



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

Dawn Randolph, (Chair) County at Large
Delander Nelson, (Vice Chair), District II
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, April 10, 2025

I. INVOCATION**II. PLEDGE OF ALLEGIANCE****III. ACCEPTANCE OF THE AGENDA****IV. APPROVAL OF MINUTES**

- A. Approval of Zoning Advisory Board meeting minutes for the following dates:
June 13, 2024
July 11, 2024
August 8, 2024
September 12, 2024
October 10, 2024

V. PLANNING STAFF COMMENTS

- A. The following items have previously been advertised and have been postponed by the applicant:

COMP-AM-24-04

J&P Synergy, LLC of McDonough, GA requests an amendment to the Comprehensive Plan for property located at 1099 Airline Road in Land Lot 74 of the 7th District. The property consists of 1.605 +/- acres, and the request is to amend the Future Land Use Map designation from Commercial to Low Density Mixed Use. **District 3**

RZ-24-18

J&P Synergy, LLC of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located at 1099 Airline Road in Land Lot 74 of the 7th District. The property consists of 1.605 +/- acres, and the request is for a residential transition to office space.

District 3

ULDC-AM-25-01

An Ordinance by Peter Nwaizuzu of McDonough, GA to amend Chapter 7 of the Unified Land Development Code of the Henry County Code of Ordinances regarding the regulation of front yard fences. **Countywide**

- B. The following items have previously been advertised and have been postponed by Staff:

RZ-24-09

Hybrass Properties, LLC of Greensboro, GA requests a rezoning from RA (Residential-Agricultural) and R-3 (Single-Family Residence) to R-5 (Single-Family Residence) for property located south of Pates Creek Road, in Land Lots 73, 74, and 87 of the 6th District. The property consists of 108.09 +/- acres and the request is for a single-family residential subdivision. **District 2**

VR-24-03

Hybrass Properties, LLC of Greensboro, GA requests a variance for property located south of Pates Creek Road in Land Lots 73, 74, and 87 of the 6th District. The property consists of 108.09 +/- acres and the request is for relief from development standards. **District 2**

VI. VARIANCES

A. VR-24-13

Thomas Stayer of Locust Grove, GA requests a variance for property at 160 Pintail Way in Land Lot 212 of the 2nd District. The property consists of 1.7 +/- acres, and the request is for relief from accessory setback standards. **District 1**

VII. CONDITIONAL USE

VIII. REZONING

A. RZ-24-15

Lennar of Alpharetta, GA requests a rezoning from RA (Residential-

Agricultural) and MU (Mixed Use) to RM (Multifamily Residence) for property located on Willow Lane in Land Lots 97 and 128 of the 7th District. The property consists of 54.56 +/- acres, and the request is for a townhome and detached single family development. **District 4**

IX. COMPREHENSIVE PLAN AMENDMENT

X. UNIFIED LAND DEVELOPMENT CODE AMENDMENT

A. ULDC-AM-25-01

~~An Ordinance by Peter Nwaizuzu of McDonough, GA to amend Chapter 7 of the Unified Land Development Code of the Henry County Code of Ordinances regarding the regulation of front yard fences.~~ **Countywide**

XI. ASSOCIATED CASES

A. CU-24-09

Pulte Group, Inc. of Atlanta, GA requests a conditional use for property located south of Luella Road in Land Lots 208 of the 2nd District and 243 and 244 of the 3rd District. The property consists of 208.7 +/- acres, and the request is for a conservation subdivision. **District 1**

RZ-24-26

Pulte Group, Inc. of Atlanta, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) for property located south of Luella Road in Land Lots 208 of the 2nd District and 243 and 244 of the 3rd District. The property consists of 208.7 +/- acres, and the request is for a single-family residential subdivision. **District 1**