

RESOLUTION NO. 25-150

**RESOLUTION APPROVING A REZONING REQUEST FROM C-2 (GENERAL COMMERCIAL) & OI (OFFICE INSTITUTIONAL) TO R-5 (SINGLE-FAMILY RESIDENCE) FOR PROPERTY located at THE SOUTHEAST CORNER OF THE INTERSECTION OF JONESBORO ROAD AND CHAMBERS ROAD IN LAND LOT 109 OF THE 6<sup>TH</sup> DISTRICT CONSISTING OF 21.5 +/- ACRES**

**WHEREAS**, Pulte Homes Company, LLC of Alpharetta, GA requests a rezoning (**RZ-24-21**) from C-2 (General Commercial) and OI (Office-Institutional) to R-5 (Single-Family Residence) for property located on Jonesboro Road east of Chambers Road (Parcel ID#: 054-01034001) in Land Lot 109 of the 6th District. The property consists of 21.5 +/- acres, and the request is for a fee simple townhome development.; and

**WHEREAS**, all County and State requirements for legal advertisement and a public hearing have been met; and

**WHEREAS**, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record;

**WHEREAS**, the Henry County Zoning Advisory Board reviewed and recommended denial of the applicant's request on October 10, 2024; and

**NOW, THEREFORE, BE IT RESOLVED THAT** the Henry County Board of Commissioners **approves** the applicant's requested rezoning from C-2 (General Commercial) and OI (Office-Institutional) to R-5 (Single-Family Residence) with the following conditions:

**Generally:**

1. The development standards of the ULDC shall govern except as conditioned otherwise.
2. The development shall be constructed within substantial compliance with the conceptual site plan presented at the Board of Commissioners meeting.

**Infrastructure:**

3. All entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit. All entrances shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
4. A traffic impact study shall be required. All indicated improvements shall be required of the owner/developer by HCDOT before the development permit is issued.
5. No building permits shall be issued to the property owner or developer prior to January 1, 2027, unless the construction of the Jonesboro Road SPLOST widening project has been substantially completed, as determined by the County, prior to that date.
6. The developer/owner shall dedicate up to 35' (thirty-five feet) of right of way along Jonesboro Road as determined necessary by SPLOST for the widening of Jonesboro Road, before the issuance of any land disturbance permits.
7. The existing detention pond shall be heavily landscaped as to not be visible on all sides meeting the approval of Henry Country Stormwater and Planning and Zoning. The current vegetation along Jonesboro Road fronting the existing detention pond shall be undisturbed.

**Residential Standards:**

8. Planning and Zoning Staff shall provide final approval for all elevations before final plat submittal. Approved elevations shall be within substantial compliance with the elevations presented at the Board of Commissioners meeting.
9. The number of total dwelling units shall not exceed 174 fee simple townhome units. Compliance with zoning conditions and development standards may further limit the number of dwelling units.
10. All disturbed areas shall be sodded, except where landscaping is present or installed.

**Amenities:**

11. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of *Chapter 5, Section 5.01.04* of the ULDC.
12. The development shall include an amenity package meeting the approval of Henry County Planning and Zoning which shall include at a minimum:
  - Open greenspace / lawn, Pocket parks and dog parks with benches.
  - Minimum 1,000 square foot cabana with electric/natural gas fire pits and grilling area.
13. The amenities shall be provided and built by 50% of the units having Certificate of Occupancy issued.

**Homeowner's Association:**

14. The subdivision shall be developed as an owner-occupied community. Covenants shall be recorded which mandate no more than ten (10%) percent of the homes may be rented or lease-purchased at any one time. A copy of the recorded covenants shall be provided to the Building and Plan Review Department before final plat is approved.
15. An HOA shall be required. Covenants shall be recorded which mandate that control of the HOA shall be transferred to the homeowner immediately upon the initial sale of seventy percent (70%) of the completed homes.

**BE IT SO RESOLVED THIS 15<sup>TH</sup> DAY OF APRIL, 2025.**

**BOARD OF COMMISSIONERS  
OF HENRY COUNTY, GEORGIA**



Carlotta Harrell, Chair

ATTEST:



Stephanie Braun, County Clerk





**REZONING**

March 31, 2025 at 9:17:26 AM  
2-3-2279 Jonesboro Rd  
McDonough GA 30253  
United States

**HENRY COUNTY PUBLIC HEARING**

**RE: C-1 & OI TO R-5**

**DATE: APR 15 2025**

**TIME: 6:30 PM**

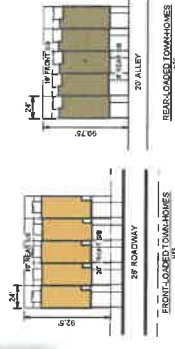
**LOCATION: 140 Henry Parkway, McDonough, Ga. 30253**

**FOR MORE INFO: 770-288-7526 / [WWW.HCPZ.ORG](http://WWW.HCPZ.ORG)  
UNAUTHORIZED REMOVAL OF SIGN IS UNLAWFUL**





CROWN PARK DR



# Chambers-Jonesboro Townhomes

## Henry County, Ga





# Chambers Townhomes

Product Book







## Ashley & Wando

The Ashley and Wando Townhomes feature open layouts, spacious owner's suites, flexible loft spaces, and much more.

3 Beds / 2.5-3.5 Baths / 2 Car Garage / 1,987 SQFT & 1,893 SQFT



## Cooper

The Cooper features an open design with space to entertain. There is a multi-use loft space on the second floor and as well as a large owner's suite. 3 Beds / 2.5 Baths / 2 Car Garage / 2,035 SQFT



Kitchen





cont'd



# Gathering Room





cont'd



Dining



## 2<sup>nd</sup> Floor Loft





Owner's Suite



# Owner's Bath





## ABOUT US

PulteGroup, Inc. is an American residential home-construction company based in Atlanta, Georgia, United States. As of 2023, the company is the third-largest home-construction company in the United States based on the number of homes closed. In total, the company has built over 775,000 homes.



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— TO —  
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**PULTE  
GROUP**

In gratitude for their patriotism and sacrifice, PulteGroup's Built to Honor® program has given more than 60 military families a new, mortgage-free home.



# FORTUNE



**BEST COMPANIES**

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THANK YOU

Garen Smith

678-492-0229

Garen.Smith@PulteGroup.com

[www.Pulte.com](http://www.Pulte.com)





## **Henry County Planning and Zoning**

**RZ-24-21**

**Commission District:** 5  
**Commissioner:** Kevin Lewis  
**ZAB Member:** Kevin Richardson, (678) 923-3822  
**Report Prepared by:** Kamau As-Salaam, Assistant Director

**Applicant:** Pulte Home Company, LLC  
2475 Northwinds Pkwy, ste 600  
Alpharetta, GA 30009  
(404) 569-2011

**Agent:** Falcon Design Consultants  
c/o John Palmer  
(770) 389-8666

**Location:** Jonesboro Road east of Chambers Road  
Land Lot 109 of the 6<sup>th</sup> District

**Parcel IDs:** 054-01034001

**Request:** Rezoning from C-2 (General Commercial) and OI (Office Institutional) to R5 (Single-Family Residence)

**Proposed Use  
/Purpose:** Fee simple townhome development

**Current Land Use:** Undeveloped

**Future Land Use:** High Density Mixed-Use (8-20 dwelling units per net acre)

**Notices Mailed:** September 25, 2024

**Sign Posted:** September 20, 2024

**ZAB Meeting:** October 10, 2024

**Lot Size:** 21.50 +/- acres

**Road Access:** Jonesboro Road (major arterial) & Chambers Road (minor arterial)

### **Zoning History:**

The subject property is currently zoned C-2 (General Commercial) and OI (Office Institutional).

A review of zoning records indicates that the property was rezoned (RZ-03-59) from RA to C2 with a portion of OI on May 18, 2004 with 15 conditions. The property was also granted an administrative waiver on November 20, 2006 to reduce the required width of the landscape strip and an interpretation of condition number 4 of the (RZ-03-69) rezoning. A rezoning request (RZ-21-36) from C2 & OI to MU for a mixed use multifamily, commercial, and townhomes development was tabled by the BOC on March 21, 2023, and has since been withdrawn by staff.

**Table 1.0 Current Zoning and Land Uses of Adjacent Properties**

	Current Zoning	Land Use
<b>North</b>	RA (Residential Agricultural) C-1 (Neighborhood Commercial)	Church/Single Family Residence Commercial
<b>East</b>	C-2 (General Commercial)	Undeveloped
<b>South</b>	OI (Office-Institutional)	Undeveloped
<b>West</b>	C-2 (General Commercial) RA (Residential Agricultural) OI (Office-Institutional)	Commercial Single Family Residence Undeveloped

Source: Henry County Zoning Map, QPublic

**Executive Summary:**

The applicant is requesting a rezoning from C-2 (General Commercial) and OI (Office Institutional) to R5 (Single-Family Residence) for a 21.50 +/- acre fee simple townhome development.

The applicant is proposing a fee simple townhome development consistent of 174 total units (63 rear entry and 111 front entry). All townhome units are 24 feet wide as proposed. The future land use designation of the subject property is High Density Mixed Use which allows densities of 8-20 dwelling units per acre net. The proposed development has a gross density of 8.1 du/ac and a net density of 10.21 du/ac.

The property is within the highway corridor overlay district and will be required to comply with *ULDC Chapter 4, Section 4.05.00 Highway corridor overlay district*.

The property is required to comply with *ULDC Chapter 4, Section. 4.05.05 Design Standards for multifamily developments*.

**Development Regulations:**

- Chapter 2, Section. 2.01.02.F, R-5: Single-family residence zoning district
- Chapter 4, Section. 4.05.05 Design Standards for multifamily development
- Chapter 4, Section 4.05.00 Highway corridor overlay district
- Henry County Comprehensive Plan 2045
- All other sections regarding site development standards and requirements

**Analysis of Request (Chapter 12, Section 12.02.09(C)(2)(a-i)):****Criteria point 1: Consistency with comprehensive plan.**

The entirety of the subject property has a High-Density Mixed-Use Future Land Use Map (FLUM) designation which allows a net density of 8-20 dwelling units per acre. The residential uses proposed consist of a total of 174 townhome units with a total density of 10.1 units per net acre.

All residential development will be required to comply with the density limit of 8-20 dwelling units per net acre, as described within the High-Density Mixed Use FLUM designation.

**Criteria point 2: The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this ULDC.**

The proposed development is consistent with the overall purpose of the zoning scheme with respect to the R-5 (Single-Family Residence) zoning classification as regards minimum requirements.



