HENRY COUNTY BOARD OF COMMISSIONERS

CHAIR
Carlotta Harrell

DISTRICT I COMMISSIONER
Johnny Wilson

DISTRICT II COMMISSIONER
Neat Robinson

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
Neat Robinson, 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, Monday, August 14, 2023

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. Henry County Code of Conduct during public meetings

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 advise, 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 item was advertised and posted for the August 14, 2023, Board of Commissioners meeting, but has been postponed by staff:

AP-23-04 (POSTPONED)
Kelleytown Senior, LP of Atlanta, GA requests an appeal to an administrative decision 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 regarding a denied administrative waiver request. **District 3**

VI. Consent Agenda

County Attorney

A. Resolution Authorizing Property Acquisition for **Parcel 22/Hudson Bridge Crossing LLC** *(Presenter: Nancy Rowan, County Attorney)(Exhibit 1)*

B. Resolution Authorizing Property Acquisition for **Parcel 23/Western Parallel Connector – Hubbard Roberston Boulevard Property**. *(Presenter: Nancy Rowan, County Attorney)(Exhibit 2)*

C. Resolution to Authorizing Property Acquisition for **Parcel 16/Market Place Storefronts, LLC.** *(Presenter: Nancy Rowan, County Attorney)(Exhibit 3)*

D. Resolution to Authorizing Property Acquisition for **Parcel 17/Marketplace Storefronts LLC.** *(Presenter: Nancy Rowan, County Attorney)(Exhibit 4)*

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the Risk Manager at 770-288-6418 promptly to allow the County to make reasonable accommodations for those persons.

District Attorney's Office

A. Resolution reallocating funds from Position #3102 to cover the costs of supplemental pay for state employees in the Henry County District Attorney's Office in the amount of $91,034. *(Presenters: Holly Lafontaine, Interim HR Director; and Darius Pattillo, District Attorney)(Exhibit 5)*

DOT

A. Resolution approving amendment from the Georgia Department of Transportation (GDOT) clarifying the mileage of Temporary State Route 920 which is to be removed from the State Highway System. *(Presenter: Roque Romero-Muniz, Public Works Director/Cluster Lead)(Exhibit 6)*

B. Resolution awarding Bid #23-60 to Hasbun Construction, LLC for the construction of Phase IB of the Panola Mountain Greenway Trail in the amount of $486,276, to be funded from the HCDOT's budget. **District 2** *(Presenter: David Simmons, DOT Interim Director)(Exhibit 7)*

Emergency Management Agency

A. Resolution awarding Bid #23-54 for AKA Tree Service, LLC for storm debris wood chipping services in Henry County at a rate of $2.25 per cubic yard. FEMA to provide a 75% reimbursement match. *(Presenter: Kevin Johnson, EMA Director)(Exhibit 8)*

B. Resolution awarding Bid #23-59 for Debris Tech, LLC for debris monitoring services in Henry County at a rate of $23.27 per hour. FEMA to provide a 75% reimbursement match. *(Presenter: Kevin Johnson, EMA Director)(Exhibit 9)*

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the Risk Manager at 770-288-6418 promptly to allow the County to make reasonable accommodations for those persons.

C. Resolution awarding Bid #23-64 for AKA Tree Service, LLC for debris wood chipping services at Indian Creek Mobile Home Community at a rate of $8.00 per cubic yard. FEMA to provide a 75% reimbursement match. *(Presenter: Kevin Johnson, EMA Director)(Exhibit 10)*

D. Resolution awarding Bid #23-65 for Witt O'Brien's, LLC for debris monitoring services at Indian Creek Mobile Home Community at a rate of $29.91 per hour. FEMA to provide a 75% reimbursement match. *(Presenter: Kevin Johnson, EMA Director)(Exhibit 11)*

E911

A. Resolution of the Board of Commissioners to approve the renewal of the L3Harris Radio System Maintenance Agreement for fiscal year 2023/2024 in the amount of $611,690. *(Presenter: Tamika Kendrick, E911 Director)(Exhibit 12)*

Facilities Maintenance

A. Resolution to award Trane US, Inc a contract for the replacement of the McDonough Library HVAC Control System in the amount of $247,319. Funding has been approved for this project in the FY24 Capital Improvement Plan. *(Presenter: Hutch Purvis, Cluster Leader/Assets Management)(Exhibit 13)*

B. Resolution to award Trane US, Inc., using the Omnia Partners Contract, for Turnkey Installation of HVAC 3 90-ton Intellipaks and new controls for the Judicial Building in the amount of $1,194,663. Funding has been approved for this project in the FY2024 Capital Improvement Plan. *(Presenter: Hutch Purvis, Cluster Leader/Assets Management) (Exhibit 14)*

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the Risk Manager at 770-288-6418 promptly to allow the County to make reasonable accommodations for those persons.

