



**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

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I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. APPROVAL OF MINUTES

A. Approval of October 8, 2020, Zoning Advisory Board meeting minutes.

B. Approval of December 14, 2023, Zoning Advisory Board meeting minutes.

V. PLANNING STAFF COMMENTS

VI. VARIANCES

A. VR-24-04

Factory Direct Remodeling of Atlanta of Woodstock, GA requests a variance for property located at 209 Danvers Street in Land Lots 143 and 144 of the 6th District. The property consists of 0.49 +/- acres, and the request is for relief from development standards. **District 5** (Presented by Heidy Liahut, Planner I)

B. VR-24-05

Ledale Puckett and Laura Ross of McDonough, GA requests a variance for property located at 235 New Hope Road in Land Lots 175 & 178. The property consists of 4.03 +/- acres, and the request is for relief from development standards. **District 1** (Presented by Heidy Liahut, Planner I)

VII. CONDITIONAL USE

VIII. REZONING

A. RZ-24-04

Aenos Development Corp. of Massapequa, NY requests a rezoning from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for property located on Highway 19/41, east of Minter Drive in Land Lot 109 of the 3rd District. The property consists of 40.0 +/- acres, and the request is for a commercial development. **District 1** (Presented by Tayla Solomon, Planner III)

B. RZ-24-05

The Revive Land Group, LLC of Atlanta, GA request a rezoning from RA (Residential-Agricultural) to R-5 (Single-Family Residence) for property located at 250 and 382 Nail Road in Land Lots 177 and 178 of the 6th District. The property consists of 38.286 +/- acres, and the request is for a single-family and townhome development. **District 5** (Presented by Kenta Lanham, Planner III)

C. RZ-24-14

Deborah Rivers of Sharpsburg, GA requests a rezoning from RA (Residential-Agricultural) to C-2 (General Commercial) for property located north of Bill Gardner Parkway, east of Highway 155 South in Land Lot 211 of the 2nd District. The property consists of 11.68 +/- acres, and the request is for a commercial development. **District 1** (Presented by Faith Akuta, Planner I)

IX. COMPREHENSIVE PLAN AMENDMENT

X. UNIFIED LAND DEVELOPMENT CODE AMENDMENT

XI. 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 Low Density Mixed Use. **District 2** (Presented by Faith Akuta, Planner I)

B. RZ-24-06 (Not a Public Hearing)

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** (Presented by Faith Akuta, Planner I)