**Table 2.0 Ordinance Requirements for R-5 zoning district 2.01.02.F**

Ordinance Requirements		Proposed	Compliance
<b>Min. Lot Area:</b>	10,890 square feet	21.50 +/- acres	Yes
<b>Min Lot Width:</b>	75 feet	1,784.65 feet	<b>Required</b>
<b>Building Setback:</b>	Front: 25 feet from right-of way Side: 10 feet Rear: 25 feet	N/A	<b>Required</b>
<b>Min Heat Sq Ft:</b>	1,800 square feet	Not illustrated	N/A

Source: ULDC Section 2.01.05(A), Application Materials

**Table 3.0 Ordinance Requirements for Townhome Units and Developments 4.05.05.B**

Ordinance Requirements		Proposed	Compliance
<b>Min. Lot Area:</b>	N/A	N/A	Yes
<b>Min Lot Width:</b>	24 feet	24 feet	<b>Required</b>
<b>Building Setback:</b>	Front: 20' (10' rear entry) Side: 10 feet Rear: 10' (20' rear entry)	Front: 20' (10' rear entry) Side: 10 feet Rear: 10' (20' rear entry)	<b>Required</b>
<b>Min Heat Sq Ft:</b>	1,200 square feet	Not illustrated	<b>Required</b>

***Criteria Point 3: Potential positive effects of the amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.***

The area in the immediate vicinity of the subject property, consists of a mixture of multi-family, single-family subdivisions and commercial uses. This rezoning offers the opportunity to zone the subject property for a townhome development with appropriate development standards.

***Criteria Point 4: The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.***

The subject property appears to be physically capable of being developed as proposed; however, any issues with regard to drainage and access will be determined after the submittal of development plans, during the development plan review stage.

***Criteria Point 5: The impact upon adjacent property owners should the request be approved.***

The area surrounding the subject property is largely developed. The development is likely to increase traffic volume which would impact the level of service of Jonesboro Road. Conditions placed on the subject property could reduce potentially negative impacts upon the surrounding community which may arise from incompatibility with neighboring developments.

***Criteria Point 6&7: The potential impact of the proposed amendment on County infrastructure including water/ sewage system, adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes.***

#### Water and Wastewater Treatment

A letter from the Henry County Water Authority (HCWA) dated June 21, 2024, indicates that public water, sewage treatment service, and sewer line capacity are available at the subject property, but may require upgrades.

Streets and Sidewalks

The County will require a traffic impact study (TIS) due to the proposed use and expected trip generation, and owner/developer is to be responsible for necessary improvements identified in the TIS and as required by GDOT and/or HCDOT. The owner/developer is to preserve at least 35 feet of right-of-way per the latest Jonesboro Road widening project, plus any additional roadway requirements as determined applicable by Planning & Zoning as it related to the Highway Corridor Overlay District.

According to the Henry County Transportation Planning Department the county plans to widen Jonesboro Road from two to four lanes between Mill Road and North Mount Carmel Road per the TSPLOST referendum approved on 11/2/2021. In addition, the Henry County Comprehensive Transportation Plan recommends arterial upgrades to Chambers Road in between Jodeco Road and State Route 81. If the recommended upgrades are made the roads can handle the additional traffic that would be generated by the proposed development.

Schools

Correspondence received from the Henry County Board of Education, dated July 8, 2024, states that the schools serving the proposed development are Dutchtown Elementary, Dutchtown Middle School, and Dutchtown High School. Based on the calculation used by the Board of Education to generate estimated student numbers, the proposed development will generate an estimated additional **91** students for the schools collectively based upon 174 dwelling units previously proposed. At this time, there are no modular classrooms at these schools. Based on the calculations used by the Board of Education, the additional students would result in a need for four (4) additional classrooms collectively. The projected capital improvement costs are \$25,000 per modular classroom, and \$300,000 per permanent classroom.

Public Safety

According to the Henry County Police department 1.02 additional officers would be required for the 510 estimated new residents this development would produce.

The proposed development would be served by the Henry County Fire Station #15, 325 N Mt. Carmel Rd., which is located approximately 1.8 miles from the subject property.

**Criteria Point 8: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Zoning Advisory Board and Board of Commissioners may use in furthering the objective of the comprehensive plan.**

The applicant is proposing a development which is consistent with the High-Density Mixed Use FLUM designation which allows for multifamily and townhome development. The net density of 8-20 dwelling units per acre is required.

**Criteria Point 9: The ability of the subject land to be developed as it is presently zoned.**

The subject property is currently zoned C-2 and OI. Both portions can be developed as commercial, and office uses.

**Recommendation:**

Staff recommends **Approval** of the request with the following conditions:

**Generally:**

1. The development standards of the ULDC shall govern except as conditioned otherwise.
2. The development shall be constructed within substantial compliance with the conceptual site plan presented at the Board of Commissioners meeting.



**Infrastructure:**

3. All entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit. All entrances shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
4. A traffic impact study shall be required. All indicated improvements shall be required of the owner/developer by HCDOT before the development permit is issued.
5. The developer shall be not granted any building permits until January 1, 2027, or until the construction of the Jonesboro Road SPLOST widening is completed if earlier than January 1, 2027.
6. The developer/owner shall dedicate up to 35' (thirty-five feet) of right of way along Jonesboro Road as determined necessary by SPLOST for the widening of Jonesboro Road, before the issuance of any land disturbance permits.
7. The existing detention pond shall be heavily landscaped as to not be visible on all sides meeting the approval of Henry County Stormwater and Planning and Zoning. The current vegetation along Jonesboro Road fronting the existing detention pond shall be undisturbed.

**Residential Standards:**

8. Planning and Zoning Staff shall provide final approval for all elevations before final plat submittal. Approved elevations shall be within substantial compliance with the elevations presented at the Board of Commissioners meeting.
9. The number of total dwelling units shall not exceed 174 fee simple townhome units. Compliance with zoning conditions and development standards may further limit the number of dwelling units.
10. All disturbed areas shall be sodded, except where landscaping is present or installed.

**Amenities:**

11. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of *Chapter 5, Section 5.01.04* of the ULDC.
12. The development shall include an amenity package meeting the approval of Henry County Planning and Zoning which shall include at a minimum:
  - Event lawn, Pocket parks and dog parks with benches.
  - Minimum 1,000 square foot cabana with electric/natural gas fire pits and grilling area.
13. The amenities shall be provided and built by 50% of the units having Certificate of Occupancy issued.

**Homeowner's Association:**

14. The subdivision shall be developed as an owner-occupied community. Covenants shall be recorded which mandate no more than ten (10%) percent of the homes may be rented or lease-purchased at any one time. A copy of the recorded covenants shall be provided to the Building and Plan Review Department before final plat is approved.
15. An HOA shall be required. Covenants shall be recorded which mandate that control of the HOA shall be transferred to the homeowner immediately upon the initial sale of seventy percent (70%) of the completed homes.

**Attachments:**

- Application
- Survey/Site Plan
- Elevations
- Site Photos
- Sign Photo
- Exhibit Maps
- Resolution No. 04-236 (RZ-03-59) May 18, 2004
- Administrative Waiver: November 20, 2006



# Henry County Planning and Zoning



## File Cover Sheet

**Case #:** RZ-24-21 **LL/District:** 109/6 **Map #:** 054

**Parcel ID:** 054-01034001

**Location:** JONESBORO ROAD

**Commissioner District:** 5 **Zoning:** C-2

**Document Type:** REZONING APPLICATION

**Zoning Request:** REQUEST IS TO REZONE FROM C-2/OI T R-5

**Assigned To:** **Date Received:** 07/05/2024

**Applicant:** PULTE HOME COMPANY, LLC/FALCON DESIGN CONSULTANTS (JOHN PALMER)

**Applicant Email:** jpalmer@fdc-llc.com **Phone:** 770-389-8666

**Applicant Address:** 235 Corporate Center Dr Suite 200, Stockbridge, GA 302841

**ZAB Meeting Date:** 11/14/2024 **ZAB Decision:** **Res#:**

**BOC Meeting Date:** **BOC Decision:** **Res#:**

**Cases in Relation:**

**Pre-Application Meeting Date:** 06/04/2024 **By/Title:** FAITH AKUTA, PLANNER I

**Total Paid: \$** **Date:**

**Application Reviewed By:**

**Directors Signature:**

**PRE-APPLICATION MEETING NOTES**

**DATE** 6/4/2024

**APPLICANT:** SARAH SHRINK – FALCON DESIGN CONSULTANTS, LLC

**TYPE OF APPLICATION:** REZONING

**PROPERTY ADDRESS:** JONESBORO ROAD

**PARCEL ID(S):** 054-01034001

**DIST:** 6 **LAND LOT(S):** 109 **CURRENT ZONING:** C-2 & OI

**PROPOSED ZONING:** R-5 **FLUM DESIGNATION:** HIGH DENSITY MIXED USE

**REQUEST/ITEMS DISCUSSED:**

THE SUBJECT PROPERTY IS ZONED C-2 (GENERAL COMMERCIAL) AND OI (OFFICE INSTITUTIONAL) IS LOCATED IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD). A REVIEW OF ZONING FILES INDICATED THE SUBJECT PARCEL WAS REZONED MAY 18, 2004 (RZ-03-59).

THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF HIGH DENSITY MIXED USE WHICH SUPPORTS THE REZONING REQUEST.

THE APPLICANT IS PROPOSING TO REZONE THE SUBJECT PARCEL FROM C-2 (GENERAL COMMERCIAL) AND OI (OFFICE INSTITUTIONAL) TO R-5 (SINGLE FAMILY RESIDENCE) FOR A TOWNHOME COMMUNITY; POSSIBLE A RENTAL COMMUNITY.

2024 ZAB MEETING SCHEDULE, FEES, AND APPLICATION REQUIREMENTS WERE DISCUSSED

PLEASE ALLOW AT LEAST THREE (3) WEEKS FOR WATER & SEWER AVAILABILITY AND SCHOOL BOARD LETTERS TO BE PREPARED.

STAFF RESERVES THE RIGHT TO RECOMMEND DENIAL OF ANY REQUEST.

**ADJACENT PROPERTIES ZONING:**

**NORTH:** RA, R-2, & C-1 **SOUTH:** OI **EAST:** RA, OI, & C-2 **WEST:** C-2

APPLICANTS ARE ADVISED TO CONTACT OTHER COUNTY DEPARTMENTS FOR MORE INFORMATION REGARDING POTENTIAL DEVELOPMENT/REDEVLEOPMENT (SEE ATTACHED LIST).

PLEASE ALLOW AT LEAST THREE (3) WEEKS FOR WATER & SEWER AVAILABILITY AND SCHOOL BOARD LETTERS TO BE PREPARED.

STAFF RESERVES THE RIGHT TO RECOMMEND DENIAL OF ANY REQUEST.

FEES ARE CALCULATED AT TIME OF SUBMISSION AND ARE BASED ON THE TOTAL ACREAGE OF ALL PROPERTY INCLUDED IN A REQUEST AS PER THE SURVEY. MIXED USE AND MIXED RESIDENTIAL REQUESTS MUST SHOW SEPARATE ACREAGRE PER USE ON BOTH THE SURVEY AND SITE PLAN.

***No application will be accepted unless all necessary documentation is complete and a pre-application meeting has been held (NO exceptions).***



*The property will be POSTED with a Henry County Planning and Zoning public hearing notice sign.*

*The sign must remain on the subject property for no less than fifteen (15) days prior to either ZAB and/or BOC meeting(s), or as otherwise required by Planning and Zoning Department Staff. The sign shall not be removed or altered for any reason.*

### **CONTACT INFORMATION SHEET**

Please note that the Planning and Zoning Department can only advise as to zoning, permitted uses, and questions pertaining to the ordinances contained within the Henry County Unified Land Development Code (ULDC).