C. Resolution awarding contract to Georgia Power for upgrade of five (5) County facilities with LED lighting through their Small Commercial Direct Install Program. The total estimated cost of the upgrades is $200,496 with only 30% ($71,472) of the expenses to be contributed by the County. Funding for this project will be made available through the Facilities Maintenance Department's budget. *(Presenter: Hutch Purvis, Cluster Leader/Assets Management)(Exhibit 15)*

D. Resolution awarding RFP 23-51 for HVAC Maintenance and Repairs (Annual Contract) to Maxair Mechanical, LLC of Marietta, GA in the amount of $267,020 as a unit/price agreement with no fixed quantities for one (1) year with two (2) mutually agreed upon annual renewals *(Presenter: Hutch Purvis, Facilities Maintenance Director/Cluster Lead)(Exhibit 16)*

Fire Rescue

A. Resolution of the Board of Commissioners Awarding a Bid (#23-62) to BoundTree Medical of Dublin, OH for the purchase of miscellaneous medical supplies (not to exceed $424,000/annually) for Henry County Fire Rescue. Funds available in department budget. *(Presenter: Fire Chief Jonathan Burnette, HCFR)(Exhibit 17)*

SPLOST

A. Resolution of the Board of Commissioners approving a Georgia Power Lighting Proposal and Utility Agreement for Parking Lot and Area Lighting at the Henry County Aquatic Center in the amount of $188,650 using SPLOST V funds (SP5001). *(Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 18)*

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the Risk Manager at 770-288-6418 promptly to allow the County to make reasonable accommodations for those persons.

B. Resolution of the Board of Commissioners to perfect the record of Resolution 23-143 regarding TSPLOST ROW Acquisition for SR81 Widening, Phase I (Lemon Street to Bethany) due to an increase in funding from the Georgia Department of Transportation in the amount of $376,000. *(Presenter: Roque Romero, Public Works/Cluster Lead)(Exnibit 19)*

C. Resolution approving additional cost in the amount of $167,075 for the South Ola Road Extension Project in order to add upgraded traffic signal required by GDOT (SP5113). (*Presenter: Roque Romero, Public Works/Cluster Lead)(Exhibit 20)*

D. Resolution of the Henry County Board of Commissioners to approve a Budget Amendment in the amount of $100,000.00 and the Central Georgia EMC utility relocation estimate cost for Selfridge Road in the amount of $34,125.00.*(Presenter: Roque Romero, Public Works/Cluster Lead(Exhibit 21)*

Stormwater

A. Resolution of the Board of Commissioners to award a contract (RFQ#23-52) to Goodwyn Mills Cawood in the amount of $124,800. (*Presenter: Roque Romero, Cluster Lead)(Exhibit 22)*

Technology Services

A. Resolution of the Board of Commissioners Authorizing the Recycling of Technology Surplus items and Equipment *(Presenter: Jesse Dobbs, Technology Services Assistant Director)(Exhibit 23)*

B. Resolution of the Board of Commissioners approving the purchase of a license from Surelock Technology (NCPA Contract #01-86), with a yearly cost of $80,000 for the first two years and $88,000 per year for the subsequent three years, resulting in a total five-year cost of $424,000. *(Presenter: Jesse Dobbs, Director of Technology Service)(Exhibit 24)*

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the Risk Manager at 770-288-6418 promptly to allow the County to make reasonable accommodations for those persons.

Transportation Planning

A. Resolution to accept a Community Development Assistance Program grant in the amount of $100,000 from the Atlanta Regional Commission (ARC) for the development of the Henry County Bus Stops Creative Placemaking Plan with a local match in the amount of $25,000. *(Presenter: Sam Baker, Transportation Director)(Exhibit 25)*

(This Ends The Consent Agenda)

Regular Agenda

VII. County Manager

A. A Resolution of the Board of Commissioners approving to rename what is currently known as North Ola Park in McDonough Georgia to **Gary Barham Park** in honor of the late Commissioner Gary Barham who served as the Henry County District 3 Commissioner from 2013 to 2021. (*Presenter: Cheri Matthews, County Manager*)*(Exhibit 26)*

VIII. Department of Transportation

A. **(Public Hearing)** Resolution requesting approval of a road name change of a portion of South Bethany Road to Bethany Lane *(Presenter: Davis Simmons, DOT Interim Director)(Exhibit 27) (Note: No pre-registration required. Each speaker who comes forward during the Public Hearing will receive 3 minutes each)*

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the Risk Manager at 770-288-6418 promptly to allow the County to make reasonable accommodations for those persons.

