



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

Kevin J. Lewis



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
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
6:30 PM, Tuesday, March 21, 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

II. Henry County Code of Conduct during public meetings

II. Invocation

IV. Pledge of Allegiance

V. Call to Order

Chair Harrell amended the agenda to add a legislative update (Presenter: Brett Hanes, Assistant Director, Building Department)

VI. Consent Agenda

Department of Transportation

- A. Resolution authorizing a Vulcan Materials price increase for quarry aggregate (*Presenter: David Simmons, CE III, DOT*)
(*Exhibit 1*)
[Resolution #23-107](#)

E911

- A. Resolution of the Board of Commissioners to purchase a new recording system for use in the Emergency Communications Center at a cost of \$119,721.38 to be funded through E911 fees.
(*Presenter: Tamika Kendrick, E911 Director*)(*Exhibit 2*)
[Resolution #23-108](#)

Facilities Maintenance

- A. Resolution awarding contract to Garland/DBS Inc, (Omnia Partners Public Sector Contract #PW1925), via Innovative Roofing Corp., in the amount of \$397,935, for the roof replacement at the Developmental Disabilities Building (672 Industrial Blvd., McDonough, GA) utilizing Capital Funds, as approved in the CIP approved by the Board of Commissioners (*Presenter: Hutch Purvis, Cluster Leader*)(*Exhibit 3*)
[Resolution #23-109](#)

Fire Rescue

- A. Resolution of the Board of Commissioners Appointing Frank Robinson to the Region 4/West Georgia Emergency Medical Services Advisory Council (*Presenter: Fire Chief Jonathan Burnette, HCFR*)(*Exhibit 4*)
[Resolution #23-110](#)

- B. Resolution of the Board of Commissioners to approve a lease program for One 100' Mid Mount Tower at a cost of \$273,487 per year for (7) seven years with an optional balloon payment of \$459,755 for a total lease amount of \$1,910,000 over seven (7) years with PNC Equipment Finance, LLC using Ten-8 as an Authorized Distributor utilizing Capital Funds. *(Presenter: Fire Chief Jonathan Burnette)(Exhibit 5)*
[Resolution #23-111](#)
- C. A Resolution of the Board of Commissioners to approve a lease program for One 107' Ascendant at a cost of \$204,058 per year for (7) seven years with an optional balloon payment of \$469,609 for a total lease amount of \$1,512,100 over seven (7) years with PNC Equipment Finance, LLC. using Ten-8 as an Authorized Distributor utilizing Capital Funds. *(Presenter: Fire Chief Jonathan Burnette)(Exhibit 6)*
[Resolution #23-112](#)

Police Department

- A. Resolution awarding a Bid #23-34 to West Chatham Warning Devices for the purchase and installation of vehicle equipment in the amount of \$126,006 for the Henry County Police Department K-9 Unit. Funds will be utilized from the RedSpeed account. *(Presenter: Lt. W. Powell, HCPD)(Exhibit 7)*
[Resolution #23-113](#)

SPLOST

- A. Resolution approving the purchase of LED Site Lighting from MUSCO Sports Lighting, LLC in the amount of \$73,942 for the Basketball Courts and Playground located at Mickey D. Cochran Park in District 4 using SPLOST V funds (SP5401). *(Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 8)*
[Resolution #23-114](#)

TSPLOST

- A. Resolution of the Board of Commissioners approving a Supplemental Agreement for Kimley Horn in the amount of \$56,400.00 on the design of McDonough Parkway Extension (SR42 to SR155). *(Presenter: Roque Romero-Muniz, Cluster Lead/Public Works) (Exhibit 9)*
[Resolution #23-115](#)

(This Ends The Consent Agenda)

VOTE: Commissioner Thomas made a motion to approve consent agenda; Commissioner Anglyn seconded. The motion carried 5-0-0

Regular Agenda

VII. Henry County Fire Rescue

- A. Ordinance by the Henry County Board of Commissioners adopting regulations regarding lithium-ion batteries and lithium metal batteries (*Presenter: Fire Chief Jonathon Burnette*)(Exhibit 10)

VOTE: Commissioner Anglyn made a motion to approve; Commissioner Thomas seconded. Motion carried 5-0-0
Ordinance #23-03

VIII. Human Resources

- A. Resolution of the Board of Commissioners to approve and adopt the Henry County Employee Classification and Compensation Plan provided by Evergreen Solutions, LLC effective July 1, 2023 (*Presenter: Harold Cooper, Human Resources Director and Kristen Gilley, Senior Consultant, Evergreen Solutions, LLC*)(Exhibit 11)
VOTE: Commissioner Wilson made a motion to table item until April 18, 2023 BOC Meeting; Commissioner Thomas seconded. Motion carried 5-0-0.

IX. Planning & Zoning

- A. **(Public Hearing)** A presentation by TSW of Atlanta, Georgia to inform Henry County citizens about upcoming meetings regarding the Henry County Comprehensive Plan 2040 Update, to include the planning process and opportunities for public input. **Countywide.** (*Presenters: TSW of Atlanta, GA*)(Exhibit 12)
No action taken.

