



**HENRY COUNTY  
ZONING ADVISORY  
BOARD**

---

**COUNTY AT LARGE**  
**Dawn Randolph**

**DISTRICT I**  
**Don Veum**

**DISTRICT II**  
**Bobby Crawley**

**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](http://henrycounty-ga.com)  
Phone: 770-288-6000**

**Zoning Advisory Board Members**

*Delander Nelson (Chair), District V  
Don Veum, District I  
Bobby Crawley, District II  
James F. Risher, 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](http://www.henrycounty-ga.org)*

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

**I. INVOCATION**

**II. PLEDGE OF ALLEGIANCE**

**III. ACCEPTANCE OF THE AGENDA**

**IV. APPROVAL OF MINUTES**

**V. PLANNING STAFF COMMENTS**

**VI. VARIANCES**

- A. **VR-21-10** Declaration Drive Logistics III, LLC of Atlanta, GA requests a variance from development standards for property located at 559 Jerry Steele Lane in Land Lots 220, 221, 228, and 229 of the 7th District. The property consists of 25.325 +/- acres, and the request is for relief from stream buffer protection requirements. **District 2 Presented by Kamau As-Salaam**
  
- B. **VR-21-11** Steve Marshall of Jonesboro, GA requests a variance from development standards for property located at 3328 South Bay Drive in Land Lot 8 of the 6th District. The property consists of 1.557 +/- acres, and the request is for relief from the development standards for accessory structures. **District 5 Presented by Kamau As-Salaam**

## **VII. ASSOCIATED CASES**

- A. **RZ-21-22** Builders Professional Group, LLC of Fayetteville, GA requests a rezoning from R-2 (Single-Family Residence) to R-3 (Single-Family Residence) for property located at 3539 Jonesboro Road in Land Lot 105 of the 6th District. The property consists of 30.118 +/- acres, and the request is for a single-family residential subdivision. **District 2 Presented by Kenta Lanham**
- B. **VR-21-13** Builders Professional Group, LLC of Fayetteville, GA requests a variance from development standards for property located at 3539 Jonesboro Road in Land Lot 105 of the 6th District. The property consists of 30.118 +/- acres, and the request is for relief from Highway Corridor Overlay District requirements. **District 2 Presented by Kenta Lanham**
- C. **RZ-21-23** The Reservoir Group, LLC of Madison, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located on Jonesboro Road to the north of Heritage Way in Land Lot 98 of the 7th District. The property consists of 72.1 +/- acres, and the request is for a mixed single-family residential, multi-family residential, and commercial development. **District 3 Presented by Kenta Lanham**
- D. **COMP-AM-21-07** The Reservoir Group, LLC of Madison, GA requests an amendment to the Comprehensive Plan for property on Jonesboro Road to the north of Heritage Way in Land Lot 98 of the 7th District. The property consists of 72.1 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Residential to Mixed Use. **District 3 Presented by Kenta Lanham**

## **VIII. ADJOURNMENT**