Please consult with the below Henry County Departments as a matter of due diligence pertaining to any possible development or redevelopment within Henry County.

<b>DEPARTMENT</b>	<b>PHONE</b>	<b>ISSUES</b>
<b>Building &amp; Plan Review</b>	<b>770-288-6051</b>	<b>Inspections, Plan Review, Permitting, Sages</b>
<b>Business License (Occupational Tax)</b>	<b>770-288-8161</b>	<b>Local &amp; State License Requirements</b>
<b>Code Enforcement</b>	<b>770-288-6200</b>	
<b>Henry County Development Authority</b>	<b>770-288-8000 info@choosehenry.com</b>	
<b>Henry County DOT</b>	<b>770-288-7623</b>	<b>Access Requirements, ROW, Road Improvements</b>
<b>Henry County Environmental Health</b>	<b>470-661-0044</b>	<b>Food Service, Septic Systems, Well Water</b>
<b>Fire Department</b>	<b>770-288-6600</b>	<b>Life Safety Code, Sprinkler Requirements, Hydrants, FDC</b>
<b>Planning and Zoning</b>	<b>770-288-7526</b>	<b>Zoning Compliance, Permitted Uses, ULDC</b>
<b>SPLOST</b>	<b>770-288-7319</b>	<b>SPLOST Projects</b>
<b>Stormwater</b>	<b>770-288-7246</b>	<b>SWMF, Drainage Ditches</b>
<b>Tax Assessor</b>	<b>770-288-7999 henrytaxassessors@co.henry.ga.us</b>	<b>Address Assignment, Property Tax</b>
<b>Henry County Water Authority</b>	<b>(Engineering Division) 770-914-3688</b>	<b>Water &amp; Sewer Availability</b>

**ATTENDANTS:**

 Signature (Owner/Agent)

\_\_\_\_ Signature

\_\_\_\_ Signature

Faith Akuta Signature

**Henry County Planning & Zoning Department**  
**Rezoning Request Application**

Name of Applicant Pulte Home Company, LLC Phone: 404-569-2011 Email: steve.gresham@pulte.com  
Address Applicant: 2475 Northwinds Pkwy, Ste 600 City/State/Zip: Alpharetta, GA 30009  
Name of Agent Falcon Design Consultants / John Palmer Phone: 770-389-8666 Email: jpalmer@fdc-llc.com  
Address Agent: \_\_\_\_\_ City/State/Zip: Stockbridge, GA 30281  
Secondary Agent/Attorney \_\_\_\_\_ Phone: \_\_\_\_\_ Email \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Request from C-1 to \_\_\_\_\_  
(Current Zoning)  
R-5  
(Requested Zoning)

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen (15) days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. SG Acknowledgement

For the Purpose of Residential Development

Address of Property: Chambers Rd. Nearest intersection to the property: Jonesboro Rd.  
(Street Address)  
Size of Tract: +/- 21.50 acre(s) as per survey, Land Lot Number(s): 109 District(s): 6  
Gross Density: 8.1 units per acre Net Density: 10.3 units per acre  
Property Tax Parcel Number(s): 054-01034001 (Required)

Lauren Scryers  
Witness' Signature

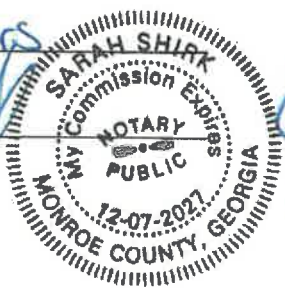
Steve Gresham  
Signature of Applicant's

Lauren Scryers  
Printed Name of Witness

Steven Gresham  
Printed Name of Applicant's

Sarah Shirk  
Notary

[Signature]  
Signature of Agent/Attorney



NOTARY STAMP:

(For Office Use Only)

Total Paid \$ \_\_\_\_\_ Cash ☐ Card ☐ Check # \_\_\_\_\_ Received by: \_\_\_\_\_ (FEES ARE NON-REFUNDABLE)  
Application checked by: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
Pre-application meeting: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
ZAB Recommendation: \_\_\_\_\_ Date: \_\_\_\_\_ BOC Decision: \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Director's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☐ APPLICANT ☐ PROPERTY OWNER ☒ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes ☐ No ☒

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member
	N/A	

We certify that the foregoing information is true and correct, this 25 day of June, 2024

John Palmer  
Applicant/Property Owner/Agent/Other Name - Printed

[Signature]  
Signature of Applicant/Property Owner/Agent/Other

Lauren Seanyers  
Witness name - Printed

Lauren Seanyers  
Signature of Witness

Sworn to and subscribed before me, this 25 day of June, 2024.



[Signature]  
Notary Public

## Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant\* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes \_\_\_\_\_ No ☒

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 28 day of May, 2024.

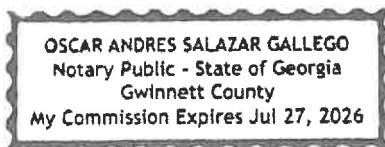
EDWIN S. SCHIFFER  
Applicant's Name - Printed  
WRL ASSOCIATES III, INC.

[Signature]  
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28<sup>th</sup> day of May, 2024.



[Signature]  
Notary Public

\* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

## Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ☒ APPLICANT ☐ PROPERTY OWNER ☐ AGENT ☐ ATTORNEY ☐ OTHER

Has the person described below made, within two (2) years immediately preceding the filing of this application campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes ☐ No ☒

If **Yes**, the applicant/property owner/agent and/or attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member
	N/A	

We certify that the foregoing information is true and correct, this \_\_\_\_\_ day of June, 2024

Steven Gresham  
Applicant/Property Owner/Agent/Other Name - Printed

  
Signature of Applicant/Property Owner/Agent/Other

Lauren Scanyers  
Witness name - Printed

  
Signature of Witness

Sworn to and subscribed before me, this \_\_\_\_\_ day of June, 2024.



  
Notary Public





Edwin Schiffer  
President  
WRL Associates III, Inc.,

July 1, 2024

Dear Ed,

As President of WRL Associates III, Inc. please authorize Pulte Group to rezone the property located at the southeastern corner of Jonesboro Road and Chambers Road in Henry County, GA for residential townhome use. The parcel number is #054-01034001.

Sincerely,

*Garen Smith*

Division VP, Land Acquisition.

Agreed to by:

DocuSigned by:  
**EDWIN SCHIFFER**  
EA9DB53050F24DF...  
Edwin Schiffer, President



July 2, 2024

Mr. Toussaint Kirk  
Henry County Planning and Economic Development Director  
140 Henry Pkwy  
McDonough, GA 30253

Re: Rezoning Request Letter of Intent  
+/- 21.5 acres located on Chambers Rd. & Jonesboro Rd. / LL 109 / 7<sup>th</sup> District  
Parcel ID No(s): 054-01034001

Dear Mr. Kirk,

Please accept this as our letter of intent for a +/- 21.5 acre parcel of land located along Chambers Road and Jonesboro Road.

We are requesting a rezoning from C-1 to R-5 for the purpose of developing a conservation residential development consisting of single family homes (174 Units) as shown on the proposed concept plan.

Please do not hesitate to contact me should you have any questions or need anything further.

Sincerely,

John Palmer  
President

**Project/Case #**

2024.07.2101

**Pre-Application Number**

Pre-Application Meeting #2024.05.1611

**Address:**

2295 JONESBORO RD, MCDONOUGH, GA 30253

**Parcel Number(s):**

054-01034001

**Planning & Zoning**

140 Henry Parkway, McDonough, GA 30253, (770)

288-7526

**HENRY COUNTY REZONING****Applicant Information****Company Applying**

Pulte Group

**Email:**

steven.gresham@pulte.com

**First Name:**

Steven

**Last Name:**

Gresham

**Phone #:**

4045692011

**Address:**

2475 Northwinds Pkwy., Ste 600

**City:**

Alpharetta

**State:**

Georgia

**Zip:**

30009

**Agent Information****Will there be an agent representing the applicant?**☒Yes ☐No**First Name**

John

**Last Name**

Palmer

**Phone #**

770-389-8666

**Email**

jpalmer@fdc-llc.com

**Street Address**

235 Corporate Center Dr Suite 200

**City**

Stockbridge

**State**

Georgia

**Zip**

30281

**Property Owner Information****First Name:**

WRL

**Last Name:**

Associates III, Inc.

**Phone #:****Email:****Street Address:**



City:

State:

Zip:

Please list all other owner names:

### Property Information

**Nearest Intersection**

Chambers Road

**Rezoning Type**

☐Commercial ☒Residential ☐Mixed Use

**Size of Tract in Acres**

21.5

**Land Lot Numbers associated with property. Please list all.**

109

**District**

6

Net and Gross density are only required if requesting residential or mixed use rezoning.

**Gross density units per acre**

8.1

**Net density units per acre**

10.3

**Is this property in an Overlay District?**

☐Yes ☒No

**Is this property in a protected watershed?**

No

**Does this property contain any floodplain?**

No

**Does the property have access to sewer as per the Henry County Water Authority?**

Yes

### Request Information

**Current Zoning of the Property?**

C-1 Neighborhood Commercial

**What zoning is being requested in the rezoning?**

R-5 Single-Family Residence

**The requested zoning is being proposed for (Type of Development)**

Residential Development

**Is this request associated with another application?**

☐Yes ☒No

**If so, please list all other application types you are submitting that are associated with this project:**

**Is the proposal requested a DRI?**

no



**Henry County Water Authority**  
Engineering Division

June 21, 2024

Re: Water and Sewer Services - Availability  
Proposed Development: **Townhomes**  
Property Information: **Jonesboro Road (Parcel No. 054-01034001)**  
**LL 109; District 6; 21.50+/- acres**  
Proposed Zoning: **R5**  
Sewer Basin: **Walnut Creek**  
Watershed Basin: **Walnut Creek Basin**

**TO WHOM IT MAY CONCERN:**

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	92	psi
Residual:	84	psi
Flow	1233	gpm
Calculated Flow @ 20 psi:	4039	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said commercial development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are available for the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Concept Plan dated 03/12/2024 prepared by Falcon Design Consultants.

