



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, September 20, 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: Shannon Sagnot, Cluster Leader for Administrative & Constituent Services / Director of Community Development; Nancy Rowan, County Attorney; and Stephanie Braun, County Clerk

Staff Not Present: Cheri Hobson-Matthews, County Manager

I. 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)

II. Instructions to Participate

- A. Instructions to Participate

III. Invocation

IV. Pledge of Allegiance

V. Call to Order

- A. Announcement: The following Planning & Zoning item was posted for the September 20, 2022 BOC Meeting, but has been tabled by the applicant:

RZ-21-36 (Not a Public Hearing)

Hecht Walker Jordan, P.C. of Stockbridge, GA requests a rezoning from C-2 (General Commercial) and OI (Office-Institutional) to MU (Mixed-Use) for property located on Jonesboro Road east of Chambers Road in Land Lot 109 of the 6th District. The property consists of 21.5 +/- acres, and the request is for a mixed townhome, apartment, and commercial development. **District 2**

- B. Announcement: The following Planning & Zoning item was advertised for the September 20, 2022 BOC Meeting, but has been tabled by staff:

HC-CODE-AM-22-04 (Public Hearing)

An Ordinance by Henry County, Georgia, to amend the Henry County Code of Ordinances regarding the regulation of short term rental properties in Henry County, and for other purposes. **Countywide**

ADDED:

During the Call to Order, the Board of Commissioners discussed allowing public comments to be heard on above tabled zoning item RZ-21-36. Commissioner Clemmons made a motion to permit citizens to speak during Public Comment regarding the matter which was postponed by the applicant. Commissioner Holmes seconded. The motion carried 6-0-0.

VI. Appointments:

- A. McIntosh Trail: Appointment of Elected Official - Judge Ralph Bailey, State Court *(to fill an unexpired term due to resignation of Judge Sam Chafin. Term: 9/20/22 - 5/19/25)*
VOTE: Commissioner Clemmons made a motion to approve; Commissioner Anglyn seconded. The motion carried 6-0-0.
[Resolution #22-236](#)
- B. Hospital Authority: Nominee submittals to Hospital Authority *(to fill unexpired term of Geoffrey Cauble due to resignation):*
District I: Peggy Carter; Shannon Brown and Bryan Andrews
(Term Expiration: 12/07/2025)
VOTE: Commissioner Wilson made a motion to approve; Commissioner Anglyn seconded. The motion carried 6-0-0.
[Resolution #22-237](#)

VII. Consent Agenda

County Attorney

- A. Resolution to Authorize the Acquisition of 3,675 Square Feet of Right of Way and 2,310 Square Feet of Temporary Easement in Land Lot 249 of the 12th District, Henry County, Georgia, by Negotiated Contract or Condemnation for Fairview Road Sidewalks (1563 Fairview Road) Parcel 58 (SP5530) *(Presenter: Nancy Rowan, County Attorney)(Exhibit 1)*
[Resolution #22-238](#)
- B. Resolution to Authorize the Acquisition of 1,565 Square Feet of Temporary Construction Easement and 494 Square Feet of Driveway Easement in Land Lot 231 of the 12th District, Henry County, Georgia, by Negotiated Contract or Condemnation for Fairview Road Sidewalks (1014 Fairview Road) Parcel 12 (SP5530) *(Presenter: Nancy Rowan, County Attorney)(Exhibit 2)*
[Resolution #22-239](#)

- C. Resolution to Authorize the Acquisition of 8,450 Square Feet of Right of Way and 6,619 Square Feet of Temporary Easement in Land Lot 231 of the 12th District, Henry County, Georgia, by Negotiated Contract or Condemnation for Fairview Road Sidewalks Parcel 13 (SP5530) *(Presenter: Nancy Rowan, County Attorney)(Exhibit 3)*
[Resolution #22-240](#)

Emergency Management Agency

- A. A Resolution of the Board of Commissioners approving the purchase of Cobwebs Web Intelligence Solutions for \$75,000/annually from Cobwebs Technologies *(Presenter: Kevin Johnson, Deputy Director EMA)(Exhibit 4)*
[Resolution #22-241](#)

Police Department

- A. Resolution requesting the authorization to use Asset Forfeiture State Seized Funds to pay educational training costs in the amount of \$22,000 over a two year period for Sgt. David Lemacks to attend Command College in Columbus, GA *(Presenter: Lt. W. Powell/HCPD)(Exhibit 5)*
[Resolution #22-242](#)

(This Ends The Consent Agenda)

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

Regular Agenda

VIII. Transportation Planning

- A. Resolution approving a contract with Wi-Skies, LLC to conduct the Streetlight Needs Assessment Study through a fund balance

transfer of \$200,000 (*Presenter: Sam Baker, Director*)(*Exhibit 6*)
VOTE: Commissioner Clemmons made a motion to approve assessment and add to the resolution each commissioner will present roads in their district to staff. If roads meet the criteria, they will be funded immediately; Motion failed for lack of a second.

