



## **HENRY COUNTY ZONING ADVISORY BOARD**

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**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**

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](http://www.henrycountyga.gov)

## Henry County Zoning Advisory Board

6:30 PM, Thursday, July 9, 2026

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

A.

**VR-26-01**

Ben and Paige Hopkins of Locust Grove, GA requests a variance for property located at 1000 Laney Road in Land Lots 209 & 240 of the 7<sup>th</sup> District. The property consists of 13.12 +/- acres and the request is for relief from development standards. **District 1**

**VI. ASSOCIATED CASES**

A.

**COMP-AM-23-07**

EPL Enterprises, Inc. of Lithonia, GA requests an amendment to the Comprehensive Plan for property located on Highway 155 North to the west of Valley Road in Land Lot 133 of the 11<sup>th</sup> District. The property consists of 5.01 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Suburban to Village. **District 3**

**RZ-23-15**

EPL Enterprises, Inc. of Lithonia, GA requests a rezoning from R-A (Residential Agricultural) to C-2 (General Commercial) for property located on Highway 155 North to the west of Valley Road in Land Lot 133 of the 11<sup>th</sup> District. The property consists of 5.01 +/- acres, and the request is for commercial development. **District 3**

B.

**COMP-AM-26-01**

Hecht Walker Jordan, PC of Stockbridge, GA requests an amendment to the Comprehensive Plan for property located at 3485 Highway 155 South in Land Lots 174 & 179 of the 2<sup>nd</sup> District. The property consists of 2.17 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Suburban to Commercial. **District 1**

**RZ-26-04**

Hecht Walker Jordan, PC of Stockbridge, GA requests a rezoning from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 3485 Highway 155 South in Land Lots 174 & 179 of the 2<sup>nd</sup> District. The property consists of 2.17 +/- acres and the request is for commercial development. **District 1**