Scott Sage, P. E.  
Engineering Division Manager  
**Henry County Water Authority**



District Office  
33 N. Zack Hinton Parkway  
McDonough, GA 30253  
770.957.6601



Henry County  
Board of Education

Sophe Pope  
Board Chair  
District 4

Annette Edwards  
Board Vice Chair  
District 2

Dr. Pam Nutt  
District 1

Holly Cobb  
District 3

Makenzie McDaniel  
District 5

Mary Elizabeth Davis, PhD  
Superintendent

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

[www.henry.k12.ga.us](http://www.henry.k12.ga.us)

To: Sara Shirk

Date: 7/8/2024

Re: Chambers Rd

Property Address and Nearest Intersection: Jonesboro Rd & Chambers Rd

Projected Number of Dwelling Units: 174

Estimated Period of Construction: +/- 2.5 Years

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Dutchtown Elementary	0	174 Units x .52 Children per unit	91 students ÷25 per class	If Modular \$25,000 per Classroom
Dutchtown Middle	0			
Dutchtown High	0	91 students	4 Classrooms	If Permanent \$300,000 per Classroom

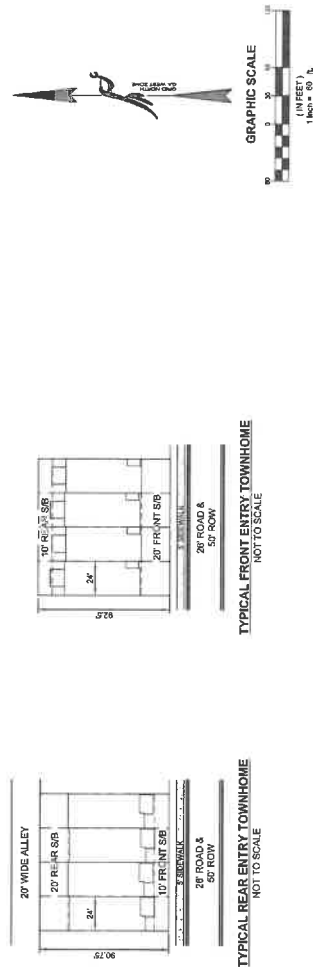
Respectfully,

Jim Jones  
Planning and Growth Coordinator  
Operations  
[Jim.Jones@henry.k12.ga.us](mailto:Jim.Jones@henry.k12.ga.us)





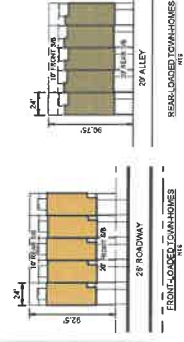
1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. PROPERTY BOUNDARIES OBTAINED FROM ALTA SURVEY PERFORMED BY FALC DESIGN CONSULTANTS, DATED 12/03/2021.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS TOPOGRAPHIC DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT WILL NEED TO BE CONDUCTED.







1  
2  
CROWN PARK DR



# Chambers-Jonesboro Townhomes

## Henry County, Ga

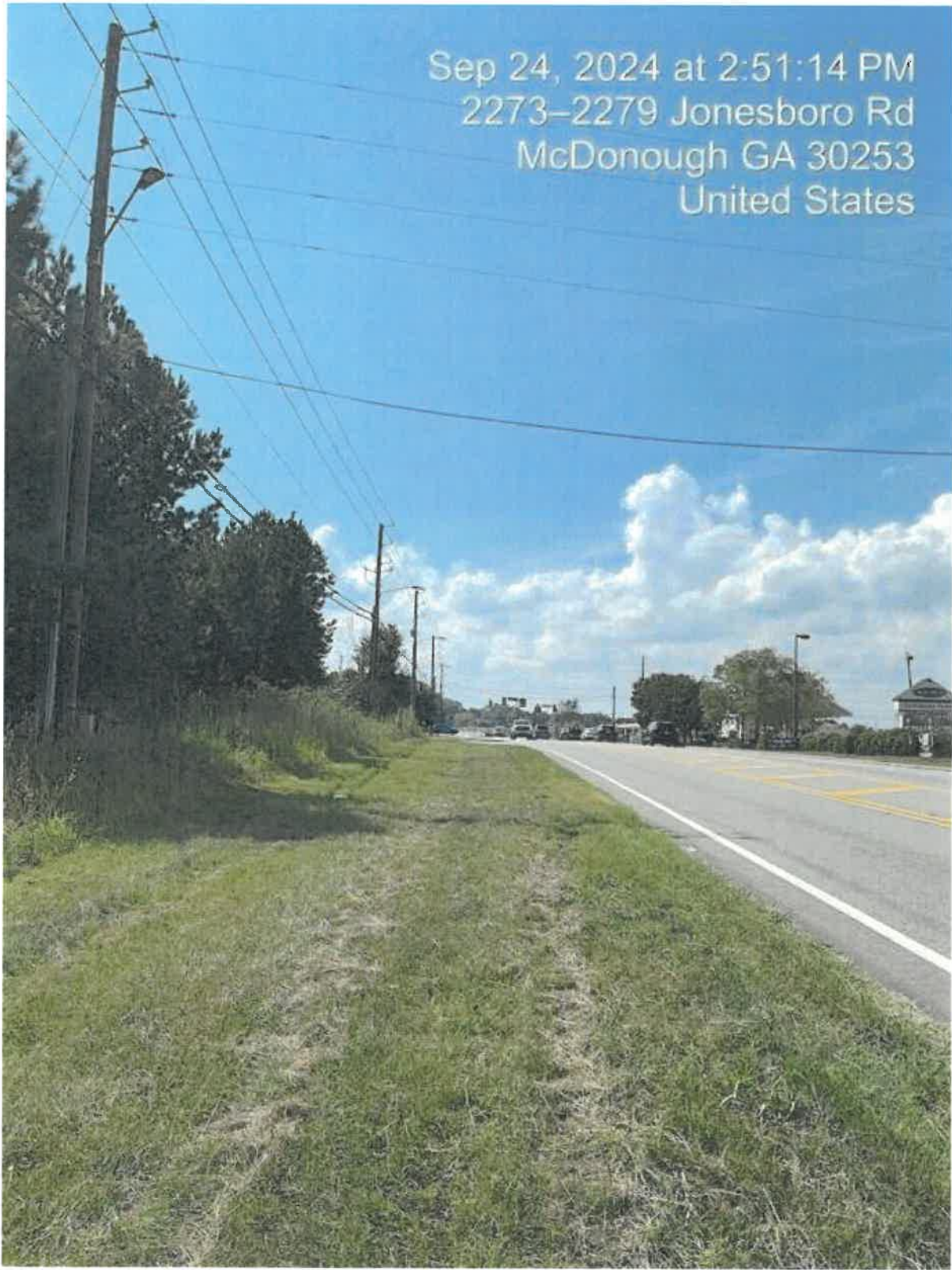




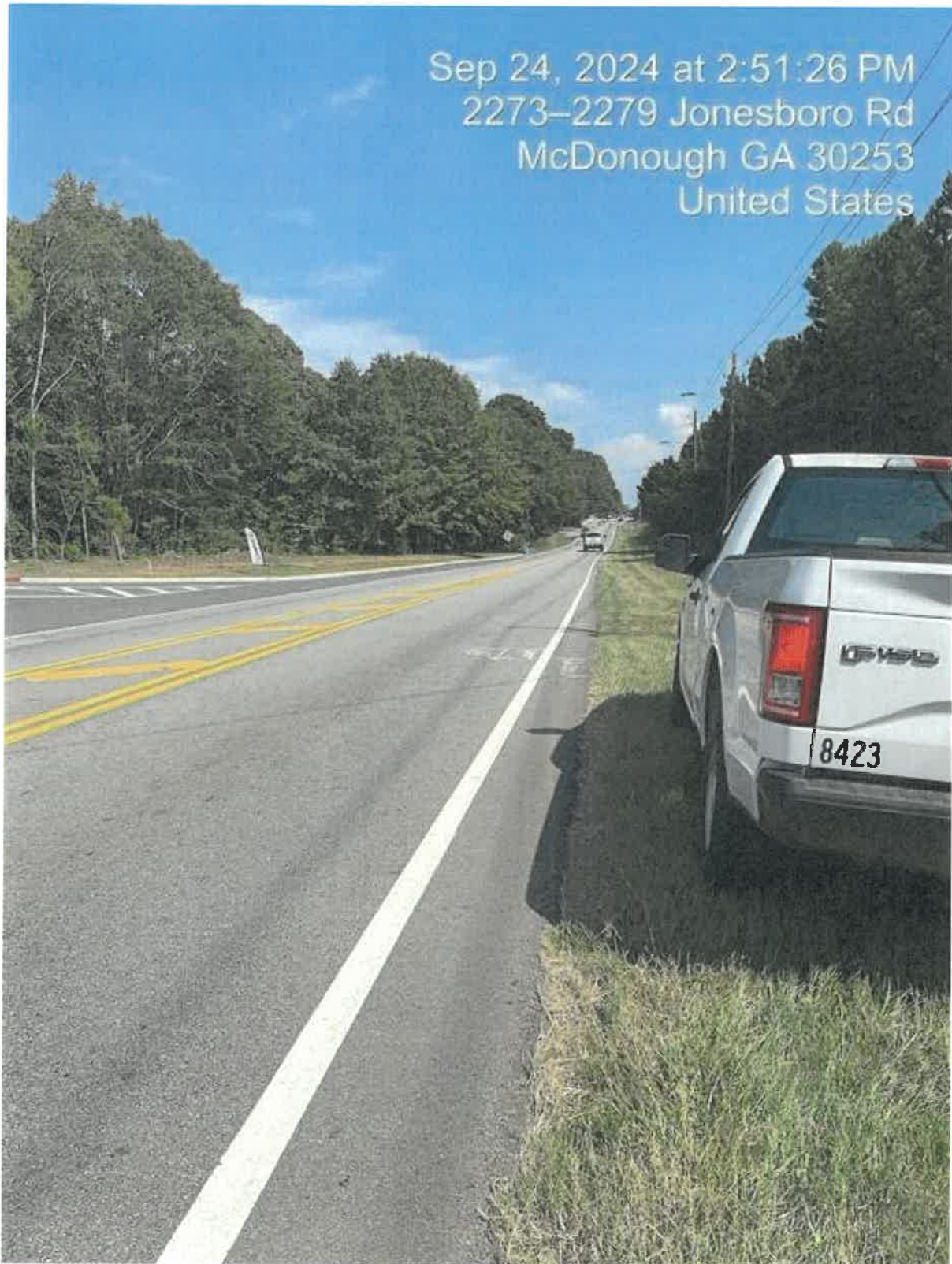




Sep 24, 2024 at 2:51:14 PM  
2273-2279 Jonesboro Rd  
McDonough GA 30253  
United States



Sep 24, 2024 at 2:51:26 PM  
2273–2279 Jonesboro Rd  
McDonough GA 30253  
United States