B. **(Public Hearing)** Resolution to abandon and declare surplus a portion of Holloway Road Right of Way as shown on Exhibit "A". **District 4** *(Presenter: David Simmons, DOT Interim Director)(Exhibit 28)*
(Note: No pre-registration required. Each speaker who comes forward during the Public Hearing will receive 3 minutes each)

C. Resolution authorizing the sale of county surplus property from abandoned Right of Way of Holloway Road shown on Exhibit "A". *(Presenter: David Simmons, DOT Interim Director)(Exhibit 29)*

IX. Annexation

A. **AX-23-06 (Not a Public Hearing)**
The City of Stockbridge has received a request for annexation of property located at 2206 and 2250 Jodeco Road, consisting of 20.138 +/- acres in Land Lot 78 of the 6th District - (Parcels 053-01017005 and 053-01017000). **District 5** *(Presenter: Toussaint Kirk, Cluster Leader)(Exhibit 30)*

B. **AX-23-07 (Not a Public Hearing)**
The City of Stockbridge has received a request for annexation of properties located to the west and southwest of Brannan Road, consisting of a total of 134.31 +/- acres in Land Lot 3 of the 7th District - *(Parcels 088-02055000, 088-02055000, a portion of 088-02057000, and 070-01005001)*. **District 4** *(Presenter: Toussaint Kirk, Cluster Leader)(Exhibit 31)*

X. County Attorney

A. Resolution approving Agreement with the Henry County Development Authority regarding Mighty Hero Homes Project *(Presenter: Nancy Rowan, County Attorney)(Exhibit 32)*

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the Risk Manager at 770-288-6418 promptly to allow the County to make reasonable accommodations for those persons.

XI. Planning & Zoning

A. **(Public Hearing)**
A presentation by TSW of Atlanta, Georgia to present the draft of the Henry County Comprehensive Plan 2040 Update and Future Land Use Map. **Countywide** *(Presenter: TSW of Atlanta, GA)(Exhibit 33)*

B. **COMP-AM-21-11 (Not a 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 34)*

C. **RZ-21-38 (Not a 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 35)*

XII. Fire Rescue

A. Ordinance Amendment amending sections 3-4-113(e(4); 3-4-136; and 3-4-137(e)(h) of the Henry County Code setting forth a new fee schedule for the Henry County Fire Rescue *(Presenters: Jonathan Burnette, Fire Chief; and Michael Black, Assistant Fire Chief)(Exhibit 36)*

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the Risk Manager at 770-288-6418 promptly to allow the County to make reasonable accommodations for those persons.

XIII. Capital Projects

A. A Resolution approving a contract for Architectural Design and Construction Administration Services, through Sourcewell EZIQC Contract #GA-A10-040820-PLA for the design of the E911/EMA facility, Public Safety Driving Pad, Fire Department Burn Tower Pad, and associated site improvements, with Place Services, Inc. in the amount of $2,591,951.69 using E911 Funds and Capital Improvement Plan Funds. *(Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 37)*

XIV. 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.

XV. Approval of Minutes

A. July 18,2023 Regular BOC Meeting

B. July 25, 2023, Called BOC Mileage Rate Hearing at 10:00 a.m.

C. July 25, 2023 Called BOC Millage Rate Hearing at 6:00 p.m.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the Risk Manager at 770-288-6418 promptly to allow the County to make reasonable accommodations for those persons.

XVI. Upcoming Meetings and Events

A. August 31, 2023 at 2:00 p.m. Henry County Airport Authority Kick-off Meeting with Henry County Board of Commissioners (HC Administration Building/Community Room)

B. August 31, 2023 at 4:00 p.m. Henry County Building and Facilities Authority Kick-off Meeting with Henry County Board of Commissioners (HC Administration Building/Community Room)

C. September 6, 2023 Regular scheduled BOC Meeting at 9:00 a.m. (Canceled due to Community Room construction)

D. September 19, 2023 Regular scheduled BOC Meeting at 6:30 p.m. (Canceled due to Community Room construction)

XVII. Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the Risk Manager at 770-288-6418 promptly to allow the County to make reasonable accommodations for those persons.

Board of Commissioners

Carlotta Harrell, Chair
Johnny Wilson, District I
Neat Robinson, 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 p.m., Monday, August 14, 2023

PLEASE SEE BELOW **INSTRUCTIONS TO PARTICIPATE IN:**

1. ***Public Hearing, re: Department of Transportation Item(Exhibits 27 and 28)***
2. ***Public Hearing, re: Planning & Zoning Public Hearings (Exhibit 33)***
3. ***Public Comments: to voice county related concerns***

To View Meeting(s): This meeting will be held in person at the Henry County Administration Building (Community Room), 140 Henry Parkway, McDonough, GA 30253. 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 https://www.facebook.com/HenryCountyBOC/.

