



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.henrycountyga.gov

Henry County Zoning Advisory Board

6:30 PM, Thursday, October 10, 2024

NOTICE: This is a public in-person meeting held at the Henry County Administration Building (Community Room), 140 Henry Parkway, McDonough, GA. HenryTV will also be streaming live online at <https://www.henrycountyga.gov/383/Agenda-Minutes>, on Charter/Spectrum Channel 180 and Facebook Live. See attachment in order “to participate” in Public Hearings and Public Comments.

- 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.

COMP-AM-24-06 (Postponed by Staff)

Strickland Road Farms, LLC of McDonough, GA requests an amendment to the Comprehensive Plan for property located on Strickland Road, east of Simpson Mill Road and north of Walker Drive in Land Lots 239, 240, 241, and 242 of the 3rd District and 241 and 242 of the 6th District. The property consists of 249.8 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Suburban to Office-Institutional. **District 5**

RZ-24-20 (Postponed by Staff)

Strickland Road Farms, LLC of McDonough, GA requests a rezoning request from RA (Residential-Agricultural) to OI (Office-Institutional) for property located on Strickland Road, east of Simpson Mill Road and north of Walker Drive in Land Lots 239, 240, 241, and 242 of the 3rd District and 241 and

242 of the 6th District. The property consists of 249.8 +/- acres and the request is for a data center. **District 5**

RZ-24-17

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

A. VR-24-10

Cynthia Graves of Stockbridge, GA requests a variance for property located at 1500 Pates Creek Road in Land Lot 56 of the 6th District. The property consists of 1.16 +/- acres, and the request is for relief from development standards. **District 2**

VI. CONDITIONAL USE

VII. REZONING

A. RZ-24-21

Pulte Homes Company, LLC of Alpharetta, GA requests a rezoning from C-1 (Neighborhood Commercial) and OI (Office Institutional) to R-5 (Single-Family Residence) for property located at the southeast corner of the intersection of Jonesboro Road and Chambers Road in Land Lot 109 of the 6th District. The property consists of 21.50 +/- acres and the request is for a townhome development. **District 5 (Presented by Kamau As-Salaam, Assistant Director)**

B. RZ-24-08

Faizal Supariwala of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to R-5 (Single-Family Residence) for property located at 297 & 309 Peach Drive in Land Lot 49 of the 6th District. The property consists of 10.7 +/- acres and the request is for a detached cluster home development. **District 4**

VIII. COMPREHENSIVE PLAN AMENDMENT

IX. UNIFIED LAND DEVELOPMENT CODE AMENDMENT

X. ASSOCIATED CASES

A. RZ-24-24

Mark Knight of Griffin, GA requests a rezoning from M-1 (Light Manufacturing) to C-2 (General Commercial) for property located east of Highway 155 South, north of Bill Gardner Parkway in Land Lot 211 of the 2nd District. The property consists of 2.94+/- acres and the request is for a commercial development. **District 1**

B. VR-24-11

SEK Locust Grove, LLC of Augusta, GA requests a variance for property located east of Highway 155 South, north of Bill Gardner Parkway in Land Lot 211 of the 2nd District. The property consists of 27.757 +/- acres, and the request is for relief from development standards. **District 1**