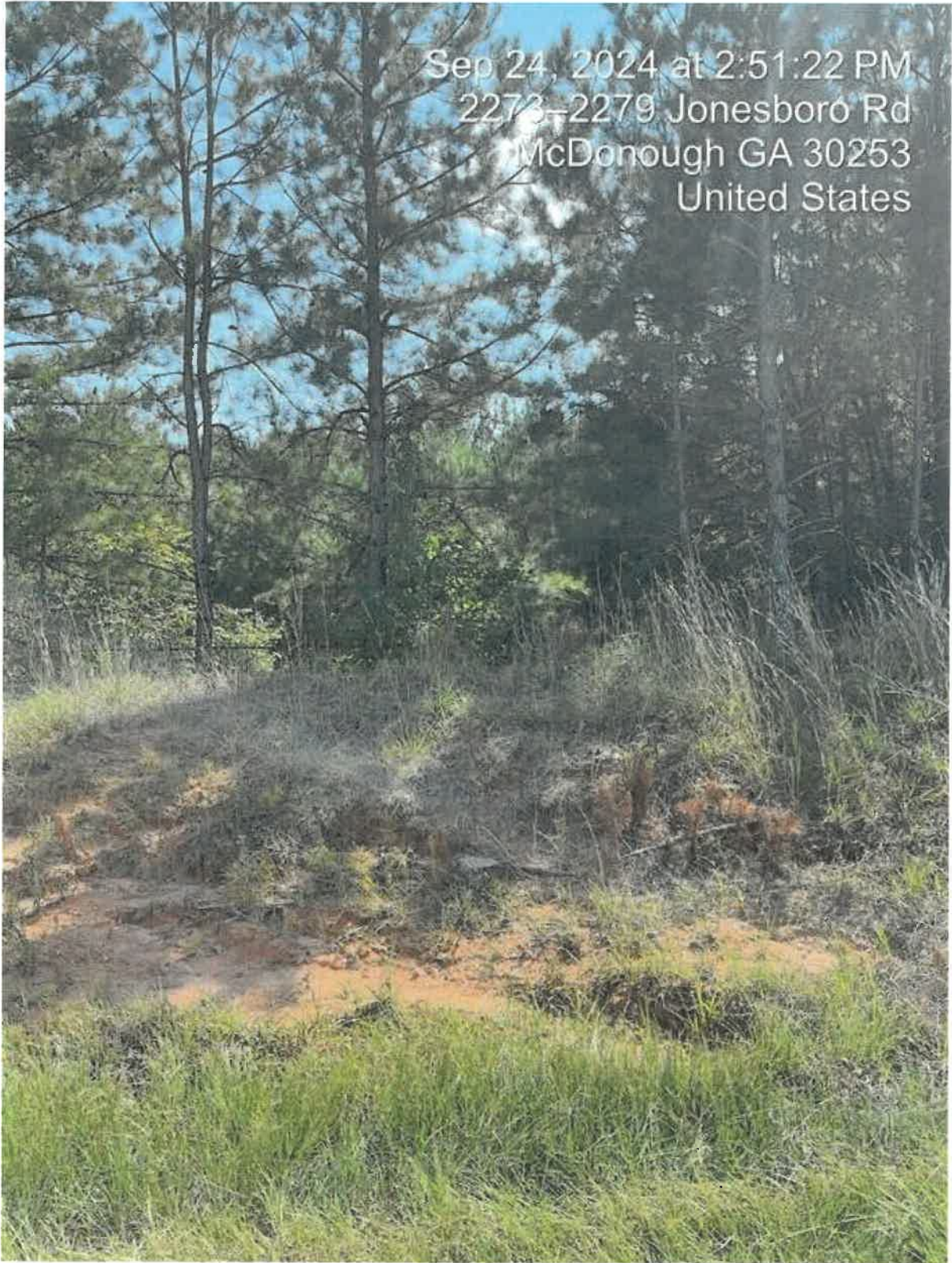


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2273-2279 Jonesboro Rd  
McDonough GA 30253  
United States





Sep 24, 2024 at 2:51:22 PM  
2273-2279 Jonesboro Rd  
McDonough GA 30253  
United States





Sep 24, 2024 at 2:31:10 PM

2270 Jonesboro Rd  
McDonough GA 30253  
United States

# REZONING

## HENRY COUNTY PUBLIC HEARING

RE: C-1 & 01 TO R-5

DATE: OCT 10 2024

TIME: 6:30 PM

LOCATION: 140 Henry Parkway, McDonough, Ga. 30253

FOR MORE INFO: 770-288-7526 / [WWW.HCPZ.ORG](http://WWW.HCPZ.ORG)  
UNAUTHORIZED REMOVAL OF SIGN IS UNLAWFUL



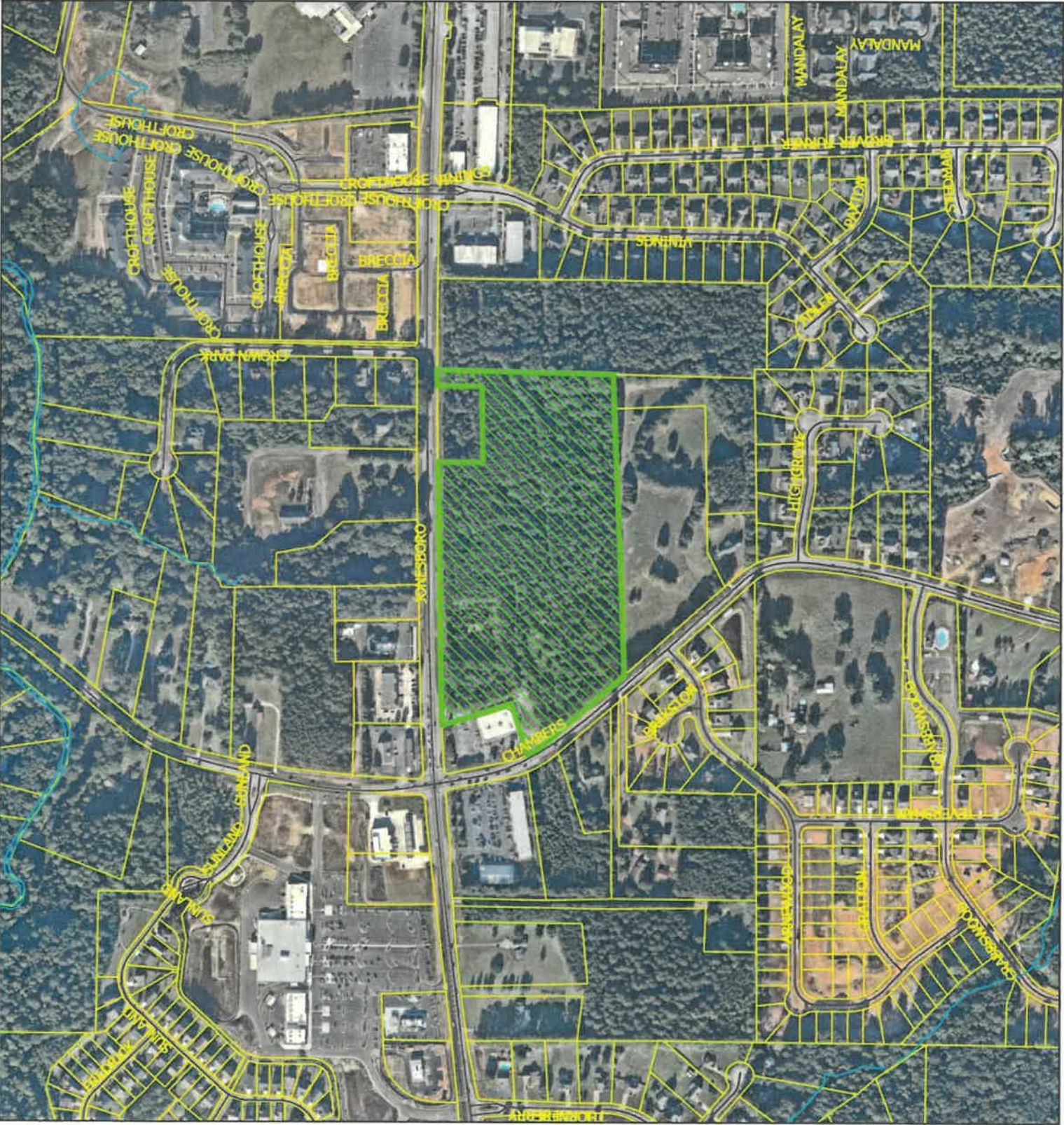
**Legend**

**REQUEST**

 RZ-24-21



This map is for graphical representation only. It is not a legal document.