To Participate in Department of Transportation Item(s): No pre-registration required. Each speaker will have three (3) minutes each.

To Participate in Planning & Zoning Item(s): Must attend meeting in person and you do not need to pre-register. Each side (In Favor) and (In Opposition) of the item will be given 10 minutes (collectively) to speak. Please come forward when the Public Hearing portion is announced.

To Participate in Public Comment for Items listed on the 08/01/23 Regular BOC Agenda or the 08/14/23 BOC Agenda:

*If you would like to participate in the public comment portion of our meeting, you will need to sign up by emailing Stephanie Braun at: sbraun@co.henry.ga.us no later than August 14, 2023 by 12:00 p.m. (noon). Individuals who have pre-registered will be given an opportunity to speak (3 minutes each).

Thank you,
Stephanie Braun, County Clerk

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

County Attorney

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

None

Presenter:

Agenda Item:

Resolution Authorizing Property Acquisition for **Parcel 22/Hudson Bridge Crossing LLC**
(Presenter: Nancy Rowan, County Attorney)(Exhibit 1)

Background/Summary:

Financial Implications/Considerations:

Additional Comments/Recommendation:

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners ***(Insert Heading Here)***

WHEREAS,

WHEREAS,

WHEREAS,

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County

This _____ of _____, 20___.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

RESOLUTION #23-____

STATE OF GEORGIA
COUNTY OF HENRY

Resolution to Authorize the Acquisition of 6838.28 Square Feet (0.157 acres) of Permanent Easement, Driveway Easement 1 of 348.48 Square Feet (0.008 acres) and Driveway Easement 2 of 566.28 Square Feet (0.013 acres) More or Less, in Land Lot 20 and 21 of the 9th District, Henry County, Georgia, by Negotiated Contract or Condemnation Pursuant to Provisions of O.C.G.A. Section 32-3-4 Through Section 32-3-19

Western Parallel Connector (Parcel 23)

WHEREAS, certain real property is needed and necessary for the construction of sidewalks and/or road improvements in Henry County; and

WHEREAS, 6838.28 Square Feet (.157 acres) of Permanent Easement, Driveway Easement 1 of 348.48 Square Feet (0.008 acres) and Driveway Easement 2 of 566.28 Square Feet (0.013 acres) More or Less, in Land Lot 20 and 21 of the 9th District, Henry County, Georgia have been identified as necessary for the construction of improvement of roadway on Western Parallel Connector; and

WHEREAS, negotiation to secure a contract for the above-described property is authorized but condemnation of the same may be necessary;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Henry County, Georgia as follows:

1.

The Board of Commissioners hereby authorizes the acquisition of 6838.28 Square Feet (0.881 acres) of Permanent Easement, Driveway Easement 1 of 348.48 Square Feet (0.008 acres) and Driveway Easement 2 of 566.28 Square Feet (0.013 acres) More or Less, in Land Lot 20 and 21 of the 9th District, Henry County, Georgia as identified in *Exhibit "A"* attached hereto and made

a part hereof, through negotiation or the use of eminent domain procedures for the purpose of improvement of roads on Western Parallel Connector, and other purposes allowed by law. The Board hereby specifically finds that the circumstances are such that it is necessary that the easements as described in exhibits to this Resolution be acquired by condemnation under the provisions of O.C.G.A. Section 32-3-4 through 32-3-19 and the County Attorney and/or his designee are hereby specifically authorized to undertake such condemnation proceedings as may be necessary in accordance with the provisions of said Code by use of the Declaration of Taking procedure as set out therein.

This Resolution shall be effective immediately upon adoption and is herewith adopted this _____ day of _____, 2023.

