



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, November 14, 2024

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. APPROVAL OF 2025 MEETING SCHEDULE

A. Approval of 2025 ZAB Meeting Schedule

V. APPROVAL OF MINUTES

A. Approval of Zoning Advisory Board meeting minutes for the following dates:
January 11, 2024
March 14, 2024
May 9, 2024
June 13, 2024
July 11, 2024
August 8, 2024

VI. PLANNING STAFF COMMENTS

VII. VARIANCES

A. VR-24-12

Homero Gonzalez of Stockbridge, GA requests a variance for property located at 965 Pates Creek Road in Land Lot 74 of the 6th District. The property consists of 1.893 +/- acres, and the request is for relief from development standards. **District 2** (Presenter: Heidy Liahut, Planner I)

VIII. CONDITIONAL USE

A. CU-24-07

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** (Presenter: Faith Akuta, Planner I)

IX. REZONING

A. RZ-24-27

Henry County Land Company, LLC of Duluth, GA requests a rezoning from RA (Residential-Agricultural), R-3 (Single-Family Residence), RM (Multifamily Residence), C-2 (General Commercial), and C-3 (Highway Commercial) to MU (Mixed Use) for property located on Highway 19/41 North, north of Highway 81 West in Land Lots 161, 162, 163, 189, 190, 191, 192, 195, and 196 of the 6th District. The property consists of 1,277.621 +/- acres and the request is for a master planned mixed use development. **District 5** (Presenter: Kamau As-Salaam, Assistant Director)

B. 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** (Presenter: Tayla Solomon, Planner III)

X. COMPREHENSIVE PLAN AMENDMENT

XI. UNIFIED LAND DEVELOPMENT CODE AMENDMENT

A. ULDC-AM-24-03

Henry County Land Company, LLC of Duluth, GA requests an amendment to the Unified Land Development Code of the Henry County Code of Ordinances regarding development agreements. **Countywide** (Presenter: Kamau As-Salaam, Assistant Director)

XII. ASSOCIATED CASES

A. COMP-AM-24-02

0 Rocky Creek Road, LLC of Wilmington, DE requests an amendment to the Comprehensive Plan for property located south of Highway 20 West, east of Rocky Creek Road in Land Lots 211, 238, and 243 of the 6th District. The

property consists of 148.199 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Suburban to Office-Institutional. **District 1** (Presenter: Kenta Lanham, Planner III)

RZ-24-07

0 Rocky Creek Road, LLC of Wilmington, DE requests a rezoning from RA (Residential-Agricultural) to OI (Office-Institutional) for property located south of Highway 20 West, east of Rocky Creek Road in Land Lots 211, 238, and 243 of the 6th District. The property consists of 148.199 +/- acres and the request is for a data center. **District 1** (Presenter: Kenta Lanham, Planner III)

B. COMP-AM-24-06

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** (Presenter: Kenta Lanham, Planner III)

RZ-24-20

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** (Presenter: Kenta Lanham, Planner III)