Legend

REQUEST

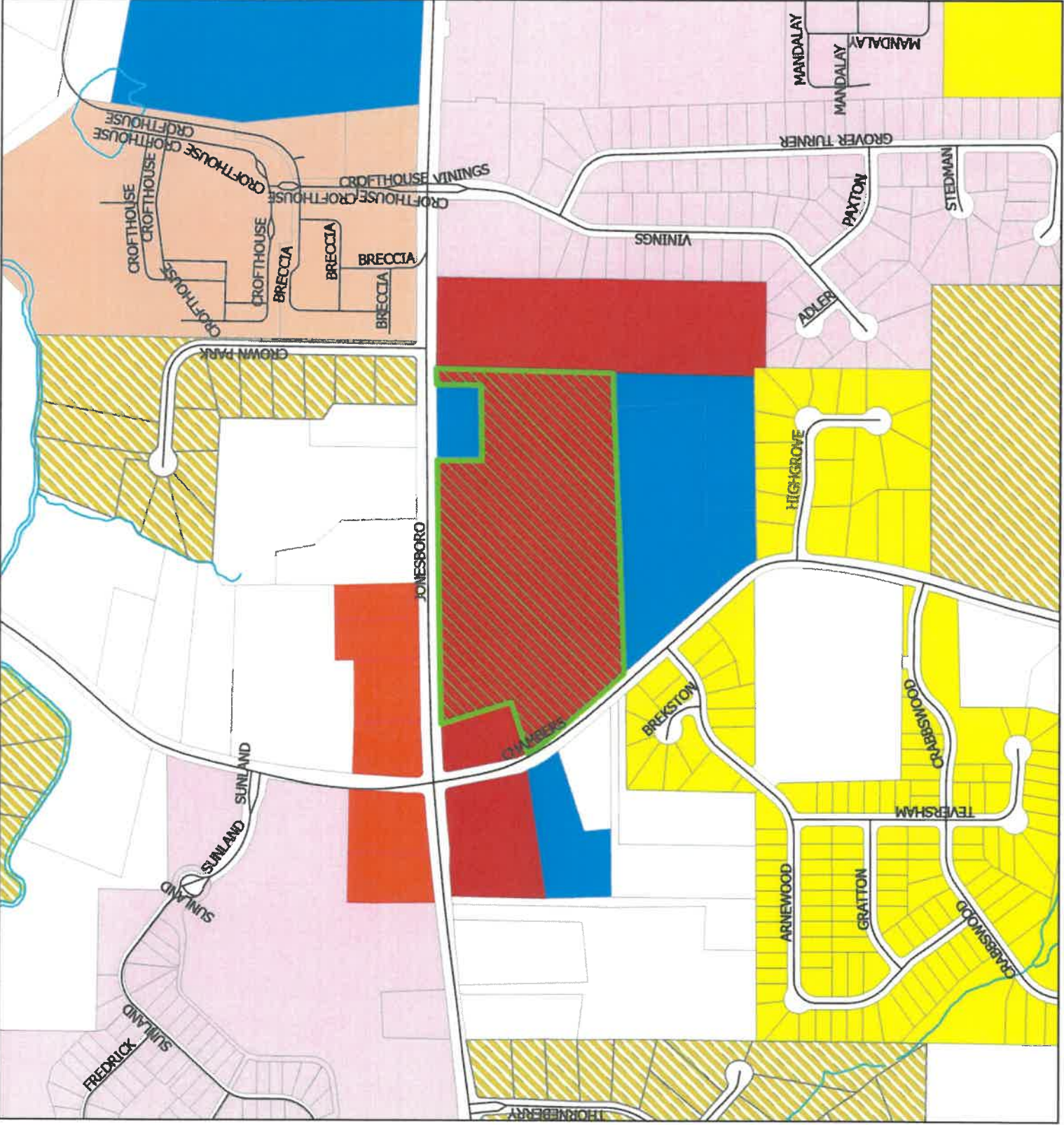
RZ-24-21

Current Zoning

- RA
- RS
- R-1
- R-2
- R-3
- R-4
- RD
- RM
- RMH
- OI
- C-1
- C-2
- C-3
- M-1
- M-2
- MU
- PD
- CITY



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REQUEST

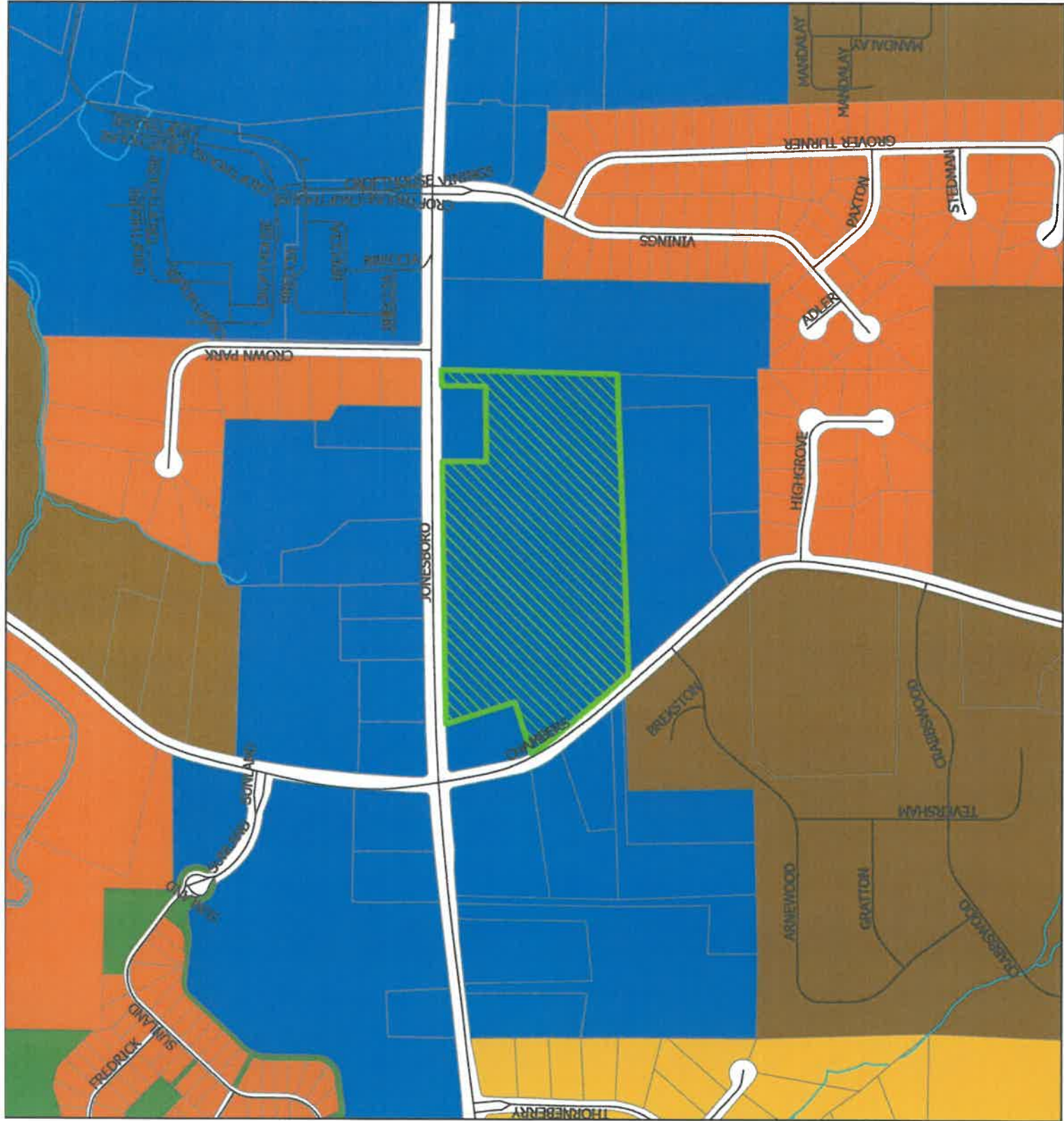
RZ-24-21

Future Land Use

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- UR
- UTI
- VC
- CITY



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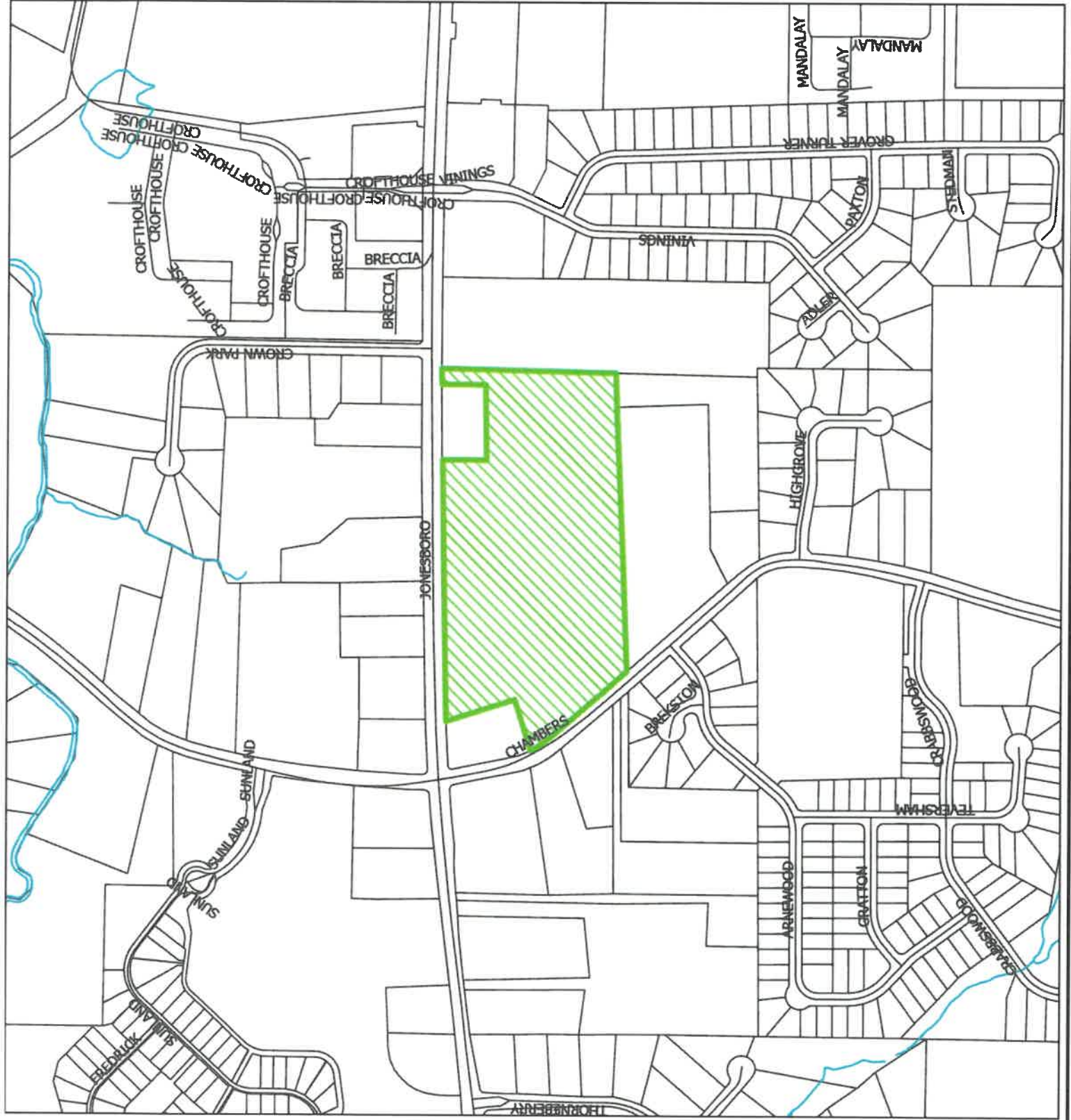
## Legend

## REQUEST

RZ-24-21



**This map is for graphical representation only. It is not a legal document.**



RESOLUTION NO. 04-236

**RESOLUTION APPROVING A REZONING REQUEST**

**WHEREAS**, WRL Associates III, Inc. (RZ-03-59) has applied for a rezoning from RA (Residential Agricultural) to C-2 (General Commercial) to permit the development of a commercial/retail center, for property located southeast corner of the Jonesboro Road / Chambers Road intersection in Land Lot 109 of the 6<sup>th</sup> District ("Parcel ID Number 054-01-034-001 and 054-01-035-000 (portions thereof)"); and

**WHEREAS**, all County and State requirements for legal advertisement and a public hearing have been met; and

**WHEREAS**, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record; and

**WHEREAS**, the Henry County Municipal Planning Commission reviewed and recommended denial of the request on March 11, 2004; and

**NOW, THEREFORE, BE IT RESOLVED THAT** the Henry County Board of Commissioners approves the rezoning request with the following conditions:


1. The parking spaces shall be increased from eight and one-half feet (8½') width required under the Henry County Zoning Ordinance to a minimum of nine feet (9') in width.
2. There shall be a sixty foot (60') wide easement where depicted on the conceptual site plan, to serve as access to Jonesboro Road for the property adjacent to and to the south of the subject property consisting of approximately 10.7 acres. Should said property adjacent and to the south of the subject property not be rezoned for commercial or office/institutional uses, this condition would be null and void.
3. All exterior lighting shall be of moderate brightness and downcast.
4. The primary structure shall be constructed of brick with designated block, glass, stone or stucco and/or other accents. Vinyl may be used in the "soffits", the eaves, the fascia board and underneath the eaves. Any buildings constructed on the out-parcels should be constructed of materials that are consistent with the primary structure. The Planning and Zoning Department will have review and final approval.
5. All signage, not attached to a building, shall be monument based and shall be consistent in character and design details that reflect the architectural design of the project, as approved by the Planning and Zoning Department.

6. Dumpsters shall be gated and enclosed with a three-sided masonry wall being consistent with the façade of the building to which the dumpster serves.
7. A forty foot (40') planted buffer is required along the property's boundaries where it is adjacent to incompatible zoning. In such case, the buffer shall contain the following number of plant materials for each fifty (50) linear feet, or portion thereof, as determined by staff:
  - i. One (1) Canopy Tree
  - ii. One (1) Evergreen Tree
  - iii. One (1) Understory Tree
  - iv. Five (5) Shrubs
8. The Department of Development Review staff shall approve the design of all proposed landscaping plans prior to the issuance of a building permit.
9. Sidewalks shall be constructed along the right-of-way of Jonesboro and Chambers Road where designated by the State Department of Transportation or the Henry County Department of Transportation where the subject property abuts those public right-of-way, and shall be no less than five feet (5') in width.
10. The out-parcel on the northeast portion of the property, fronting on Jonesboro Road and the Crown Park Subdivision, shall be rezoned OI with architectural and landscaping conditions noted on the commercial tract and approved by the Planning and Zoning staff.
11. No certificates of occupancy shall be issued for the property until either traffic lights at the intersections of Chambers and Jonesboro Roads are installed and functional or a period of eighteen (18) months from the date of rezoning elapses, whichever occurs first.
12. A letter of credit shall be provided by the property owner for an amount not to exceed Fifty-One Thousand Seven Hundred and Fifty Dollars (\$51,750.00) to be applied against traffic lights at the intersection of Chambers and Jonesboro Roads. The road improvements referenced herein shall be those depicted in the Jonesboro Road and Chambers Road Intersection Improvement Construction plans prepared by Street Smarts for Henry County SPLOST Management Department for Job Number 359-510 and dated 3-12-04.
13. The subsequent land owner shall donate to the right-of-way depicted at the southeast corner of Chambers and Jonesboro Roads.
14. The subsequent land owner shall convey to the County a temporary construction easement.
15. The subsequent land owner shall convey to the County twenty feet (20') along Jonesboro Road, where it abuts the right-of-way for future widening of Jonesboro Road, thereby not requiring the County to undertake condemnation actions in the future.




