~

D. CU-22-08 (Postponed by applicant)

~~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 (Presented by Faith Akuta, Planner I)**~~