



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, July 10, 2025

I. INVOCATION**II. PLEDGE OF ALLEGIANCE****III. ACCEPTANCE OF THE AGENDA****IV. PLANNING STAFF COMMENTS****V. VARIANCES****A. VR-25-02**

Salvadore Giles of Ellenwood, GA requests a variance for property located at 127 Chestnut Lane in Land Lot 65 of the 7th District. The property consists of 2.08 +/- acres and the request is for relief from development standards. **District 4**

B. VR-25-03

Martha Niblett of McDonough, GA requests a variance for property located at 1614 Highway 155 N in Land Lot 38 of the 7th District. The property consists of 1.99 +/- acres and the request is for relief from development standards. **District 3**

VI. CONDITIONAL USE**A. CU-25-04**

Refinery Hill of McDonough, GA requests a conditional use for property at

500 Pullin Road in Land Lot 240 of the 6th District. The property consists of 18.803 +/- acres and the request is for a vineyard with winery. **District 5**

VII. 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**

VIII. REZONING

A. RZ-24-31

Tyler Shoop of Sandy Springs, GA requests a rezoning from RA (Residential Agricultural) to RA (Residential Agricultural) and R-1 (Single-Family Residential) for property located south of the intersection of Coan Drive and Bethany Drive in Land Lot 246 & 247 of the 7th District. The property consists of 143.41 +/- acres and the request is for single-family residential subdivision. **District 1**

B. RZ-24-29

Templar Development Group, LLC of Fayetteville, GA requests a rezoning from RA (Residential Agricultural) to R-5 (Single-Family Residential) for property located south of Jonesboro Road and east of Hampton Shores Dr in Land Lots 89 and 104 of the 6th District. The property consists of 108.49 +/- acres and the request is for a single-family residential subdivision. **District 5**

C. RZ-25-01

Perry McElroy Jr. and Jeanette McElroy of Palmetto, GA request a rezoning from RA (Residential Agricultural) to R-5 (Single-Family Residential) for property located north of the intersection of Jonesboro Road and Haverling Pass in Land Lots 55, 56, 73, 74, and 88 of the 6th District. The property consists of 116.72 +/- acres and the request is for a single-family residential subdivision. **District 2**

IX. COMPREHENSIVE PLAN AMENDMENT

X. ASSOCIATED CASES

A. RZ-24-09

Hybrass Properties LLC of Greensboro, GA requests a rezoning from RA (Residential Agricultural) and R-3 (Single-Family Residential) to R-5 (Single-Family Residential) for property located at 1061 Pates Creek Road in Land Lot 73, 74 & 87 of the 6th District. The property consists of 108.09 +/- acres and the request is for a single-family residential subdivision. **District 2**

B. VR-24-03

Hybrass Properties LLC of Greensboro, GA requests a variance for property located at 1061 Pates Creek Road in Land Lot 73, 74 & 87 of the 6th District. The property consists of 108.09 +/- acres and the request is for relief from development standards. **District 2**