BE IT SO RESOLVED, THIS 18<sup>th</sup> DAY OF MAY 2004.

BOARD OF COMMISSIONERS  
OF HENRY COUNTY, GEORGIA

  
Leland Maddox, Chairman

ATTEST:

  
Susan Craig, County Clerk





*Henry County*  
*Department of Planning & Zoning*  
*Ray Gibson, AICP, Director*

November 20, 2006

Mr. Hugh Riley  
Project Engineer  
Foresite Group  
3040 Holcomb Bridge Road  
Norcross, GA 30071

**RE: Administrative Variance to Reduce the Required Width of the Landscape Strip and an Interpretation of Condition Number 4 – Parcel ID Numbers 054-01-034-001 and 054-01-035-000, Land Lot 109 of the 6<sup>th</sup> District (0.61 Acres and Zoned C-2 (General Commercial))**

---

Dear Mr. Riley,

I have reviewed your request for an administrative variance to reduce the required width of the landscape strip from ten feet (10') to five feet (5') along the eastern property line as illustrated on the site plan, dated November 8, 2006. You've also requested an interpretation of condition number 4, as a result of your structure being constructed prior to the primary structure.

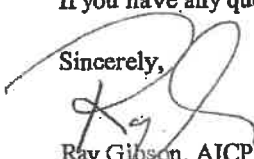
This letter serves as notification to you and all pertinent parties involved that the Planning and Zoning Department authorizes an administrative variance for a reduction in the width of the landscape strip from ten feet (10') to five feet (5') as illustrated on the site plan, dated November 8, 2006, given that the subject property is an outparcel within a larger C-2 (General Commercial) retail and service development. Adequate landscaping, as determined by the Development Plan Review Department, shall be provided within the landscape strips.

As outlined in condition number 4, the materials to be used for the building to be constructed on the subject property shall consist of brick with designated block, glass, stone or stucco and/or other accents, which are consistent with the material requirements for the primary structure. As long as the material requirements in condition number 4 are adhered to, the Planning & Zoning Department will not require you to make any changes to the exterior of the building on the subject property to match that of the primary structure.

Since the subject property has not yet been legally recorded in Henry County, this approval will be based solely on the site plan submitted as part of this request and attached herein. Any deviation from said site plan will require further review and approval by the Planning & Zoning Department.

If you have any questions or comments regarding this matter please contact the undersigned at your earliest convenience.

Sincerely,

  
Ray Gibson, AICP  
Director



cc: Doug Gilbert, Director, Building Department  
Steve Schafer, Director, Development Plan Review  
Michael Harris, Director, Planning & Development Division

Attachments: November 8, 2006 Site Plan  
Resolution No. 04-236

2.59A  
#2332

12  
#2290

12  
#2260  
#2272

14.1  
#2244-  
#2254  
#2232-  
#2242

4.2  
#2226

#2307A  
(For Wall  
signs, etc)  
36  
3.45AC  
Bldg. B  
#2307-#2325  
Bldg. A  
#2327-#2351



#2305  
1.75AC  
34.1  
CVS



#2295 #2275



34.1  
21.62AC

36.5  
2.78AC

36.052  
#1625

#1615

#1605



## Exhibit \_\_\_\_

### RZ-24-21

#### (Public Hearing)

Pulte Homes Company, LLC of Alpharetta, GA requests a rezoning from C-1 (Neighborhood Commercial) and OI (Office Institutional) to R-5 (Single-Family Residence) for property located at the southeast corner of the intersection of Jonesboro Road and Chambers Road in Land Lot 109 of the 6th District. The property consists of 21.50 +/- acres and the request is for a townhome development. **District 5**

#### Planning and Zoning

**Kamau As-Salaam, Assistant Director**



**Legend**

**REQUEST**

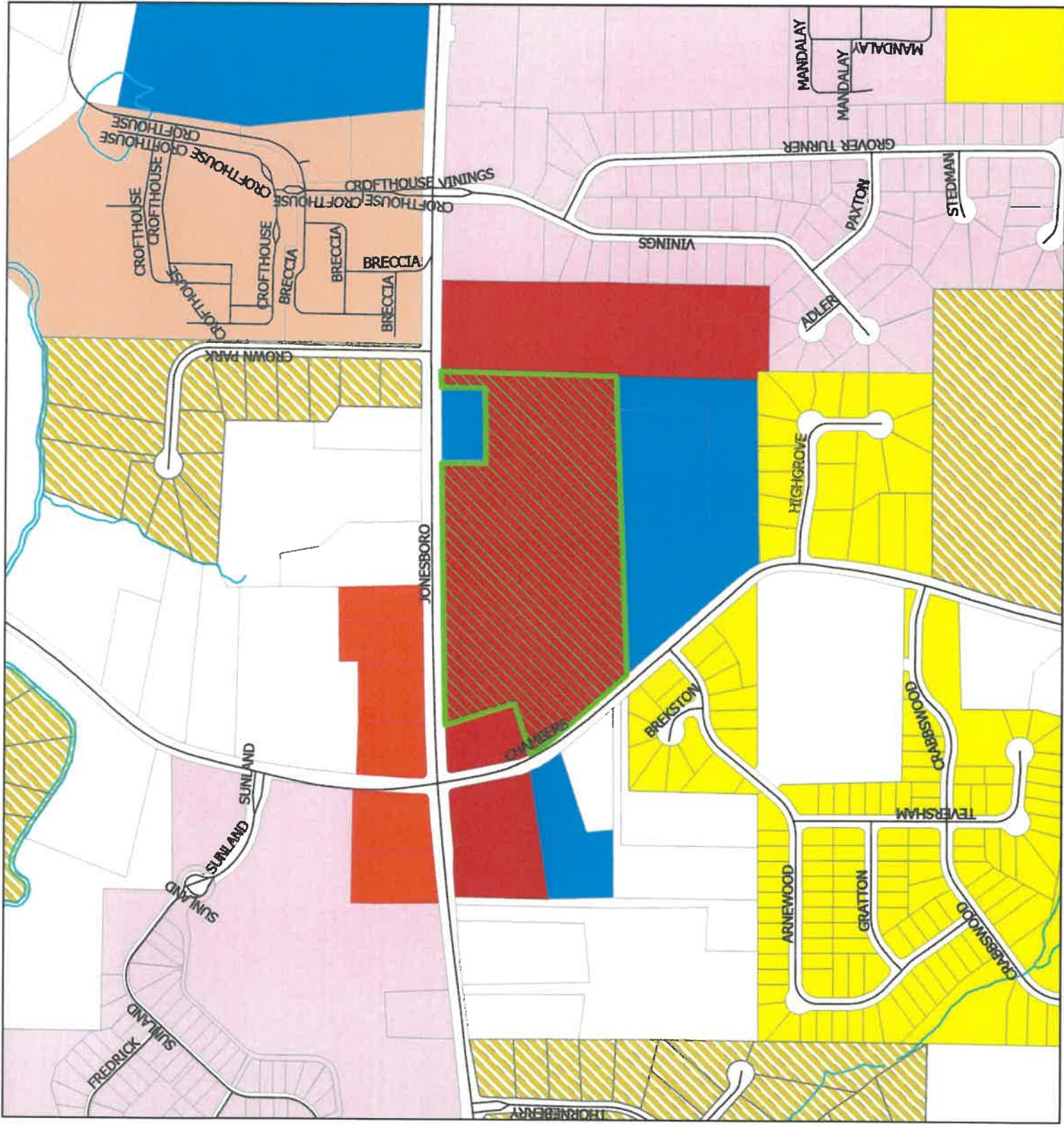
 RZ-24-21

**Current Zoning**

-  RA
-  RS
-  R-1
-  R-2
-  R-3
-  R-4
-  RD
-  RM
-  RMH
-  OI
-  C-1
-  C-2
-  C-3
-  M-1
-  M-2
-  MU
-  PD
-  CITY



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Legend

REQUEST

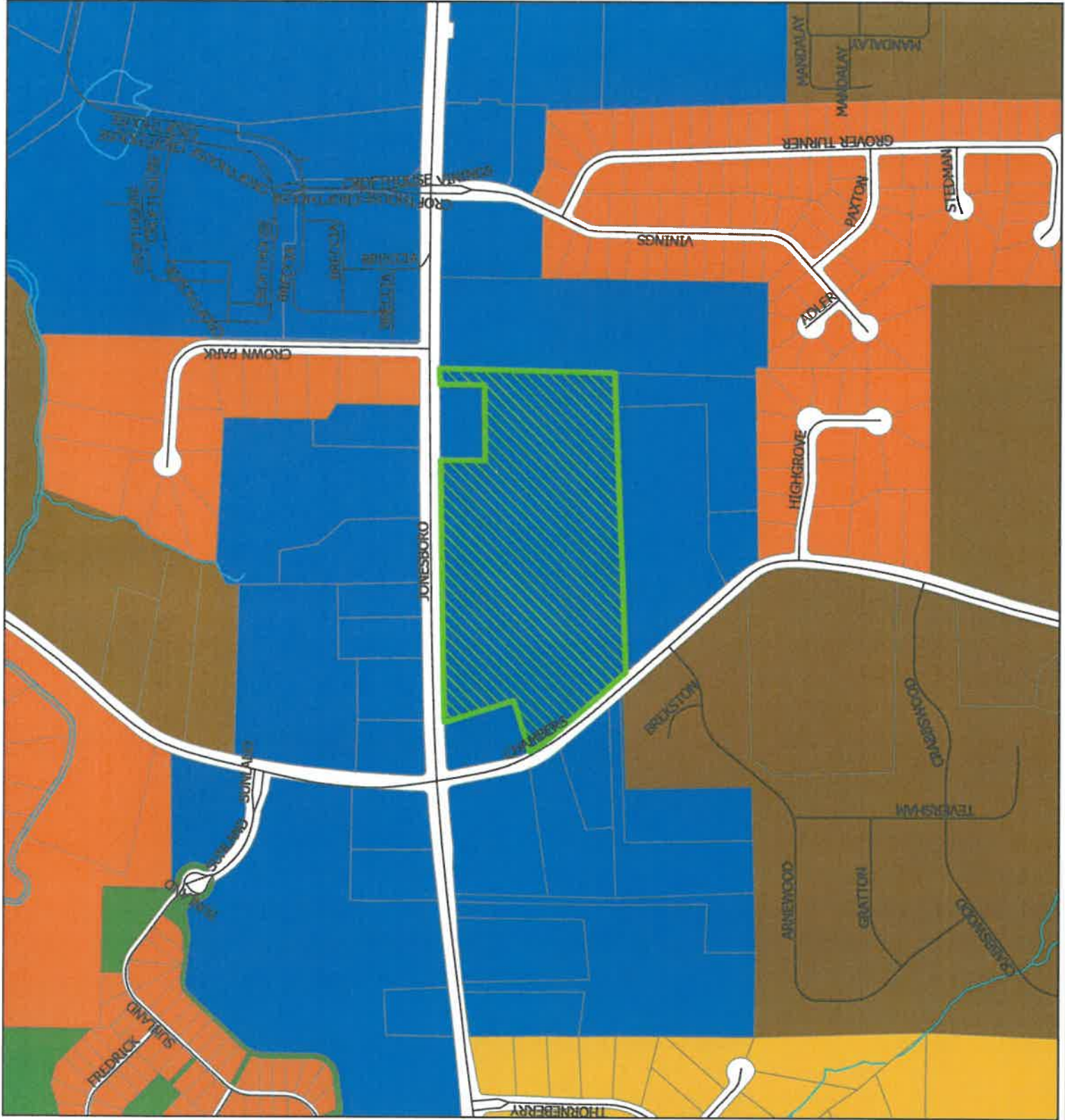
RZ-24-21

Future Land Use

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PT
- RR
- UR
- UTI
- VC
- CITY



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CROWN PARK DR

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# Department Comments



## Water and Wastewater Treatment

- A letter from the Henry County Water Authority (HCWA) dated June 21, 2024, indicates that public water, sewage treatment service, and sewer line capacity are available at the subject property, but may require upgrades.