VOTE: Commissioner Anglyn made a motion to table to the first meeting in November until funds can be identified; Commissioner Wilson seconded. The motion carried 4-2-0 with Commissioner(s) Clemmons and Holmes voting in opposition.

IX. Community Development Block Grant (CDBG)

- A. **(Public Hearing)** to consider the approval of the proposed Federal Year 2021 Consolidated Annual Performance and Evaluation Report (CAPER), authorization of execution and submittal of the report to the U.S. Department of Housing and Urban Development (HUD) (*Presenter: Shannon Sagnot, CDBG-Director/Cluster Lead Raven Bodine, CDBG Planner II*)(*Exhibit 7*)
VOTE: Commissioner Clemmons made a motion to approve; Commissioner Anglyn seconded. The motion carried 6-0-0.
[Resolution #22-243](#)

X. Annexation(s)

- A. **AX-22-05 (Not a Public Hearing)**
The City of Stockbridge has received a request for annexation and rezoning of property located at 2125 Highway 42 - (Parcel 071-01034012) consisting of 20.0 +/- acres. **District 4**
(*Presenter: Toussaint Kirk, Planning & Zoning Director/Cluster Lead*)(*Exhibit 8*)
VOTE: Commissioner Thomas made a motion to object to the annexation; Commissioner Wilson seconded. The motion carried 6-0-0.

XI. Planning & Zoning

- A. **RZ-21-27 (Not a Public Hearing)**
Turnstone Group, LLC of Atlanta, GA requests a rezoning from RA

(Residential-Agricultural) to C-3 (Highway Commercial) for property located at 813 Jonesboro Road in Land Lots 98 & 127 of the 7th District. The property consists of 2.62 +/- acres, and the request is for an indoor self-service storage facility. **District 3** (Presenter: Kamau As-Salaam, Planner III)(Exhibit 9)

VOTE: Commissioner Anglyn made a motion to approve with conditions:

1. C-3 uses shall be limited to self-service storage facility uses. Gas stations and car washes are prohibited.
2. At least 1,200 square feet will be dedicated to shared office/coworking units within the front of the building. The coworking space will include a shared kitchen and bathrooms.
3. Twenty-six (26) parking spaces shall be provided, and six (6) of those parking spaces may be within the forty-foot (40') eastern buffer, but outside of all setback lines.
4. The development shall be consistent with the renderings and elevations show at the September 20, 2022 BOC meeting.
5. The landscape buffer around the perimeter of the development shall be undisturbed or enhanced with extra vegetation meeting the department of Planning and Zoning approval.

Commissioner Wilson seconded. The motion carried 4-2-0 with Commissioner(s) Thomas and Holmes voting in opposition.

Resolution #22-244

B. RZ-21-31 (SITE PLAN APPROVAL)

Blue River Development, LLC of Cumming, GA request a rezoning from M-1 (Light Manufacturing) and C-2 (General Commercial) to RM (Multifamily Residential) for property located on the south side of Mt. Carmel Road south of the intersection of North Bridges Road in Land Lots 113 & 144 of the 6th District and 128 & 129 of the 7th District. The property consists of 38.90 +/- acres, and the request is for a multifamily townhome development. This hearing is for site plan approval, as the rezoning has already been approved. **District 3** (Presenter Kamau As-Salaam, Planner III)(Exhibit 10)

VOTE: Commissioner Anglyn made a motion to approve the revised site plan; Commissioner Clemmons seconded. The motion carried 4-2-0 with Commissioner(s) Wilson and Thomas voting in opposition.

XII. 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.

Fifteen (15) individuals spoke regarding RZ-21-36:

XIII. Approval of Minutes

A. August 16, 2022 Regular BOC Meeting

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

XIV. Upcoming Meetings and Events

A. October 4, 2022 at 9:00 a.m. is a regular BOC Meeting

B. October 18, 2022 at 6:30 p.m. is a regular BOC Meeting

XV. Adjournment

(Meeting adjourned @ 08:57pm)