Henry County Board of Commissioners

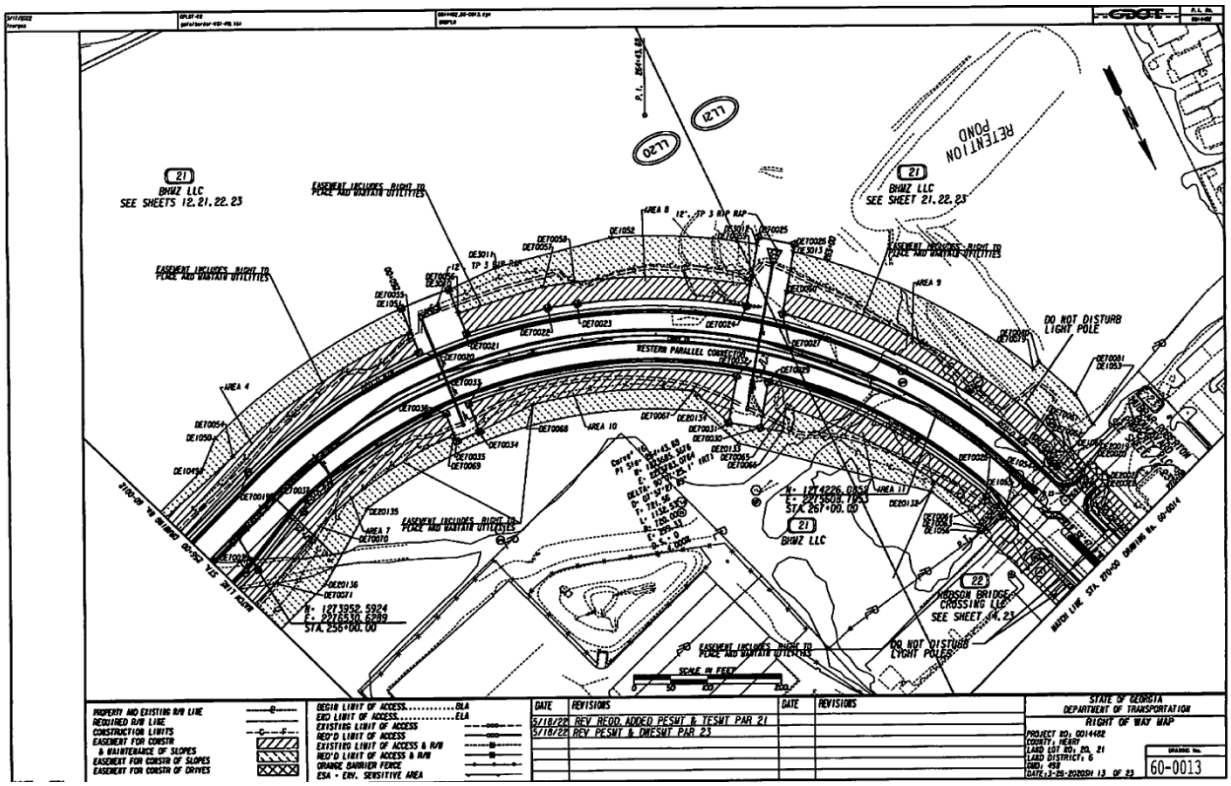
_____
By: Carlotta Harrell, Chair

Attest:

_____
Stephanie Braun
County Clerk

(County Seal)

EXHIBIT "A"


BHWZ LLC
SEE SHEETS 12, 21, 22, 23
BHWZ LLC
SEE SHEET 21, 22, 23
RETENTION POND
DO NOT DISTURB LIGHT POLE
WESTERN PARALLEL CONNECTOR
BHWZ LLC
HUDSON BRIDGE CROSSING LLC
SEE SHEET 14, 23
SCALE IN FEET
PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES
BEGIN LIMIT OF ACCESS
END LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA
DATE
REVISIONS
5/18/22: REV REQD ADDED PESMT & TESMT PAR 21
5/18/22: REV PESMT & DMESMT PAR 23
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
60-0013

Legal Description
Parcel 23 (Western Parallel Connector)
Permanent Easement

All that tract or parcel of land lying and being in Land Lot 20 and 21 of the 9th District of Henry County, Georgia, more particularly described as follows:

BEGINNING at a point running thence S 66^42'36.7" W a distance of 30.01 feet to a point 80.95 feet left of and opposite station 268+64.38 on said construction centerline laid out for C/L Western Parallel Connector;

thence N 18^13'37.2" W a distance of 258.48 feet to a point 75.00 feet left of and opposite station 271+22.79 on said construction centerline laid out for C/L Western Parallel Connector;

thence N 72^54'59.2" E a distance of 23.32 feet to a point 51.70 feet left of and opposite station 271+21.78 on said construction centerline laid out for C/L Western Parallel Connector;

thence S 19^42'07.8" E a distance of 255.45 feet back to the **POINT OF BEGINNING**,

Said tract or parcel of land containing 0.157 acres more or less.

