



HENRY COUNTY BOARD OF COMMISSIONERS

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Carlotta Harrell

DISTRICT I COMMISSIONER

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DISTRICT III COMMISSIONER

Greg Cannon

DISTRICT IV COMMISSIONER

Vivian Thomas

DISTRICT V COMMISSIONER

Bruce Holmes



COUNTY MANAGER

Cheri Hobson-Matthews

COUNTY CLERK

Stephanie Braun

COUNTY ATTORNEY

Nancy Rowan

BOC MEETING AGENDA

**Henry County Government Administration
140 Henry Parkway McDonough, GA 30253**

Website: co.henry.ga.us

Phone: 770-288-6000

Board of Commissioners

Carlotta Harrell, Chair
Johnny Wilson, District I
Dee Clemmons, District II
Greg Cannon, District III
Vivian Thomas, District IV
Bruce Holmes, District V



Henry County Government

140 Henry Parkway
McDonough, GA 30253
(770) 288-6000
www.henrycounty-ga.org

Henry County Board of Commissioners 6:30 PM, Wednesday, January 19, 2022

NOTICE: This is a public in-person meeting held at the Henry County Administration Building (Community Room), 140 Henry Parkway, McDonough, GA. HenryTV will also be streaming live online at <https://www.co.henry.ga.us/Government/Agenda-Minutes> on Charter/Spectrum Channel 180, and Facebook Live. See attachment in order "to participate" in Public Hearings and Public Comments

BOC Present: Chair Carlotta Harrell, Commissioner(s) Johnny Wilson, Dee Clemmons, Greg Cannon, Vivian Thomas, and Bruce Holmes

Staff Present: Cheri Hobson-Matthews, County Manager; Nancy Rowan, County Attorney; and Stephanie Braun, County Clerk

I. Instructions to Participate

A. Instructions to Participate

II. Invocation

III. Pledge of Allegiance

IV. Call to Order

Chair Harrell called the meeting to order and made some announcements:

1) The following Planning & Zoning item was advertised for this Board of Commissioners meeting, but has been **postponed** at the request of the district commissioner:

RZ-21-16 Halpern Enterprises, Inc. of Atlanta, GA requests a rezoning from C-2 (General Commercial) to Mixed Use (Mixed Use) for property located at 5855-5905 East Lake Parkway and 38 Oak Valley Road in Land Lot 6 of the 7th District. The property consists of 20.26 +/- acres, and the request is for a mixed commercial and townhome development. District 4

2) Added a resolution approving the 2022 qualifying fees for the upcoming election to the last item under Consent Agenda

3) Requested to continue discussion on a pay increase for all employees and for board members to review previous proposal and submit scenarios to staff by January 27th, 2022.

V. **Presentations**

- A. Route to a Smart County Initiative (*Presenter: Jason Dixon, Strategic Alliance Community Development*)
- B. Henry County Year in Review (*Presenter: Cheri Hobson-Matthews, County Manager*)

VI. **Consent Agenda**

Annexation(s)

A. **AX-22-01**

The City of Locust Grove has received a request for annexation of properties located on South Ola Road and Singley Drive - (Parcels 161-01023000; 161-01025000; 161-01021005; 161-01021051; 161-01021052). **District 1** (*Presenter: Stacey Jordan-Rudeseal, Assistant Director*)(*Exhibit 1*)

Department of Transportation

- A. A Resolution of the Henry County Board of Commissioners approving payment to E.R. Snell in the amount of \$59,692.00 for HA-5 Resurfacing of Kentwood Springs Drive **District 2** (*Presenter: David Simmons, CE III*)(*Exhibit 2*)
[Resolution #22-34](#)

Facilities Maintenance

- A. Resolution approving roof replacement at Heritage Senior Center **(District 3)** and Hidden Valley Senior Center **(District 5)** utilizing the OMNIA Partners Contract with Garland/DBS, Inc. in the amount of \$349,970.00 using Capital Improvement Plan fund (COPS) funds, as approved by the Board in the CIP (*Presenter: Hutch Purvis, Facilities Maintenance Director*)(*Exhibit 3*)
[Resolution #22-35](#)

Fire Department

- A. Resolution accepting a donation in the amount of \$500 from Tanger Outlet Center and approving of a Budget Amendment (*Presenter: Fire Chief Jonathan Burnette/HCFD*)(*Exhibit 4*)
[Resolution #22-36](#)
- B. A Resolution of the Board of Commissioners approving a Contract for Services with Access2Care LLC for the Nurse Navigation Solution and LYFT Rideshare Program with an estimated annual cost of ~~\$155,100~~ \$201,300 with a one-time implementation cost of \$25,000 with a yearly increase not exceeding 3%. (*Presenter: Fire Chief Jonathan Burnette and Tamika Kendrick, E911 Director*)(*Exhibit 5*)
[Resolution #22-37](#)

Police Department

- A. Resolution accepting a grant in the amount of \$25,200.00 for the Naloxone (Narcan) Program from the Criminal Justice Coordinating Council for the Henry County Police Department (*Presenter: Major R. McGlamery, HCPD*)(*Exhibit 6*)
[Resolution #22-38](#)
- B. Resolution awarding Bid #22-30 to Ed's Public Safety for the purchase of Weapons and Sight Systems for the Henry County Police Department, using the RedSpeed Funds account #21300070-531600, in the amount of \$249,274.00; and declaring 328 used pistols (*with 2 magazines per pistol*) as

surplus for trade-in purposes (*Presenter: Major R. McGlamery, HCPD*)(Exhibit 7)
[Resolution #22-39](#)

