



HENRY COUNTY BOARD OF COMMISSIONERS

CHAIR

Carlotta Harrell

DISTRICT I COMMISSIONER

Johnny Wilson

DISTRICT II COMMISSIONER

Dee Clemmons

DISTRICT III COMMISSIONER

Dee Anglyn III

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
Dee Anglyn III, 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, Tuesday, April 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, Dee Anglyn III, 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. Henry County Code of Conduct during public meetings:

- A. Sec. 2-2-128. Conduct during public meetings. During the public portions of the public meetings and public hearings members of the board of commissioners shall not: (1) Speak without first being recognized by the chair; (2) Interrupt anyone who has the floor; (3) Use profanity during the public meeting; (4) Refuse to yield the floor, or to argue with the chair, if he or she is ruled out of order by the chair; (5) Make disparaging remarks about another's character during the public portion of any meeting; (6) Represent their personal opinion and beliefs as the position of the board as a whole; (7) Refuse to recognize the validity of the actions approved by a majority vote of the board; and (8) Divulge the subject matter of any confidential matter, legal advice, legal strategy, or the content of discussions held during executive session. (Ord. No. 03-01, 1-2-2003)

III. Invocation

IV. Pledge of Allegiance

V. Call to Order

- A. Announcement: The following Planning & Zoning item was posted at the property site for a Public Meeting, but has been postponed by staff:

RZ-21-16 (*Not a Public Hearing*) Halpern Enterprises, Inc. of Atlanta, GA requests a rezoning from C-2 (General Commercial) to MU (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 multifamily residential and commercial development. **District 4**

Chair Harrell additionally made the following amendments to the agenda:

- Tabled RZ-21-14 as requested by applicant
- Removed Public Safety item under Regular Agenda for the purchase of two command vehicles
- Moved Executive Session re: Litigation up to the first item on agenda

(Moved up) Executive Session (Re: Litigation)

VOTE: Commissioner Clemmons made a motion to approve entering into Executive Session; Commissioner Thomas seconded. The motion carried 6-0-0
(Executive Session began @ 06:37pm)

Reconvene from Executive Session

VOTE: Commissioner Clemmons made a motion to reconvene from Executive Session; Commissioner Anglyn seconded. The motion carried 6-0-0
(Executive Session reconvened @ 06:57pm)

Approval of an Affidavit and Resolution pertaining to Executive Session

VOTE: Commissioner Clemmons made a motion to approve; Commissioner Thomas seconded. The motion carried 6-0-0

VI. Presentations

- A. Proclamation recognizing National County Government Month (*Presenter: Nicholas Ivey, Communications*)
- B. (*Discussion Only*) Impact Fees (*Presenter: Toussaint Kirk, Planning & Economic Development Cluster Lead*)

**** (*Item Moved up by Chair Harrell*):** Resolution to dedicate and officially name Field One at Warren Holder Park in Locust Grove, Georgia the Summer Lee Field (*Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services*)(*Exhibit 8*)

VOTE: Commissioner Thomas made a motion to approve; Commissioner Anglyn seconded. The motion carried 6-0-0.
Resolution #22-105

- C. American Rescue Plan Act (ARPA) Fund Update (*Presenter: David Smith, Financial Services Director*)

VII. Appointment

- A. McIntosh Trail Community Service Board: Resolution approving reappointment of Retired Judge James Chafin (*Term: 4/19/22 - 4/19/25*)

VOTE: Commissioner Anglyn made a motion to approve; Commissioner Wilson seconded. The motion carried 6-0-0.
Resolution #22-104

VIII. Consent Agenda

Department of Transportation

- A. Resolution authorizing Chair and/or County Manager to sign all utility easements needed for road construction (*Presenter: David Simmons, CE III*)(*Exhibit 1*)
[Resolution #22-106](#)

Leisure Services

- A. Resolution awarding Bid #22-44 to Barfield Holt Construction for the purchase of ADA Upgrades to Warren Holder Park in the amount of \$157,774 using funds from the Capital Improvement Funds (*Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services*)(*Exhibit 2*)
[Resolution #22-107](#)
- B. Resolution of the Board of Commissioners declaring a Whitney Piano at 10 Cleveland Street in Locust Grove, GA 30248 (Locust Grove Recreation Center) as surplus. (*Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services*)(*Exhibit 3*)
[Resolution #22-108](#)
- C. Resolution of the Board of Commissioners declaring Disc Golf Baskets (at Windy Hill Maintenance Facility located at 100 Ronnie Stewart Drive, McDonough, GA) as surplus. (*Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services*)(*Exhibit 4*)
[Resolution #22-109](#)

SPLOST

- A. A resolution approving award for design services of Bill Gardner Parkway Widening to Kimley-Horn and Associates, Inc. in the amount of \$2,061,800.00. (*Presenter: Roque Romero-Muniz, SPLOST Transportation Director*)(*Exhibit 5*)
[Resolution #22-110](#)

