



**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
Phone: 770-288-6000**

Zoning Advisory Board Members

*Delander Nelson (Chair), District V
Don Veum, District I
Bobby Crawley, District II
James 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*

**Henry County Zoning Advisory Board
6:30 PM, Thursday, November 11, 2021**

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. APPROVAL OF MINUTES

V. APPROVAL OF 2022 MEETING SCHEDULE

VI. PLANNING STAFF COMMENTS

VII. VARIANCES

- A. **VR-21-15** South City Partners, LLC of Atlanta, GA requests a variance from development standards for property located at 2080 Jonesboro Road in Land Lots 83, 84, 109, and 110 of the 3rd District. The property consists of 31.045 +/- acres, and the request is for relief from parking requirements. **District 2 Presented by Kenta Lanham**

VIII. CONDITIONAL USE

- A. **CU-21-08** Divine Love Montessori of McDonough, GA requests a conditional use for property at 180 Nail Drive in Land Lot 117 of the 6th District. The property consists of 6.777 +/- acres, and the request is to expand an existing church facility. **District 2 Presented by Kenta Lanham**

IX. ASSOCIATED CASES

- A. **CU-21-07** 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 38.0 +/- acres, and the request is for a conservation subdivision. **District 4 Presented by Toussaint Kirk**
- B. **RZ-21-32** The Pacific Group of Atlanta, GA requests a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for property at 778 Highway 138 East in Land Lot 63 of the 11th District. The property consists of 1.17 +/- acres, and the request is for single-family residential. **District 4 Presented by Toussaint Kirk**

X. REZONING

- A. **RZ-21-24** Pulte Homes, Inc. of Alpharetta, GA requests a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for property located at 1088 McGarity Road in Land Lots 119 and 120 of the 7th District. The property consists of 89.43 +/- acres, and the request is for a single-family residential subdivision. **District 3 Presented by Kamau As-Salaam**
- B. **RZ-21-26** Samir Patel of McDonough, GA requests a rezoning from RA (Residential-Agricultural) and C-1 (Neighborhood Commercial) to R-2 (Single-Family Residence) for property located at 1376 Old Conyers Road in Land Lot 96 of the 12th District and Land Lot 96 of the 11th District. The property consists of 3.194 +/- acres, and the request is for a residential lot split. **District 4 Presented by Kamau As-Salaam**

XI. ASSOCIATED CASES

- A. **COMP-AM-19-09** LGS Holding Group 2013, LLC of Stockbridge, GA requests an amendment to the Comprehensive Plan for property located to the south of Old Highway 3 and Steele Road, west of North Steele Drive, east of Lovejoy Road, and to the north of Highway 81 in Land Lots 166, 187 & 188 of the 6th District. The property consists of 301.69 +/- acres, and the request to amend the Future Land Use Map designation from Low Density Residential and Industrial to Medium Density Residential. **District 2 Presented by Toussaint Kirk**
- B. **RZ-19-16** LGS Holding Group 2013, LLC of Stockbridge, GA requests a rezoning from RA (Residential-Agricultural), R-2 (Single-Family Residence), and M-1 (Light Manufacturing) to RS (Residential Suburban) for property located to the south of Old Highway 3 and

Steele Road, west of North Steele Drive, east of Lovejoy Road, and to the north of Highway 81 in Land Lots 166, 187 & 188 of the 6th District. The property consists of 301.69 +/- acres, and the request is for a single-family residential and townhome development. **District 2 Presented by Toussaint Kirk**

XII. ADJOURNMENT