



HENRY COUNTY BOARD OF COMMISSIONERS

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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
Kevin J. Lewis, District V



Henry County Government

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

**Henry County Board of Commissioners
Called Meeting**

5:30 PM, Tuesday, February 7, 2023

BOC Present: Chair Carlotta Harrell, Commissioner(s) Johnny Wilson, Dee Anglyn III, Vivian Thomas, Kevin J. Lewis

BOC Not Present: Commissioner Dee Clemmons

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

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

I. Instructions to Participate

A. Instructions to Participate

II. Invocation

III. Pledge of Allegiance

IV. Call to Order

A. Announcement: The following Planning and Zoning items were advertised and posted for the February 7, 2023, Board of Commissioners meeting, but have been postponed by the applicant:

COMP-AM-22-08 (POSTPONED)

DRB Group, LLC of Fayetteville, GA requests an amendment to

the Comprehensive Plan for property located at the southwest corner of the intersection of the intersection of Highway 81 East and Keys Ferry Road in Land Lots 145, 176, and 177 of the 8th District. The property consists of 244.44 +/- acres, and the request is to amend the Future Land Use Map designation from Rural Residential to Low Density Residential. **District 1**

RZ-22-14 (POSTPONED)

DRB Group, LLC of Fayetteville, GA requests a rezoning from RA (Residential-Agricultural) to R-1 (Single-Family Residence) for property located at the southwest corner of the intersection of Highway 81 East and Keys Ferry Road in Land Lots 145, 176, and 177 of the 8th District. The property consists of 244.44 +/- acres, and the request is for a single-family residential subdivision. **District 1**

COMP-AM-22-09 (POSTPONED)

DRB Group, LLC of Fayetteville, GA requests an amendment to the Comprehensive Plan for property located near the southeast corner of the intersection of Kelleytown Road and Airline Road in Land Lot 44 of the 11th District. The property consists of 51.26 +/- acres, and the request is to amend the Future Land Use Map designation from Rural Residential to Low Density Residential. **District 3**

RZ-22-15 (POSTPONED)

DRB Group, LLC of Fayetteville, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) for property located near the southeast corner of the intersection of Kelleytown Road and Airline Road in Land Lot 44 of the 11th District. The property consists of 51.26 +/- acres, and the request is for a single-family residential subdivision. **District 3**

MC-MDP-22-06 (POSTPONED)

Wonderland at Frog, LLC of Griffin, GA requests a modification to a Master Development Plan and modification to conditions to modify the configuration and conditions pertaining to the commercial pod of a Planned Development for property located

at the southeast corner of the intersection of Highway 155 and Frog Road in Land Lot 174 of the 2nd District. The property consists of 11.5 +/- acres, and the request is to modify the configuration and conditions pertaining to the existing commercial pod of a Planned Development for future commercial development. **District 1**

RZ-21-39 (POSTPONED)

DRB Group of Fayetteville, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) (Sewer) for property located at 245 & 375 Locust Road in Land Lots 132, 133, and 156 of the 2nd District. The property consists of 215.25 +/- acres, and the request is for a single-family residential subdivision. **District 1**

REGULAR AGENDA

V. Planning & Zoning

A. ~~RZ-21-39 (Public Hearing)(POSTPONED)~~

~~DRB Group of Fayetteville, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) (Sewer) for property located at 245 & 375 Locust Road in Land Lots 132, 133, and 156 of the 2nd District. The property consists of 215.25 +/- acres, and the request is for a single-family residential subdivision. **District 1** (Presenter: Kamau As Salaam, Interim Assistant Director)(Exhibit 1)~~

B. RZ-22-01 (Public Hearing)

Mandalay Properties, Inc. of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) for property located to the south of Patillo Road and to the east of Thurman Road in Land Lots 157 and 158 of the 12th District. The property consists of 23.613 +/- acres, and the request is for a single-family residential subdivision. **District 2** *(Presenter: Kenta Lanham, Planner II)(Exhibit 2)*

VOTE: Vice Chair Lewis made a motion to approve (with 17 conditions as read into the record), with one amendment to Condition #11 to add the following language: *Elevations shall be subject to approval from Planning & Zoning Staff prior to final plat submittal.* Commissioner Wilson seconded. VOTE: 5-0-0
(Resolution 23-77)

C. RZ-22-12 (Public Hearing)

Eagles Landing Equity Holdings, LLC of Chamblee, GA requests a rezoning from RA (Residential-Agricultural) to C-1 (Neighborhood Commercial) for property located at 235 Springdale Road in Land Lot 3 of the 11th District. The property consists of 7.733 +/- acres, and the request is for a commercial development. **District 4** *(Presenter: Kamau As-Salaam, Interim Assistant Director)(Exhibit 3)*

VOTE: Commissioner Thomas made a motion to table this item until April 18, 2023 BOC meeting; Vice Chair Lewis seconded. Motion carried 5-0-0

D. MC-MDP-22-06 (Public Hearing) (POSTPONED)

~~Wonderland at Frog, LLC of Griffin, GA requests a modification to a Master Development Plan and modification to conditions to modify the configuration and conditions pertaining to the commercial pod of a Planned Development for property located at the southeast corner of the intersection of Highway 155 and Frog Road in Land Lot 174 of the 2nd District. The property consists of 11.5 +/- acres, and the request is to modify the configuration and conditions pertaining to the existing commercial pod of a Planned Development for future commercial development. **District 1** (Presenter: Kenta Lanham, Planner II)(Exhibit 4)~~

VI. Upcoming Meetings and Events

- A. February 21, 2023 at 6:30 p.m. is a regularly scheduled BOC Meeting
- B. March 7, 2023 at 9:00 a.m. is a regularly scheduled BOC Meeting

VII. Adjournment

(Meeting adjourned @ 6:06pm)