



**HENRY COUNTY
ZONING ADVISORY
BOARD**

COUNTY AT LARGE
Dawn Randolph

DISTRICT I
Don Veum

DISTRICT II
Susan King

DISTRICT III
James F. Risher

DISTRICT IV
Noreen Walker

DISTRICT V
Delander Nelson

ZAB MEETING AGENDA



**Henry County Government
Administration**

**140 Henry Parkway McDonough, GA
30253 Website: henrycounty-ga.com
Phone: 770-288-6000**

Zoning Advisory Board Members

*Delander Nelson (Chair), District V
Don Venum, District I
Susan King, District II
James Fisher, District III
Noreen Walker, District IV
Dawn Randolph, County at Large*



Henry County Government

*140 Henry Parkway
McDonough, GA 30253
(770) 288-6000
www.henrycounty-ga.org*

**Henry County Zoning Advisory Board
6:30 PM, Thursday, July 8, 2021**

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. PLANNING STAFF COMMENTS

- A. Approval of Minutes from January 14th Zoning Advisory Board Meeting, January 28th Zoning Advisory Board Meeting, and March 11th Zoning Advisory Board Meeting

V. ASSOCIATED CASES

- A. RZ-21-13 The Reservoir Group, LLC of Madison, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) (Sewer) for property located at 565 Elliott Road. The property consists of 42.312 +/- acres, and the request is for a single-family residential subdivision. District 3 Presented by Kenta Lanham

- B. CU-21-04 The Reservoir Group, LLC of Madison, GA requests a conditional use for property located at 565 Elliott Road in Land Lots 57 and 72 of the 7th District. The property consists of 42.312 +/- acres, and the request is for a conservation subdivision. District 3 Presented by Kenta Lanham

C. **RZ-21-15**

The Pacific Group of Atlanta GA requests a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for property on Highway 138 East to the east of the intersection of Highway 138 and Flat Rock Road in Land Lots 62 and 63 of the 11th District. The property consists of 36.83 +/- acres, and the request is for a single-family residential subdivision. District 4 Presented by Stacey Jordan Rudeseal

D. **CU-21-05**

The Pacific Group of Atlanta GA requests a conditional use for property on Highway 138 East to the east of the intersection of Highway 138 and Flat Rock Road in Land Lots 62 and 63 of the 11th District. The property consists of 36.83 +/- acres, and the request is for a conservation subdivision. District 4 Presented by Stacey Jordan Rudeseal

E. **VR-21-05**

The Pacific Group of Atlanta GA requests a variance from development standards for property on Highway 138 East to the east of the intersection of Highway 138 and Flat Rock Road in Land Lots 62 and 63 of the 11th District. The property consists of 36.83 +/- acres, and the request is for relief from Highway Corridor Overlay District requirements. District 4 Presented by Stacey Jordan Rudeseal

VI. REZONING

A. RZ-21-12 Hearn Road Henry 24, LLC of Stockbridge, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) for property located at 6152 Hearn Road in Land Lot 193 of the 12th District. The property consists of 17.07 +/- acres, and the request is for a single-family residential subdivision. District 5 Presented by Kamau As-Salaam

B. RZ-21-14 The Reservoir Group, LLC of Madison, GA requests a rezoning from C- 2 (General Commercial) to RS (Residential Suburban) for property located on Bridges Road west of Willow Lane in Land Lots 129, 130, 159, and 160 of the 7th District. The property consists of 102.00 +/- acres, and the request is for a single-family residential and townhomes development. District 3 Presented by Kamau As-Salaam

VII. ADJOURNMENT

