



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**

Zoning Advisory Board Members

Dawn Randolph, (Chair) County at Large
Don Veum, District I
Delander Nelson, District II
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

Henry County Zoning Advisory Board
6:30 PM, Thursday, May 14, 2026

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. PLANNING STAFF COMMENTS

- A. ANNOUNCEMENT: The following items were advertised for the May 14, 2026, ZAB meeting and has been removed from the agenda:

VR-26-01 (Withdrawn by Applicant)

Sun Rise Brothers Properties, LLC, of Sugar Hill, GA requests a variance for property located at 830 McCullough Road in Land Lot 87 of the 6th District. The property consists of 0.97 +/- acres and the request is for relief from development standards. **District 2**

RZ-26-02 (Postponed by Staff)

Sawgrass Development, LLC, of Atlanta, GA requests a rezoning from RA (Residential Agricultural) to R-4 (Single Family Residential) for property south of Honey Creek Road, west of Honey Lane in Land Lots 79, 82, and 83 of the 8th District. The property consists of 209.15 +/- acres and the request is for a single-family subdivision **District 3**

V. VARIANCES

A.

VR-26-02

Robert Cooper of Hampton, GA requests a variance for property located at

265 East James Circle in Land Lot 219 of the 6th District. The property consists of 0.24 +/- acres and the request is for relief from development standards. **District 5**

VI. REZONING

A.

RZ-26-01

John Valdivieso of McDonough, GA requests a rezoning from RA (Residential Agricultural) to C-2 (General Commercial) for property located southwest of the intersection of Highway 81 East and Keys Ferry Road in Land Lots 145, 176, and 177 of the 8th District. The property consists of 19.83 +/- acres and the request is for a commercial shopping center. **District 1**

VII. ASSOCIATED CASES

A.

RZ-26-03

David Curry of McDonough, GA requests a rezoning from RA (Residential Agricultural) to R-3 (Single Family Residential) for property located at 238 Elliott Road in Land Lot 73 of the 7th District. The property consists of 22.02 +/- acres and the request is for a single-family conservation subdivision. **District 3**

SU-26-01

David Curry of McDonough, GA requests a special use for property located at 238 Elliott Road in Land Lot 73 of the 7th District. The property consists of 22.02 +/- acres and the request is for a single-family conservation subdivision. **District 3**