## Streets and Sidewalks

- The County will require a traffic impact study (TIS) and owner/developer is to be responsible for necessary improvements identified in the TIS and as required by GDOT and/or HCDOT.
- The owner/developer is to preserve at least 35 feet of right-of-way per the latest Jonesboro Road widening project.
- According to the Henry County Transportation Planning Department the county plans to widen Jonesboro Road from two to four lanes between Mill Road and North Mount Carmel Road per the TSPLOST referendum approved on 11/2/2021. In addition, the Henry County Comprehensive Transportation Plan recommends arterial upgrades to Chambers Road in between Jodeco Road and State Route 81. If the recommended upgrades are made the roads can handle the additional traffic that would be generated by the proposed development.



# Department Comments



## Schools

- Served by Dutchtown Elementary School, Dutchtown Middle School, and Dutchtown High School. No modular classrooms at either location currently.
- Generate an estimated additional 91 students for the school. Based on the calculations used by the Board of Education, the additional students would result in a need for four (4) additional classrooms collectively.

## Public Safety

- According to the Henry County Police Department, (1.02) additional officer would be required for the 510 residents estimated new residents this development would produce, based on the 174 dwelling units being proposed.
- The proposed development would be served by the Henry County Fire Station #15, 325 N Mt. Carmel Rd., which is located approximately 1.8 miles from the subject property.

# Evaluation



- The applicant is requesting a rezoning from C-2 (General Commercial) and OI (Office Institutional) to R5 (Single-Family Residence) for a 21.50 +/- acre fee simple townhome development.
- A review of zoning records indicates that the property was rezoned (RZ-03-59) from RA to C2 with a portion of OI on May 18, 2004 with 15 conditions. The property was also granted an administrative waiver on November 20, 2006 to reduce the required width of the landscape strip and an interpretation of condition number 4 of the (RZ-03-69) rezoning. A rezoning request (RZ-21-36) from C2 & OI to MU for a mixed use multifamily, commercial, and townhomes development was tabled by the BOC on March 21, 2023, and has since been withdrawn by staff.
- The applicant is proposing a fee simple townhome development consistent of 174 total units (63 rear entry and 111 front entry). All townhome units are 24 feet wide as proposed. The future land use designation of the subject property is High Density Mixed Use which allows densities of 8-20 dwelling units per acre net. The proposed development has a gross density of 8.1 du/ac and a net density of 10.21 du/ac.
- The property is within the highway corridor overlay district and will be required to comply with ULDC Chapter 4, Section 4.05.00 Highway corridor overlay district.
- The property is required to comply with ULDC Chapter 4, Section. 4.05.05 Design Standards for multifamily developments.

# Recommendation



On October 10, 2024, the Zoning Advisory Board recommended denial of the applicant's request to rezone the subject property from C-2 (General Commercial) and OI (Office-Institutional) to R-5 (Single-Family Residence) with staff conditions. Staff recommends **Approval** of the request with the following conditions:

## Generally:

1. The development standards of the ULDC shall govern except as conditioned otherwise.
2. The development shall be constructed within substantial compliance with the conceptual site plan presented at the Board of Commissioners meeting.

## Infrastructure:

3. All entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit. All entrances shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
4. A traffic impact study shall be required. All indicated improvements shall be required of the owner/ developer by HCDOT before the development permit is issued.
5. No building permits shall be issued to the property owner or developer prior to January 1, 2027, unless the construction of the Jonesboro Road SPLOST widening project has been substantially completed, as determined by the County, prior to that date.
6. The developer/owner shall dedicate up to 35' (thirty-five feet) of right of way along Jonesboro Road as determined necessary by SPLOST for the widening of Jonesboro Road, before the issuance of any land disturbance permits.
7. The existing detention pond shall be heavily landscaped as to not be visible on all sides meeting the approval of Henry County Stormwater and Planning and Zoning. The current vegetation along Jonesboro Road fronting the existing detention pond shall be undisturbed.



# Recommendation



## Residential Standards:

8. Planning and Zoning Staff shall provide final approval for all elevations before final plat submittal. Approved elevations shall be within substantial compliance with the elevations presented at the Board of Commissioners meeting.
9. The number of total dwelling units shall not exceed 174 fee simple townhome units. Compliance with zoning conditions and development standards may further limit the number of dwelling units.
10. All disturbed areas shall be sodded, except where landscaping is present or installed.

## Amenities:

11. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of *Chapter 5, Section 5.01.04* of the ULDC.
12. The development shall include an amenity package meeting the approval of Henry County Planning and Zoning which shall include at a minimum:
  - Open greenspace / lawn, Pocket parks and dog parks with benches.
  - Minimum 1,000 square foot cabana with electric/natural gas fire pits and grilling area.
13. The amenities shall be provided and built by 50% of the units having Certificate of Occupancy issued.

# Recommendation



## Homeowner's Association:

14. The subdivision shall be developed as an owner-occupied community. Covenants shall be recorded which mandate no more than ten (10%) percent of the homes may be rented or lease-purchased at any one time. A copy of the recorded covenants shall be provided to the Building and Plan Review Department before final plat is approved.
15. An HOA shall be required. Covenants shall be recorded which mandate that control of the HOA shall be transferred to the homeowner immediately upon the initial sale of seventy percent (70%) of the completed homes.

# Questions?







# Chambers Townhomes

Product Book





## Ashley & Wando

The Ashley and Wando Townhomes feature open layouts, spacious owner's suites, flexible loft spaces, and much more.  
3 Beds / 2.5-3.5 Baths / 2 Car Garage / 1,987 SQFT & 1,893 SQFT





## Cooper

The Cooper features an open design with space to entertain. There is a multi-use loft space on the second floor and as well as a large owner's suite. 3 Beds / 2.5 Baths / 2 Car Garage / 2,035 SQFT



Kitchen





cont'd

# Gathering Room





cont'd



# Dining



## 2nd Floor Loft





Owner's Suite

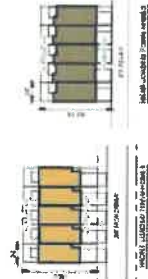


# Owner's Bath



# Chambers-Jonesboro Townhomes

Henry County, GA





## ABOUT US

PulteGroup, Inc. is an American residential home-construction company based in Atlanta, Georgia, United States. As of 2023, the company is the third-largest home-construction company in the United States based on the number of homes closed. In total, the company has built over 775,000 homes.



In gratitude for their patriotism and sacrifice, PulteGroup's Built to Honor® program has given more than 60 military families a new, mortgage-free home.



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Garen Smith

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Garen.Smith@PulteGroup.com

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# Henry County

## EXECUTIVE SUMMARY

### BOARD OF COMMISSIONERS MEETING

**Meeting Date:**

April 15, 2025

**Department Requesting Agenda Item:**

Planning & Zoning

**Action Type:**☒

Action requested by BOC

☐

For informational purposes only

**Attachments/Exhibits for Agenda Item:**

1. Executive Summary
2. Resolution
3. Legal Ad
4. Sign Photo
5. Updated Site Plan
6. Updated Elevations
7. Staff Report

**Presenter:**

Kamau As-Salaam, Deputy Director

**Agenda Item:**

Pulte Homes Company, LLC of Alpharetta, GA requests a rezoning from C-2 (General Commercial) and OI (Office Institutional) to R-5 (Single-Family Residence) for property located at the southeast corner of the intersection of Jonesboro Road and Chambers Road in Land Lot 109 of the 6th District. The property consists of 21.50 +/- acres and the request is for a townhome development. **District 5**

**Applicant:** Pulte Home Company, LLC.

**Case Number:** RZ-24-21

**Agent:** John Palmer, Falcon Design Consultants

**Commission District:** 5

**Background/Summary:**

The applicant is requesting to rezone 21.5 +/- acres from C-2 (General Commercial) and OI (Office-Institutional) to MU (Mixed-Use) for a fee simple townhome development.

**Financial Implications/Considerations: N/A**

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N



**Additional Comments / Recommendation:**

On October 10, 2024, the Zoning Advisory Board recommended denial of the applicant's request to rezone the subject property from C-2 (General Commercial) and OI (Office-Institutional) to R-5 (Single-Family Residence) with staff conditions.

Staff is recommending approval of the applicants request with the following updated conditions:

**Generally:**

1. The development standards of the ULDC shall govern except as conditioned otherwise.
2. The development shall be constructed within substantial compliance with the conceptual site plan presented at the Board of Commissioners meeting.

**Infrastructure:**

3. All entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit. All entrances shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
4. A traffic impact study shall be required. All indicated improvements shall be required of the owner/ developer by HCDOT before the development permit is issued.
5. No building permits shall be issued to the property owner or developer prior to January 1, 2027, unless the construction of the Jonesboro Road SPLOST widening project has been substantially completed, as determined by the County, prior to that date.
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7. The existing detention pond shall be heavily landscaped as to not be visible on all sides meeting the approval of Henry County Stormwater and Planning and Zoning. The current vegetation along Jonesboro Road fronting the existing detention pond shall be undisturbed.

**Residential Standards:**

8. Planning and Zoning Staff shall provide final approval for all elevations before final plat submittal. Approved elevations shall be within substantial compliance with the elevations presented at the Board of Commissioners meeting.
9. The number of total dwelling units shall not exceed 174 fee simple townhome units. Compliance with zoning conditions and development standards may further limit the number of dwelling units.
10. All disturbed areas shall be sodded, except where landscaping is present or installed.

**Amenities:**

11. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of *Chapter 5, Section 5.01.04* of the ULDC.
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13. The amenities shall be provided and built by 50% of the units having Certificate of Occupancy issued.

**Homeowner's Association:**

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