



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.henrycountyga.gov**

Zoning Advisory Board Members

Delander Nelson (Chair), District II
Dawn Randolph, County at Large
Don Veum, District I
James F. Risher, District III
Noreen Walker, District IV
Kevin Richardson, District V



Henry County Government

140 Henry Parkway
McDonough, GA 30253
(770) 288-6000
www.henrycountyga.gov

Henry County Zoning Advisory Board
6:30 PM, Thursday, July 11, 2024

- I. INVOCATION**
- II. PLEDGE OF ALLEGIANCE**
- III. ACCEPTANCE OF THE AGENDA**
- IV. PLANNING STAFF COMMENTS**
- V. VARIANCES**
- VI. CONDITIONAL USE**
- VII. REZONING**

A. RZ-24-02

Templar Development Group, LLC of Fayetteville, GA requests a rezoning from R-2 (Single-Family Residence) to R-5 (Single-Family Residence) for property located at 3435 Jonesboro Road in Land Lots 105 and 120 of the 6th District. The property consists of 57.26 +/- acres, and the request is for a single-family cluster home development. **District 5** (Presenter: Tayla Solomon Planner III)

B. RZ-24-10

Smith Douglas Homes of Woodstock, GA requests a rezoning from RA (Residential-Agricultural) and C-2 (General Commercial) to RM (Multifamily Residence) for property located at 1356 Highway 155 South in Land Lots 226 and 227 of the 7th District. The property consists of 42.65 +/- acres, and

the request is for a townhome development. **District 5** (Presenter: Kenta Lanham, Planner III)

VIII. COMPREHENSIVE PLAN AMENDMENT

IX. UNIFIED LAND DEVELOPMENT CODE AMENDMENT

X. ASSOCIATED CASES

A. RZ-22-22

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** (Presenter: Kenta Lanham, Planner III)

B. CU-22-08

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** (Presenter: Kenta Lanham, Planner III)

C. RZ-24-11

James Stratta of Jackson, GA requests a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for property located at 555 Pullin Road in Land Lots 240, 241, 256 of the 6th District. The property consists of 59.06 +/- acres, and the request is for a single family residential subdivision. **District 5** (Presenter: Faith Akuta, Planner I)

D. CU-24-01

James Stratta of Jackson, GA requests a conditional use for property located at 555 Pullin Road in Land Lots 240, 241, 256 of the 6th District. The property consists of 59.06 +/- acres, and the request is for a conservation subdivision. **District 5** (Presenter: Faith Akuta, Planner I)