- C. Resolution to approve a request to apply and accept the Governor's Officer of Highway Safety (GOHS) grant in the amount of \$157,901.60 for the HEAT Program (*Major R. McGlamery, HCPD*)(Exhibit 8)
[Resolution #22-40](#)

Technology Services

- A. Resolution to approve licensing and implementation of Tyler Technology's Public Safety Mobile Site License, CrewForce and ShieldForce System for Henry County at an initial cost of \$231,330 with an additional yearly maintenance of \$48,579 added to the yearly Tyler Public Safety maintenance contract (*Presenter: Jamie Pownall, Technology Services Director*)(Exhibit 9)
[Resolution #22-41](#)

Transit Department

- A. Resolution adopting Henry County Transit Master Plan (*Presenter: Taleim Salters, Transit Director*)(Exhibit 10)
[Resolution #22-42](#)

***** (ADDED):**

A resolution setting the qualifying fees for elected county offices for 2022
[Resolution #22-43](#)

(This Ends The Consent Agenda)

VOTE: Commissioner Cannon made a motion to approve items listed on Consent Agenda; Commissioner Wilson seconded. The motion carried 6-0-0.

Regular Agenda

VII. Planning & Zoning

A. **COMP-AM-19-09**

LGS Holding Group 2013, LLC of Stockbridge, GA requests an amendment to the Comprehensive Plan for property located to the south of Old Highway 3 and Steele Road, west of North Steele Drive, east of Lovejoy Road, and to the north of Highway 81 in Land Lots 166, 187 & 188 of the 6th District. The property consists of 301.69 +/- acres, and the request to amend the Future Land Use Map designation from Low Density Residential and Industrial to Medium Density Residential. **District 2** (*Presenter: Stacey Jordan-Rudeseal, Assistant Planning Director*)(*Exhibit 11*)

VOTE: Commissioner Clemmons made a motion to approve staff recommendation to amend the Future Land Use Map; Commissioner Holmes seconded. The motion carried 6-0-0.

Resolution #22-44

B. **RZ-19-16**

LGS Holding Group 2013, LLC of Stockbridge, GA requests a rezoning from RA (Residential-Agricultural), R-2 (Single-Family Residence), and M-1 (Light Manufacturing) to RS (Residential Suburban) for property located to the south of Old Highway 3 and Steele Road, west of North Steele Drive, east of Lovejoy Road, and to the north of Highway 81 in Land Lots 166, 187 & 188 of the 6th District. The property consists of 301.69 +/- acres, and the request is for a single-family residential and townhome development. **District 2** (*Presenter: Stacey Jordan-Rudeseal, Assistant Planning Director*)(*Exhibit 12*)

Commissioner Clemmons made a motion to table this item to a date specific: (February 1, 2022 at 9:00 a.m.) in order to read the conditions into the record as amended and vote on the resolution (Note: Public Hearing has already been conducted); Commissioner Cannon seconded. The motion carried 6-0-0.

C. RZ-21-16

~~Halpern Enterprises, Inc. of Atlanta, GA requests a rezoning from C-2 (General Commercial) to Mixed Use (Mixed Use) for property located at 5855-5905 East Lake Parkway and 38 Oak Valley Road in Land Lot 6 of the 7th District. The property consists of 20.26 +/- acres, and the request is for a mixed commercial and townhome development. **District 4** (Presented by Kenta Lanham, Planner II) (Exhibit 13)~~

~~*Removed during Call to Order. Item postponed at the request of the district commissioner.~~

D. RZ-21-19

Davidson Homes of Marietta, GA requests a rezoning from RA (Residential-Agricultural) to RM (Multifamily Residential) for property located south of Foster Drive to the east of Andalusia Boulevard in Land Lot 112 of the 6th District. The property consists of 27.54 +/- acres, and the request is for a multifamily residential development. **District 3** (Presented by Kamau As-Salaam, Planner III) (Exhibit 14)

~~VOTE: Commissioner Cannon made a motion to approve the 16 conditions presented in the PowerPoint by staff with one amendment to #16 to state “The number of three bedroom dwelling units shall not exceed 20%” ; Chair Harrell seconded. The motion carried 4-1-1 with Commissioner Thomas voting in opposition. Commissioner Clemmons abstained from voting.~~

~~Resolution #22-45~~

VIII. Public Comments We welcome citizens to voice their county-related concerns and opinions **regarding items which are listed on this agenda or on the previous regular meeting agenda.** All persons wishing to speak during Public Comment must pre-register with the County Clerk in writing or via email: sbraun@co.henry.ga.us no later than 12:00 p.m. on the day immediately prior to the meeting. Each speaker will have three (3) minutes to speak.

No member of the public shall be permitted to make personal, impertinent, slanderous or profane remarks to any member of the board, staff or general public. Any person who makes such remarks, or who utters loud, threatening, personal or abusive language, or

engages in any other disorderly conduct which disrupts, disturbs or otherwise impedes the orderly conduct of any board meeting shall, at the discretion of the chair or a majority of the council, be barred from further audience before the board during that meeting.

Robert Kolpak (re: rezoning on East Lake Parkway; Apartment/Townhome rezonings; Impact Fees; and BOC Budgets)

IX. Upcoming Meetings and Events

A. February 1, 2022 Regular BOC Meeting at 9:00 a.m.

B. February 15, 2022 Regular BOC Meeting at 6:30 p.m.

X. Adjournment

(Meeting adjourned @ 08:09 pm)