

HENRY COUNTY PLANNING COMMISSION
MINUTES OF MEETING

July 9, 2025

The regular meeting of the Henry County Planning Commission was held on Wednesday, July 9, 2025, in the Second Floor Conference Room of the Henry County Administration Building. The meeting was called to order by Mr. Paul Setliff with Richard Reynolds, Stuart Bowman, Glenwood Vaughn, and Dee West present with Jeff Prillaman absent. Recording Secretary, Wanda Setliff, Planner/Community Development Specialist, Micah Montgomery and Director of Planning, Zoning, and Inspection Lee Clark were also in attendance.

The minutes of the May 14, 2025 meeting were reviewed by Paul Setliff. Motion to approve the minutes was made by Dee West, seconded by Richard Reynolds, and followed by a unanimous vote with one absent.

R-25-10 Mark Brogan; Smith River Rentals, LLC

The property is located at 3775 Fairystone Park Highway, in the Reed Creek District. The property is shown on Tax Map 15.7/59. The applicant is requesting the rezoning of approximately 0.22-acre from Commercial District B-1 to Neighborhood Commercial District B-2. The upstairs of this building already contains two grandfathered apartments. The applicant wishes to rezone the property, which will enable him to apply for the conversion of the downstairs into an AirBNB apartment.

The public hearing opened at 6:06.

Mark Brogan addressed the group, expressing his desire to rezone the property. He mentioned that he plans to convert the downstairs area into a short-term rental, which would be his fourth such property in Henry County. He recently completed a renovation on a property on Riverside Drive, which went live on AirBNB just 10 days ago, and it has been rented 7 out of 10 nights. He emphasized that this area needs more accommodations like these and noted that he is not just applying a fresh coat of paint; he is completely remodeling these units.

Paul Setliff asked if anyone wished to speak in favor or opposition of the rezoning, and no one came forward.

The public hearing closed at 6:09.

Stuart Bowman made a motion to request the Board of Supervisors approve the zoning change, and Richard Reynolds seconded the motion. It was followed by unanimous approval with one absent.

The meeting adjourned at 6:11.



Lee Clark