



**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

McDonough, GA 30253

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I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. PLANNING STAFF COMMENTS

V. VARIANCES

A. VR-24-01

Amanda DeSantis of Hampton, GA requests a variance for property located at 1809 Schofield Drive in Land Lot 139 of the 6th District. The property consists of 0.508 +/- acres, and the request is for relief from the development standards of the Crystal Lake subdivision for rear yard setback requirements. **District 5** (Presented by Heidy Liahut, Planner I)

VI. CONDITIONAL USE

VII. REZONING

A. RZ-23-09

Bartram ADM Properties, LLC of Hampton, GA requests a rezoning request from M-1 (Light Manufacturing) to M-2 (Heavy Manufacturing) for properties located at 160 and 180 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** (Presented by Kenta Lanham, Planner III)

VIII. COMPREHENSIVE PLAN AMENDMENT

IX. UNIFIED LAND DEVELOPMENT CODE AMENDMENT

X. ASSOCIATED CASES

A. COMP-AM-24-01

Hecht Walker Jordan, PC of Stockbridge, GA requests an amendment to the Comprehensive Plan for property located at 5478 Flakes Mill Road in Land Lot 210 of the 12th District. The property consists of 18.427 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Suburban to Medium Density Suburban. **District 2** (Presented by Faith Akuta, Planner I)

B. RZ-24-06

Hecht Walker Jordan, PC of Stockbridge, GA requests a rezoning request from RA (Residential-Agricultural) to R-5 (Single-Family Residence) for property located at 5478 Flakes Mill Road in Land Lot 210 of the 12th District. The property consists of 18.427 +/- acres, and the request is for a townhome development. **District 2**

C. RZ-24-03

Liberty Communities of Stockbridge, GA requests a rezoning request from RA (Residential-Agricultural) to RS (Residential Suburban) for properties located at 883 Upper Woolsey Road and 256 Little Road in Land Lots 220 & 221 of the 6th District. The property consists of 80.09 +/- acres, and the request is for single-family & town home development. **District 5** (Presented by Kenta Lanham, Planner III)

D. VR-24-02

Liberty Communities of Stockbridge, GA requests a variance for properties located at 883 Upper Woolsey Road and 256 Little Road in Land Lots 220 & 221 of the 6th District. The property consists of 80.09 +/- acres, and the request is for relief from the development standards of the Highway Corridor Overlay District and stream buffer requirements. **District 5** (Presented by Kenta Lanham, Planner III)