B. ULDC-AM-22-08 (Public Hearing)

An Ordinance by Henry County, Georgia, to amend the Unified Land Development Code of the Henry County Code of Ordinances to provide for new and/or amended definitions, regulating standards for special events facilities/special events, vineyards, and for other purposes. **Countywide** (Presenter: *Kamau As-Salaam, Interim Assistant Director*)(Exhibit 13)

VOTE: Commissioner Anglyn made a motion to table item until April 18, 2023 BOC Meeting; Vice Chair Lewis seconded. Motion carried 4-0-1, with Chair Harrell abstaining.

C. RZ-21-35 (Public Hearing)

Alliance Residential Company of Atlanta, GA requests a rezoning from M-1 (Light Manufacturing) and C-2 (General Commercial) to RM (Multifamily Residential) for property located on Highway 155 west of Greenwood Industrial Parkway in Land Lots 254 and 254 of the 7th District. The property consists of 47.438 +/- acres, and the request is for a multifamily apartment development. **District 5** (Presenter: *Kamau As-Salaam, Interim Assistant Director*)(Exhibit 14)

VOTE: Vice Chair Lewis made a motion to approve item with 31 conditions listed; Commissioner Anglyn seconded. Motion carried 3-2-0, with Commissioners Wilson and Thomas voting in opposition.
[Resolution #23-116](#)

D. 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 5** (Presenter: *Kamau As-Salaam, Interim Assistant Director*)(Exhibit 15)

VOTE: Vice Chair Lewis made a motion to table item until April 18, 2023 BOC Meeting; Commissioner Anglyn seconded. Motion carried 4-0-1, with Chair Harrell abstaining.

E. COMP-AM-22-11 (Public Hearing)

Barry Boyd of Griffin, GA; McGarity Investments, LLC of McDonough, GA; and James Sutherland of Forest Park, GA request an amendment to the Comprehensive Plan for property located north of Highway 20/81 West at International Avenue in Land Lots 157 and 158 of the 7th District. The property consists of 21.379 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Residential and Commercial to High-Density Residential. **District 5** (*Presenter: Kenta Lanham, Planner II*)(*Exhibit 16*)

INITIAL VOTE: Vice Chair Lewis made a motion to approve item; Commissioner Anglyn seconded. Motion tied 2-2-1, with Commissioners Wilson and Thomas voting in opposition, and Chair Harrell abstaining.

The County Attorney, Nancy Rowan, stated the vote cannot be a tie.

FINAL VOTE: Vice Chair Lewis made a motion to table item until April 18, 2023 BOC meeting; Commissioner Anglyn seconded. Motion carried 3-2-0, with Commissioners Wilson and Thomas voting in opposition.

F. RZ-21-38 (Public Hearing)

Barry Boyd of Griffin, GA; McGarity Investments, LLC of McDonough, GA; and James E. Sutherland of Forest Park, GA request a rezoning from RM (Multifamily Residential), OI (Office-Institutional), C-1 (Neighborhood Commercial), and M-1 (Light Manufacturing) for property located north of Highway 20/81 West at International Avenue in Land Lots 157 and 158 of the 7th District. The property consists of 21.379 +/- acres, and the request is for a multi-family residential apartment development. **District 5** (*Presenter: Kenta Lanham, Planner II*)(*Exhibit 17*)

VOTE: Vice Chair Lewis made a motion to table item until April 18, 2023 BOC Meeting; Commissioner Anglyn seconded. Motion carried 4-1-0, with Commissioner Wilson voting in opposition.

***Chair Harrell added a motion to direct staff to review the current ordinance as it pertains to properties that are zoned but have not been developed.*

VOTE: Chair Harrell made a motion to approve; Vice Chair Lewis seconded. Motion carried 5-0-0.

X. 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.

XI. Approval of Minutes

A. February 21, 2023 (Regular BOC Meeting)

VOTE: Commissioner Wilson made a motion to approve the minutes; Commissioner Anglyn seconded. The motion carried 5-0-0.

XII. Upcoming Meetings and Events

- A. April 4, 2023 (No meeting scheduled)
- B. April 18, 2023 at 6:00 p.m. is a Called BOC Meeting re: City of Stockbridge Presentation (Tax Allocation District)
- C. April 18, 2023 at 6:30 p.m. is a regularly scheduled BOC Meeting

XIII. Executive Session (re: Litigation)

VOTE: Commissioner Anglyn made a motion to enter executive session to discuss litigation; Vice Chair Lewis seconded. The motion carried 5-0-0.

(Executive Session began @ 11:01 pm)

XIV. Reconvene from Executive Session

VOTE: Commissioner Wilson made a motion to reconvene; Commissioner Thomas seconded. The motion carried 5-0-0.

(Executive Session reconvened @ 11:03pm)

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

VOTE: Commissioner Wilson made a motion to approve the Affidavit and Resolution pertaining to Executive Session; Commissioner Anglyn seconded. The motion carried 5-0-0.

Added: Vice Chair Lewis made a motion to “opt in” to the National Opioid settlement and authorized the county attorney to submit paperwork. Commissioner Wilson seconded. Motion carried 5-0-0.

XVI. Adjournment

(Meeting adjourned @ 11:05 pm)