



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

May 8, 2025



**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, May 8, 2025

I. INVOCATION**II. PLEDGE OF ALLEGIANCE****III. ACCEPTANCE OF THE AGENDA****IV. PLANNING STAFF COMMENTS**

- A. The following items have been withdrawn by the applicant and will not be heard tonight:

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**

V. VARIANCES**A. VR-25-01**

Allan and Hermalee Graham of McDonough, GA requests a variance for property at 4304 Rolfe Court in Land Lot 249 of the 7th District. The property consists of 0.322 +/- acres and the request is for relief from dimensional standards for accessory structures. **District 1**

VI. CONDITIONAL USE

A. CU-24-04

Angela Hannan of Hampton, GA requests a conditional use for property located at 2063 Panola Road in Lands Lot 188 & 197 of the 12th District. The property consists of 5.76 +/- acres, and the request is for a group home. **District 2**

B. CU-24-11

Remigius Idaewor of Ellenwood, GA requests a conditional use for property at 585 Scarborough Road in Land Lot 222 of the 12th District. The property consists of 0.543 +/- acres and the request is for a non-home occupational personal care home. **District 2**

VII. REZONING

A. RZ-24-28

NexMetro Development, LLC and HFG Development, LLC of Peachtree City, GA requests a rezoning from RA (Residential-Agricultural) to RM (Multifamily Residential) for property located at 247, 335, and 343 Foster Drive in Land Lots 81 and 112 of the 6th District. The property consists of 35.97 +/- acres, and the request is for a cluster home development. **District 4**

VIII. COMPREHENSIVE PLAN AMENDMENT

IX. UNIFIED LAND DEVELOPMENT CODE AMENDMENT

X. ASSOCIATED CASES

A. ~~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 commercial office. **District 3**

B. COMP-AM-24-08

Capstone Communities of Birmingham, AL requests an amendment to the Comprehensive Plan for property located east of Highway 155 South and Prologis Park Road in Land Lots 210, 211, 238, and 239 of the 2nd District. The property consists of 28.99 +/- acres, and the request is to amend the Future Land Use Map designation from Industrial to Urban Residential. **District 1**

RZ-24-32

Capstone Communities of Birmingham, AL requests a rezoning from PD (Planned Development) to RM (Residential Multifamily) for property located east of Highway 155 South and Prologis Park Road in Land Lots 210, 211, 238, and 239 of the 2nd District. The property consists of 28.99 +/- acres, and the request is for a multifamily residential development. **District 1**