

HENRY COUNTY PLANNING COMMISSION

MINUTES OF MEETING

October 15, 2025

The regular meeting of the Henry County Planning Commission was held on Wednesday, October 15, 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, Dee West, and Jeff Prillaman present, with Glenwood Vaughn 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 August 13, 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-25-14 Robert Amos

The property is located at 16783 and 16805 A.L. Philpott Highway, in the Horsepasture District. The property is shown on Tax Map 50.8/176. The applicant is requesting the rezoning of approximately 1-acre from Commercial District B-1 and Agricultural A-1 to Suburban Residential District S-R. The applicant wishes to subdivide the property and create two, single family residences.

The public hearing opened at 6:03.

Paul Setliff asked if anyone wished to speak on behalf of this application.

Robert Amos came forward to explain that he has invested significant effort into improving the house, but has been unsuccessful in selling it. He would like to rezone the property to Suburban Residential and subdivide it to create two single-family residences, which he plans to rent or sell.

Paul Setliff asked if anyone wished to speak in favor or opposition to this application, with no one coming forward.

The public hearing closed at 6:04.

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

R-25-15 Robert Amos

The property is located at 17529 A.L. Philpott Highway, in the Horsepasture District. The property is shown on Tax Map 50.7/70A. The applicant is requesting the rezoning of approximately 2-acres from Commercial District B-1 to Suburban Residential District S-R. The applicant wishes to rezone the property and apply for the required Special Use Permit, to convert the lower level of the building into a residence, therefore making it a duplex apartment building.

The public hearing opened at 6:07.

Paul Setliff asked if anyone wished to speak on behalf of this application.

Robert Amos expressed his intention to rezone the property to Suburban Residential to convert the lower level of the building into a residence, creating a duplex apartment.

Paul Setliff asked if anyone wished to speak in favor or opposition to this application, with no one coming forward.

The public hearing closed at 6:08.

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

R-25-16 Percy H. Gibson, Jr.

The property is located at 60 Broken Oak Drive, in the Iriswood District. The property is shown on Tax Map 45.7(11)/6,6A,7. The applicant is requesting the rezoning of 3 lots from Suburban Residential District S-R to Rural Residential District R-R. The applicant wishes to replace a manufactured home on the property that was destroyed by fire in 2020.

The public hearing opened at 6:11.

Percy Gibson Jr. came forward to express his desire to rezone the property to Rural Residential to place a manufactured home on the land.

Paul Setliff asked, "Was that your mobile home that burned down?" Mr. Gibson replied, "Yes." Mr. Setliff inquired, "Would this be your primary residence?" Percy Gibson Jr. confirmed, "Yes."

Lee Clark then asked, "Was this your primary residence before?" Mr. Gibson answered, "It was, but I got married and started renting it out, and it burned down during the rental period."

Paul Setliff asked if anyone wished to speak in favor or opposition to this application, with no one coming forward.

The public hearing closed at 6:12.

Jeff Prillaman made a motion to request the Board of Supervisors approve the zoning change, and Dee West seconded the motion. It was followed by a unanimous approval with one absent.

The meeting adjourned at 6:14.



Lee Clark