



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 Risher, District III
Noreen Walker, District IV
Kevin Richardson, District V



Henry County Government

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

Henry County Zoning Advisory Board
6:30 PM, Thursday, September 12, 2024

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. PLANNING STAFF COMMENTS

- A. Announcement: The following items originally advertised for a Public Hearing, have been postponed and will not be heard at this meeting.

CU-24-07 (Postponed by the Applicant)

Jones Drive Henry 80 Properties, LLC of McDonough, GA requests a conditional use for property located on Jones Drive in Land Lots 52 and of the 7th District. The property consists of 87.96 +/- acres, and the request is for a conservation subdivision. **District 3**

RZ-24-13 (Postponed by Staff)

The Revive Land Group, LLC of Atlanta, GA requests a rezoning from RA (Residential-Agricultural) to R-5 (Single-Family Residence) for property located on Mount Carmel Road, east of North Mount Carmel Road, in Land Lot 150 of the 6th District. The property consists of 29.094 +/- acres and the request is for a single-family subdivision. **District 5**

RZ-24-16 (Postponed by Staff)

DR Horton of Conyers, GA requests a rezoning from RA (Residential Agricultural) to R-2 (Single-Family Residence) for property located south of Mount Carmel Road and west of Jones Road in Land Lots 150 and 151 of the

6th District. The property consists of 110.885 +/- acres and the request is for a single-family subdivision on septic. **District 5**

RZ-24-17 (Postponed by the Applicant)

Ryan Homes of Peachtree Corners, GA requests a rezoning from RA (Residential-Agricultural) to RM (Multifamily Residential) for property located at south of Anvil Block Road, west of Bowden Road in Land Lots 199 and 218 of the 12th District. The property consists of 43.78 +/- acres and the request is for a townhome development. **District 2**

V. VARIANCES

VI. CONDITIONAL USE

A. CU-24-05

Henry County Humane Society, Inc. of McDonough, GA requests a conditional use for property located at 820 Highway 81 in Land Lot 175 of the 6th District. The property consists of 3.085 +/- acres, and the request is for a commercial kennel. **District 5** (Presented by Heidy Liahut, Planner I)

B. CU-24-06

Southern Crescent Baptist Church of McDonough, GA requests a conditional use for property located at 334 Lake Dow Road in Land Lot 152 of the 7th District. The property consists of 19.174 +/- acres, and the request is for a religious facility. **District 3** (Presented by Alexius Jones, Planner I)

VII. REZONING

VIII. COMPREHENSIVE PLAN AMENDMENT

IX. UNIFIED LAND DEVELOPMENT CODE AMENDMENT

X. ASSOCIATED CASES

A. COMP-AM-24-07

Tushar Patel of McDonough, GA requests an amendment to the Comprehensive Plan for property located at the northwest corner of Highway 155 and Millers Mill Road in Land Lots 27 and 38 of the 11th District. The property consists of 2.21 acres and the request is to amend the

Future Land Use Map designation from Medium Density Suburban to Commercial. **District 4** (Presented by Faith Akuta, Planner I)

B. RZ-24-23

Tushar Patel of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to C-1 (Neighborhood Commercial) for property located at the northwest corner of Highway 155 and Millers Mill Road in Land Lots 27 and 38 of the 11th District. The property consists of 2.21 acres and the request is for a gas station with a convenience store. **District 4** (Presented by Faith Akuta, Planner I)