Legal Description
Parcel 23 (Western Parallel Connector)
Driveway Easements

All that tract or parcel of land lying and being in Land Lot 20 and 21 of the 9th District of Henry County, Georgia, more particularly described as follows:

Driveway Easement 1

BEGINNING at a point running thence S 89^22'50.7" W a distance of 10.31 feet to a point 90.00 feet left of and opposite station 268+98.50 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 19^32'47.8" W a distance of 30.00 feet to a point 90.00 feet left of and opposite station 269+28.50 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 44^30'48.1" E a distance of 11.84 feet to a point 79.36 feet left of and opposite station 269+33.68 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 18^13'37.2" E a distance of 38.53 feet back to the **POINT OF BEGINNING,**

Containing 0.008 acres more or less.

Driveway Easement 2

BEGINNING at a point running thence N 73^16'00.6" W a distance of 16.68 feet to a point 90.02 feet left of and opposite station 270+64.58 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 19^32'47.8" W a distance of 30.00 feet to a point 90.02 feet left of and opposite station 270+94.58 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 36^57'35.0" E a distance of 17.50 feet to a point 75.43 feet left of and opposite station 271+04.23 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 18^13'37.2" E a distance of 49.54 feet back to the **POINT OF BEGINNING,**

Containing 0.013 acres more or less.

RESOLUTION #23-____

STATE OF GEORGIA
COUNTY OF HENRY

Resolution to Authorize the Acquisition of 2,736 Square Feet (0.063 acres) of Right of Way, 7,591 Square Feet (0.174 acres) of Permanent Easement, 8513 Square Feet (0.036 acres) of Temporary Easement, More or Less, in Land Lot 78 of the 6th District, Henry County, Georgia, by Negotiated Contract or Condemnation Pursuant to Provisions of O.C.G.A. Section 32-3-4 Through Section 32-3-19

Market Place Storefronts, LLC (Parcel 16)

WHEREAS, certain real property is needed and necessary for the construction of sidewalks and/or road improvements in Henry County; and

WHEREAS, 2,736 Square Feet (0.063 acres) of Right of Way, 7,591 Square Feet (0.174 acres) of Permanent Easement, 8513 Square Feet (0.036 acres) of Temporary Easement, More or Less, in Land Lot 78 of the 6th District, Henry County, Georgia have been identified as necessary for the construction of improvement of roadway on Western Parallel Connector; and

WHEREAS, negotiation to secure a contract for the above-described property is authorized but condemnation of the same may be necessary;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Henry County, Georgia as follows:

1.

The Board of Commissioners hereby authorizes the acquisition of 1,736 Square Feet (0.063 acres) of Right of Way, 7,591 Square Feet (0.174 acres) of Permanent Easement, 8513 Square Feet (0.036 acres) of Temporary Easement, More or Less, in Land Lot 78 of the 6th District, Henry County, Georgia as identified in *Exhibit "A"* attached hereto and made a part hereof, through negotiation or the use of eminent domain procedures for the purpose of c improvement of roads

on Western Parallel Connector, and other purposes allowed by law. The Board hereby specifically finds that the circumstances are such that it is necessary that the easements as described in exhibits to this Resolution be acquired by condemnation under the provisions of O.C.G.A. Section 32-3-4 through 32-3-19 and the County Attorney and/or his designee are hereby specifically authorized to undertake such condemnation proceedings as may be necessary in accordance with the provisions of said Code by use of the Declaration of Taking procedure as set out therein.

This Resolution shall be effective immediately upon adoption and is herewith adopted this _____ day of _____, 2023.

