



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 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, January 13, 2022**

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. APPROVAL OF MINUTES

V. PLANNING STAFF COMMENTS

VI. VARIANCES

- A. **VR-21-18** Lowe's of Mooresville, NC requests a variance from development standards for property located at 101 Willow Lane in Land Lot 162 of the 7th District. The property consists of 14.55 +/- acres, and the request is for relief from sign standards. **District 3 Presented by Kenta Lanham, Planner II**

VII. ASSOCIATED CASES

- A. **CU-21-09** DRB Group of Fayetteville, GA requests a conditional use for property located on Babbs Mill Road to the east of Carl Parker Road in Land Lots 120, 121, 136, 137, 153, and 154 of the 6th District. The property consists of 96.82 +/- acres, and the request is for a conservation subdivision. **District 2 Presented by Stacey Jordan-Rudeseal, Assistant Director**
- B. **RZ-21-34** DRB Group of Fayetteville, GA requests a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for

property on Babbs Mill Road east of Carl Parker Road in Land Lots 120, 121, 136, 137, 153, and 154 of the 6th District. The property consists of 96.82 +/- acres, and the request is for a single-family residential subdivision. **District 2 Presented by Stacey Jordan-Rudeseal, Assistant Director**

C. COMP-AM-21-08

Blue River Development, LLC of Cumming, GA requests an amendment to the Comprehensive Plan for property located on the south side of Mt. Carmel Road south of the intersection of North Bridges Road in Land Lots 113 & 144 of the 6th District and 128 & 129 of the 7th District. The property consists of 38.90 +/- acres, and the request is to amend the Future Land Use Map designation from High & Medium Density Residential to High Density Residential. **District 3 Presented by Kamau As-Salaam, Planner III**

D. RZ-21-31

Blue River Development, LLC of Cumming, GA request a rezoning from M-1 (Light Manufacturing) and C-2 (General Commercial) to RM (Multifamily Residential) for property located on the south side of Mt. Carmel Road south of the intersection of North Bridges Road in Land Lots 113 & 144 of the 6th District and 128 & 129 of the 7th District. The property consists of 38.90 +/- acres, and the request is for a multifamily townhome development. **District 3 Presented by Kamau As-Salaam, Planner III**

VIII. REZONING

- A. **RZ-21-28** Bernardo Nino De Rivera of Stockbridge, GA request a rezoning from R-3 (Single-Family Residence) to RA (Residential-Agricultural) for property located at 786 Harris Drive in Land Lot 66 of the 12th District. The property consists of 12.32 +/- acres, and the request is revert back to RA. **District 5 Presented by Kenta Lanham, Planner II**

IX. ADJOURNMENT