

## Henry County Planning and Zoning Crash Course

This document is designed to detail (step by step) the zoning research process done within the Henry County Planning and Zoning Department.

\*Disclaimer: Information researched on the qpublic Zoning and Parcel Map may not be 100% accurate. For clarification please contact Planning & Zoning at (770) 288-7526.

### Zoning Districts:

Residential- RA, R-1, R-2, R-4, R-5, RS, RD, RM, RMH

Non-Residential – MU, OI, C-1, C-2, C-3, IAC, M-1, M-2

The following link will direct you to the development standards for each zoning district (lot sizes, setbacks, water system, etc.). *Chapter 2, Section 2.01.00*

[https://library.municode.com/ga/henry\\_county/codes/code\\_of\\_ordinances?nodeId=PTIIICOR\\_APXAU\\_NLADECO\\_CH2ZODI](https://library.municode.com/ga/henry_county/codes/code_of_ordinances?nodeId=PTIIICOR_APXAU_NLADECO_CH2ZODI)

The following link will direct you to Henry County's Zoning District Permitted Use Chart. *Chapter 2, Section 2.03.00*

[https://library.municode.com/ga/henry\\_county/codes/code\\_of\\_ordinances?nodeId=PTIIICOR\\_APXAU\\_NLADECO\\_CH2ZODI\\_S2.03.00USALBAZODI](https://library.municode.com/ga/henry_county/codes/code_of_ordinances?nodeId=PTIIICOR_APXAU_NLADECO_CH2ZODI_S2.03.00USALBAZODI)

### Identifying the Zoning of a specific property.

**Step 1:** Visit the Henry County qPublic Zoning Map.

<https://qpublic.schneidercorp.com/Application.aspx?App=HenryCountyGA&PageType=Search>

**Step 2:** Search by the Parcel Number, or Address for the subject property.

The screenshot displays the qPublic.net search interface for Henry County, GA. The main search area includes four search methods: 'Search by Owner Name' with an 'Exact name match?' checkbox and an input field; 'Search by Parcel Number' with an input field containing '031-01001000'; 'Search by Location Address' with an 'Exact address match?' checkbox, an input field, and instructions '(Enter address or range of address (ex: 1200-1299 Main))'; and 'Search by Subdivision' with a dropdown menu. A right sidebar provides 'Information' about Henry County, GA, including contact details for the Chief Appraiser, John Galt, and an 'Announcements' section with a link to a guide on how to use the qPublic.net site.

**Step 3:** After searching for the property, the next page will display the property report. This page includes the Parcel Id, Location Address, Land lot/District, Subdivision, Land/Building Value, History of sale information, and other information.

**Summary**

Parcel ID: 031-01001000  
 Location Address: 115 RED OAK RD  
 Millage Group: 0001 (County/Unincorp)  
 Property Usage: CHURCHES (7000)  
 Total Acres: 10.55  
 Landlot / District: 28 / 12  
 Subdivision:  
 Lot/Block:  
 Plat Book:  
 Plat Page:

**Exemptions: E2**

**Owners**

GLOBAL IMPACT CHRISTIAN MINISTRIES INC  
 115 RED OAK RD  
 STOOBRIDGE, GA 30281

**Valuation**

	2020	2019	2018	2017
• Building Value	\$361,100	\$364,400	\$371,000	\$374,900
• OB/Misc	\$24,400	\$25,100	\$25,900	\$21,700
• Land Value	\$126,600	\$126,600	\$126,600	\$126,600
• Total Assessment	\$516,100	\$520,100	\$524,100	\$523,200

**Exemptions: E2**

**Land Information**

Land Use	Number of Units	Unit Type
COMMERCIAL (001000)	10.55	ACRES

**Buildings**

Building #: 1  
 Construction Type: CHURCH  
 Actual Year Built: 1998  
 Effective Area: 8,300  
 Heated Area: 8,300  
 Bedrooms: 0  
 Baths: 2  
 Wall Height: 12

**Miscellaneous Data**

Description	Length	Width	Units	Year Built
PINNYT-ASP	0	0	21,110	1998
B-41	24	24	288	2000

**Sales Information**

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
10/20/2012	12771-124	\$55,900	WARRANTY DEED		FELLOWSHIP COMMUNITY CHURCH	GLOBAL IMPACT CHRISTIAN MINISTRIES INC
4/24/1997	2545-156	\$69,000	WARRANTY DEED		UPSHAW C CALVIN & ETAL	FELLOWSHIP COMMUNITY CHURCH
12/11/1971	134-25	\$60,000	WARRANTY DEED		CLARK MILTON A	UPSHAW C C ETAL

**Map**

**Generate Owner List by Radius**

The Property Address option is unavailable for Henry County

Distance: 100 Feet

Use Address From:  Owner  Property

Select report file format: Address labels (5160)

Show All Owners  Show Parcel ID on Label

Skip Labels: 0

**Sketches**

**Step 4:** To view the Property on the Zoning Map, select “Map” on the blue tool bar towards the top of the page.

**Step 5:** After opening the map a series of layers will display on the left side of the page/map.

For the Zoning Districts click the “+Zoning” box and check the “Zoning” box. This will display the zoning for each parcel on the map. You may have to scroll out a bit to see the exact zoning, but each zoning district has its own color and will display an abbreviation (ex. RA “Residential Agriculture Zoning District”). Any parcel highlighted light green is within a city’s jurisdiction and is not managed or recorded by Henry County.

A PD (Planned Development) is a zoning district used for large development rezonings. This can be residential, non-residential, or a combination of both.

