



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
Robert Kolpak

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
Robert Kolpak, 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, January 9, 2025**

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. PLANNING STAFF COMMENTS

- A. The following item, originally advertised for the January 9, 2025, ZAB Meeting, has been postponed by staff:

CU-24-04 (Postponed)

Angela Hannan of McDonough, GA requests a conditional use for property located at 2063 Panola Road in Land Lots 197 and 188 of the 7th District. The property consists of 5.760 +/- acres, and the request is for a group home. District 2

V. 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** (Presented by: Kamau As-Salaam, Assistant Director)

VI. 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, 194, 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** (Presented by: 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** (Presented by: Tayla Solomon, Planner III)

VII. VARIANCES

A. VR-24-14

Splendid Development, LLC of Suwanee, GA requests a variance for property located at 220 Galway Lane in Land Lot 14 of the 3rd District. The property consists of 0.405 +/- acres, and the request is for relief from development standards. **District 1** (Presented by: Heidy Liahut, Planner I)

B. VR-24-15

Splendid Development, LLC of Suwanee, GA requests a variance for property located at 224 Galway Lane in Land Lot 14 of the 3rd District. The property consists of 0.306 +/- acres, and the request is for relief from development standards. **District 1** (Presented by: Heidy Liahut, Planner I)

C. VR-24-16

Splendid Development, LLC of Suwanee, GA requests a variance for property located at 216 Galway Lane in Land Lot 14 of the 3rd District. The property consists of 0.279 +/- acres, and the request is for relief from development standards. **District 1** (Presented by: Heidy Liahut, Planner I)

VIII. CONDITIONAL USE

A. CU-24-04 (Postponed by Staff)

~~Angela Hannan of McDonough, GA requests a conditional use for property~~

~~located at 2063 Panola Road in Land Lots 197 and 188 of the 7th District. The property consists of 5.760 +/- acres, and the request is for a group home. **District 2** (Presented by: Heidi Liahut, Planner I)~~

B. CU-24-08

Penni Baker of Jackson, GA requests a conditional use for property located at 712 L G Griffin Road in Land Lot 105 of the 2nd District. The property consists of 121.888 +/- acres, and the request is for a commercial kennel. **District 1** (Presented by: Alexius Jones, Planner I)

IX. COMPREHENSIVE PLAN AMENDMENT

X. ASSOCIATED CASES