



## **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**  
**Katy Bell**

**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](http://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  
Katy Bell, District IV  
Kevin Richardson, District V

**Henry County Government**

140 Henry Parkway  
McDonough, GA 30253  
(770) 288-6000  
[www.henrycountyga.gov](http://www.henrycountyga.gov)

## Henry County Zoning Advisory Board 6:30 PM, Thursday, March 12, 2026

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

A. **ANNOUNCEMENT** - The following items were advertised for the March 12, 2026, Zoning Advisory Board Meeting, but have been removed from the agenda:

1. **RZ-25-03 (Postponed by the applicant)** Professional Property Investments, LLC, of McDonough, GA requests a rezoning from RA (Residential Agricultural) to RM (Multifamily Residential) for property located at 1916 Highway 155 S in Land Lot 254 of the 2nd District. The property consists of 10 +/- acres and the request is for a townhome development. District 5

**IV. PLANNING STAFF COMMENTS****V. VARIANCES****VI. CONDITIONAL USE**

**A. CU-25-09**

Hoon Jae Lee of Loganville, GA requests a conditional use for property located at 45 Mount Carmel Road in Land Lot 128 of the 7<sup>th</sup> District. The property consists of 1.46 +/- acres, and the request is for a religious facility. **District 4**

**B. CU-26-01**

Bart Stone of McDonough, GA requests a conditional use for property located at 295 Westridge Parkway in Land Lot 224 of the 7<sup>th</sup> District. The property consists of 5.15 +/- acres, and the request is for the expansion of a religious facility. **District 5**

**VII. REZONING**

**VIII. COMPREHENSIVE PLAN AMENDMENT**

**IX. UNIFIED LAND DEVELOPMENT CODE AMENDMENT**

**X. ASSOCIATED CASES**

**A. COMP-AM-25-02**

Hecht Walker Jordan, PC of Stockbridge, GA requests an amendment to the Comprehensive Plan for property located southeast of the intersection of Mount Carmel Road and Mill Road in Land Lots 143 of the 6<sup>th</sup> District. The property consists of 3.66 +/- acres and the request is to amend the Future Land Use Map designation from High Density Suburban to Commercial. **District 5**

**B. RZ-25-06**

Hecht Walker Jordan, PC of Stockbridge, GA requests a rezoning from RA (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located southeast of the intersection of Mount Carmel Road and Mill Road in Land Lots 143 of the 6<sup>th</sup> District. The property consists of 3.66 +/- acres and the request is for a gasoline service station with a convenience store and a retail shopping center. **District 5**

**C. COMP-AM-25-03**

Syed Saffiuddin of Lawrenceville, GA requests an amendment to the Comprehensive Plan for property located at 475 West Hemphill Road in

Land Lot 94 of the 11<sup>th</sup> District. The property consists of 3.52 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Suburban and to Commercial. **District 5**

**D. RZ-25-07**

Syed Saffiuddin of Lawrenceville, GA requests a rezoning from RA (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 475 West Hemphill Road in Land Lot 94 of the 11th District. The property consists of 3.52 +/- acres and the request is for a gas station with a convenience store. **District 5**