Henry County Board of Commissioners

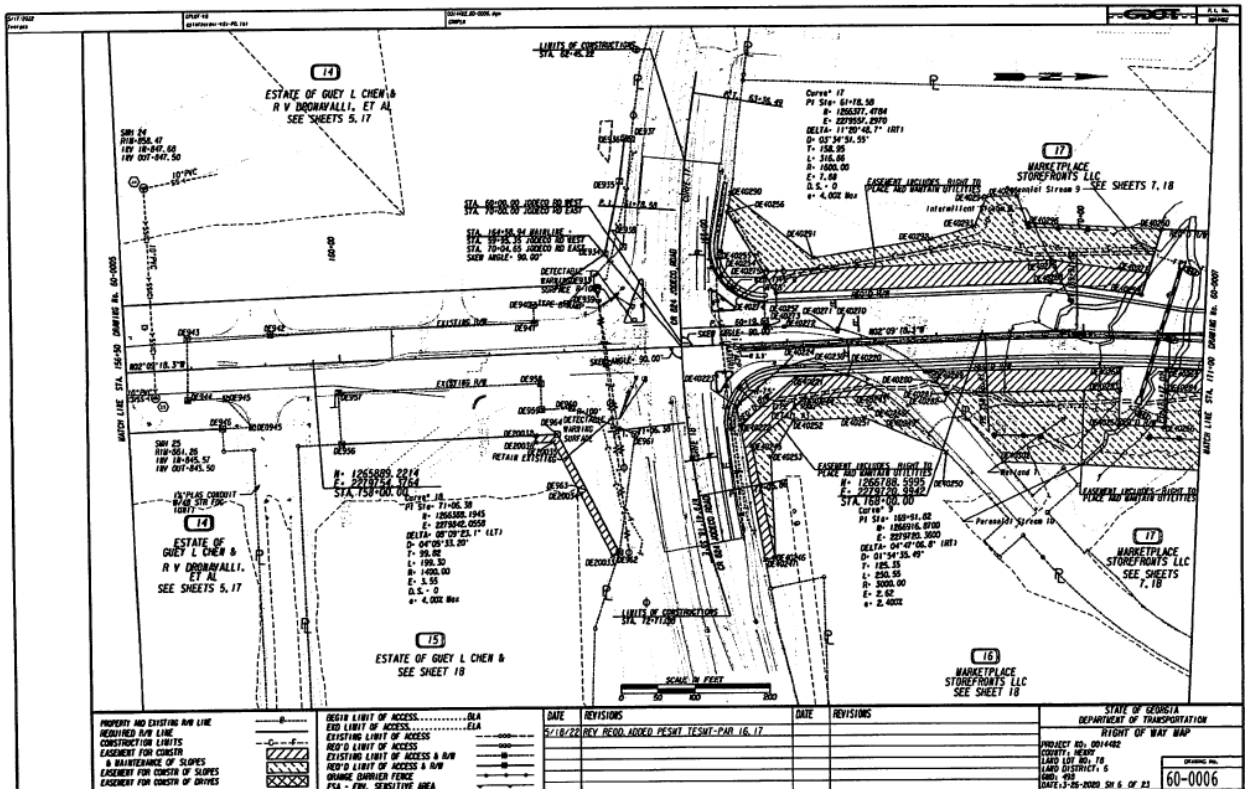
_____
By: Carlotta Harrell, Chair

Attest:

_____
Stephanie Braun
County Clerk

(County Seal)

EXHIBIT “A”


ESTATE OF GUEY L CHEN & R V DRONAVALLI, ET AL
SEE SHEETS 5, 17
MARKETPLACE STOREFRONTS LLC
SEE SHEETS 7, 18
ESTATE OF GUEY L CHEN & R V DRONAVALLI, ET AL
SEE SHEETS 5, 17
ESTATE OF GUEY L CHEN & SEE SHEET 18
MARKETPLACE STOREFRONTS LLC
SEE SHEET 18
MARKETPLACE STOREFRONTS LLC
SEE SHEETS 7, 18
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
60-0006

Legal Description
Parcel 16 (Market Place Storefronts, LLC)
Right of Way

All that tract or parcel of land lying and being in Land Lot 78 of the 6th District of Henry County, Georgia, more particularly described as follows:

BEGINNING at a point running thence N 40^45'19.2" W a distance of 80.53 feet to a point 32.81 feet right of and opposite station 165+91.98 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 7^44'32.1" W a distance of 5.75 feet to a point 32.25 feet right of and opposite station 165+97.70 on said construction centerline laid out for C/L Western Parallel Connector;

Thence northwesterly 82.80 feet along the arc of a curve (said curve having a radius of 210.98 feet and a chord distance of 82.27 feet on a bearing of N 8^10'27.0" E) to the point 47.00 feet right of and opposite station 166+78.63 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 2^09'18.3" E a distance of 69.47 feet to a point 47.00 feet right of and opposite station 166+09.16 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 40^52'00.7" E a distance of 98.14 feet to a point 108.38 feet right of and opposite station 165+32.58 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 79^54'39.2" W a distance of 25.58 feet back to the **POINT OF BEGINNING**.

Said tract or parcel of land containing 0.063

Legal Description
Parcel 16 (Market Place Storefronts, LLC)
Permanent Easement

All that tract or parcel of land lying and being in Land Lot 78 of the 6th District of Henry County, Georgia, more particularly described as follows:

BEGINNING at a point running from N 40^52'00.7" W a distance of 98.14 feet to a point 47.00 feet right of and opposite station 166+09.16 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 2^09'18.3" W a distance of 69.47 feet to a point 47.00 feet right of and opposite station 166+78.63 on said construction centerline laid out for C/L Western Parallel Connector;

Thence northeasterly 60.58 feet along the arc of a curve (said curve having a radius of 210.98 feet and a chord distance of 60.37 feet on a bearing of N 27^38'31.9" E) to the point 77.00 feet right of and opposite station 167+31.02 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 2^09'18.3" E a distance of 111.35 feet to a point 77.00 feet right of and opposite station 166+19.66 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 40^45'19.2" E a distance of 94.24 feet to a point 135.80 feet right of and opposite station 165+46.01 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 78^22'37.0" E a distance of 153.57 feet to a point 287.27 feet right of and opposite station 165+71.27 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 10^05'20.8" E a distance of 13.64 feet to a point 289.15 feet right of and opposite station 165+57.77 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 79^54'39.2" W a distance of 182.52 feet back to the **POINT OF BEGINNING**,

Said tract or parcel having an area of 0.0174 acres more or less.