At the top of the layer list select “Legend” for guidance on different symbols and colors. Other useful layers include: Roads, Flood Map, Streams and Rivers, Wetlands, various voting, and school districts.

qPublic.net Henry County, GA

Layers Legend

Layer List Legend

Quick Links:  
 Property Search  
 View Map

Layers:  
 Parcels  
 Parcel Numbers  
 Address Numbers  
 Yearly Sales  
 Roads  
 USA Major Highways  
 Cities  
 Buildings  
 Police Districts  
 Fire Districts  
 Soil Types  
 Land Lots  
 Flood Map  
 Zoning  
 Locust Grove Zoning  
 Zoning  
 Streams and Rivers  
 Streams and Rivers (Small)  
 Streams and Rivers (Large)  
 Lakes  
 Wetlands  
 Commission Districts  
 Congressional Districts  
 Senate Districts  
 House Districts  
 Voting Districts  
 Elementary Schools  
 Middle Schools  
 High Schools  
 County Outlines  
 2018 Aerial Imagery  
 2015 Aerial Imagery  
[Restore Layer Defaults](#)

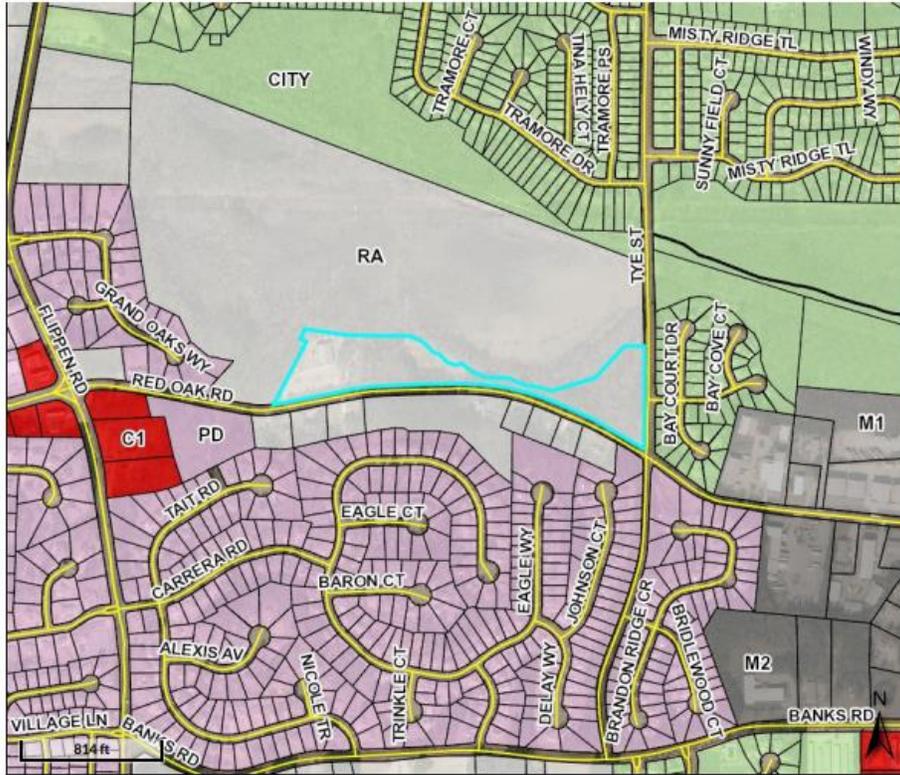
Parcel ID - 031-01001000  
 Alt Id - 0000025A8  
 Address - 125 RED OAK RD  
 Owner - GLOBAL IMPACT CHRISTIAN MINISTRIES INC  
 Acres - 10.55  
[Maping List](#)  
[View Report](#) Google Maps opens in a new tab

Parcel ID	031-01001000	Class	E	Owner Address	GLOBAL IMPACT CHRISTIAN MINISTRIES INC	Land Value:	\$126,600	Last 2 Sales	
Property Address	125 RED OAK RD	Acres	10.55		125 RED OAK RD	Building Value:	\$365,100	Date	10/25/2012
District	County/Unincorp				STOCKBRIDGE GA 30281	Misc Value:	\$24,400	Price	\$559,500
						Total Value:	\$516,100	Reason	n/a
								Qual	Q

**Step 6:** At the top of the actual map next to the zoom in and out tool is a toolbar for various task.

From this toolbar we can measure properties using the measuring tool and print a pdf of the map as shown.

The next page offers an example of a printed/pdf map report.



**Overview**



**Legend**

- Parcels
- Roads
- Zoning**
- RS
- RMH
- RM
- RD
- RA
- R-4
- R-3
- R-2
- R-1
- PD
- OI
- MU
- MR2
- MR1
- M-2
- M-1
- DTRC
- DTMU
- CITY
- C-3
- C-2
- C-1

<b>Parcel ID</b>	031-01001000	<b>Class</b>	E	<b>Owner</b>	GLOBAL IMPACT CHRISTIAN	<b>Land Value:</b>	\$126,600								
<b>Property Address</b>	125 RED OAK RD	<b>Acres</b>	10.55	<b>Address</b>	MINISTRIES INC 125 RED OAK RD	<b>Building Value:</b>	\$365,100	<b>Last 2 Sales</b>							
<b>District</b>	County/Unincorp				STOCKBRIDGE GA 30281	<b>Misc Value:</b>	\$24,400	<b>Date</b>	10/25/2012	<b>Price</b>	\$559,500	<b>Reason</b>	n/a	<b>Qual</b>	Q
						<b>Total Value:</b>	\$516,100		4/24/1997		\$69,000		n/a		Q