- B. A resolution approving award of Design Services for Intersection Improvements of McDonough Parkway @ Henry Parkway to Heath & Lineback Engineers in the amount of \$127,750.00. *(Presenter: Roque Romero-Muniz, SPLOST Transportation Director)(Exhibit 6)*
[Resolution #22-111](#)

Stormwater

- A. A resolution to the Board of Commissioners approving an annual contract to inspect County Owned Dam to GeoLogic. LLC from Marietta, GA with the following rates: Individual Dam Inspection \$250, Engineer of Record inspection \$859 and Engineer of Record technical assistance hourly rate \$180. *(Presenter: Alex Mohajer, Stormwater Director)(Exhibit 7)*
[Resolution #22-112](#)

(This Ends The Consent Agenda)

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

Regular Agenda

IX. Leisure Services

- A. *(Moved up on agenda by Chair Harrell)* Resolution to dedicate and officially name Field One at Warren Holder Park in Locust Grove, Georgia the Summer Lee Field *(Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services)(Exhibit 8)*

X. Human Resources

- A. Resolution to approve and adopt the Henry County Employee Benefit and Medical Insurance Plans for 2022-2023 (*Presenters: Harold Cooper, HR Director; Mike Gasses, The Michael Gasses Agency; and James Ford, Epic*)(*Exhibit 9*)
VOTE: Commissioner Anglyn made a motion to approve; Commissioner Thomas seconded. The motion carried 6-0-0.
Resolution #22-113

XI. Public Safety

- A. ~~(*Removed by Chair Harrell*) Resolution approving the purchase of Two (2) Command Vehicles from Ten-8 for the Henry County Public Safety Cluster in the amount of \$2,700,000 utilizing ARPA-Funds for the purchase (Presenter: Fire Chief Jonathan Burnette)(Exhibit 10)~~

XII. Planning & Zoning

- A. **MC-22-02 (Public Hearing)**
Paladin, Inc. of Atlanta, GA requests a modification to zoning conditions for property located on the east side of Highway 155 North, south of Kelleytown Road in Land Lot 58 of the 11th District. The property consists of 22.32 +/- acres, and the request is modify conditions to allow senior independent living as a permitted use. **District 4** (*Presenter: Kamau As-Salaam, Planner III*) (*Exhibit 11*)
VOTE: Commissioner Thomas made a motion to approve with the language update “Independent Living Facility” and additions discussed regarding the Development Agreement being added; Commissioner Clemmons seconded. The motion carried 5-0-1 with Commissioner Anglyn abstaining from vote.
Resolution #22-114

B. RZ-21-08 (Not a Public Hearing)

McGarity Commercial Properties, LLC of McDonough, GA requests a rezoning from C-3 (Highway Commercial) to M-1 (Light Manufacturing) for property located west of North Bridges Road and east of Interstate 75 in Land Lots 113 and 114 of the 6th District. The property consists of 53.85 +/- acres, and the request is for a warehouse. Henry County Planning and Zoning Department staff recommends an alternate zoning classification for the subject property from C-3 to MU (Mixed Use). **District 3** (Presenter: Stacey Jordan-Rudeseal, Assistant Director)(Exhibit 12)

VOTE: Commissioner Anglyn made a motion to approve from C-3 to M-U with two additional conditions read into the record; Commissioner Clemmons seconded. The motion carried 6-0-0.

Resolution #22-115

C. RZ-21-14 (Public Hearing)

~~The Reservoir Group, LLC of Madison, GA requests a rezoning from C-2 (General Commercial) to RS (Residential Suburban) for property located on the west side of Willow Lane south of Bridges Road in Land Lots 129, 130, 159, and 160 of the 7th District. The property consists of 102.00 +/- acres, and the request is for a single-family residential and townhome development. **District 3** (Presenter: Kamau As-Salaam, Planner III)(Exhibit 13)~~

~~Item tabled by applicant~~

D. RZ-21-20 (Public Hearing)

Blue River Development, LLC of Cumming, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) (Sewer) for property located at 646 North Ola Road. The property consists of 81.028 +/- acres, and the request is for a single-family residential subdivision. **District 3** (Presenter: Kenta Lanham, Planner II)(Exhibit 14)

VOTE: Commissioner Anglyn made a motion to approve with conditions read into the record; Commissioner Wilson seconded. The motion carried 6-0-0.

Resolution #22-116

XIII. 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. (noon) 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.

(No one signed up for Public Comment)

XIV. Upcoming Meetings and Events

A. May 3, 2022 at 9:00 a.m. is a regular BOC meeting

(Note: First Public Hearing for FY 2023 Proposed Budget will be held during this meeting)

B. May 17, 2022 at 6:30 p.m. is a regular BOC meeting

(Note: Second Public Hearing and Adoption for the FY 2023 Proposed Budget will be held during this meeting)

XV. (Moved up by Chair Harrell) Executive Session (Re: Litigation)

XVI. Reconvene from Executive Session

XVII. Approval of an Affidavit and Resolution pertaining to Executive Session

XVIII. Adjournment

(Meeting adjourned @ 09:06pm)