Legal Description
Parcel 16 (Market Place Storefronts, LLC)
Temporary Easement

All that tract or parcel of land lying and being in Land Lot 78 of the 6th District of Henry County, Georgia, more particularly described as follows:

BEGINNING at a point running from running thence N 40^45'19.2" W a distance of 94.24 feet to a point 77.00 feet right of and opposite station 166+19.66 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 2^09'18.3" W a distance of 111.35 feet to a point 77.00 feet right of and opposite station 167+31.02 on said construction centerline laid out for C/L Western Parallel Connector;

Thence northeasterly 34.98 feet along the arc of a curve (said curve having a radius of 210.98 feet and a chord distance of 34.94 feet on a bearing of N 40^37'04.3" E) to the point 100.73 feet right of and opposite station 167+56.67 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 43^05'43.5" E a distance of 17.47 feet to a point 113.13 feet right of and opposite station 167+68.97 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 46^11'33.9" E a distance of 56.83 feet to a point 155.60 feet right of and opposite station 168+06.74 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 23^01'32.1" W a distance of 118.11 feet to a point 105.35 feet right of and opposite station 166+99.85 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 2^09'18.5" E a distance of 96.23 feet to a point 105.35 feet right of and opposite station 166+03.62 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 57^06'44.9" E a distance of 56.43 feet to a point 151.55 feet right of and opposite station 165+71.22 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 87^49'13.8" E a distance of 135.72 feet to a point 287.27 feet right of and opposite station 165+71.27 on said construction centerline laid out for C/L Western Parallel Connector; thence S 78^22'37.0" W a distance of 153.57 feet back to the **POINT OF BEGINNING**,

Containing 0.195 acres more or less.

RESOLUTION #23-____

STATE OF GEORGIA
COUNTY OF HENRY

Resolution to Authorize the Acquisition of 91432.44 Square Feet (2.099 acres) of Right of Way, 38394.84 Square Feet (0.881 acres) of Permanent Easement, 92,664.89 Square Feet (2.13 acres) of Temporary Easement, More or Less, in Land Lot 78 of the 6th District, Henry County, Georgia, by Negotiated Contract or Condemnation Pursuant to Provisions of O.C.G.A. Section 32-3-4 Through Section 32-3-19

Market Place Storefronts, LLC (Parcel 17)

WHEREAS, certain real property is needed and necessary for the construction of sidewalks and/or road improvements in Henry County; and

WHEREAS, 291432.44 Square Feet (2.099 acres) of Right of Way, 38394.84 Square Feet (0.881 acres) of Permanent Easement, 92,664.89 Square Feet (2.13 acres) of Temporary Easement, More or Less, in Land Lot 78 of the 6th District, Henry County, Georgia have been identified as necessary for the construction of improvement of roadway on Western Parallel Connector; and

WHEREAS, negotiation to secure a contract for the above-described property is authorized but condemnation of the same may be necessary;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Henry County, Georgia as follows:

1.

The Board of Commissioners hereby authorizes the acquisition of 91432.44 Square Feet (2.099 acres) of Right of Way, 38394.84 Square Feet (0.881 acres) of Permanent Easement, 92,664.89 Square Feet (2.13 acres) of Temporary Easement, More or Less, in Land Lot 78 of the 6th District, Henry County, Georgia as identified in *Exhibit "A"* attached hereto and made a part hereof, through negotiation or the use of eminent domain procedures for the purpose of

improvement of roads on Western Parallel Connector, and other purposes allowed by law. The Board hereby specifically finds that the circumstances are such that it is necessary that the easements as described in exhibits to this Resolution be acquired by condemnation under the provisions of O.C.G.A. Section 32-3-4 through 32-3-19 and the County Attorney and/or his designee are hereby specifically authorized to undertake such condemnation proceedings as may be necessary in accordance with the provisions of said Code by use of the Declaration of Taking procedure as set out therein.

This Resolution shall be effective immediately upon adoption and is herewith adopted this _____ day of _____, 2023.

Henry County Board of Commissioners

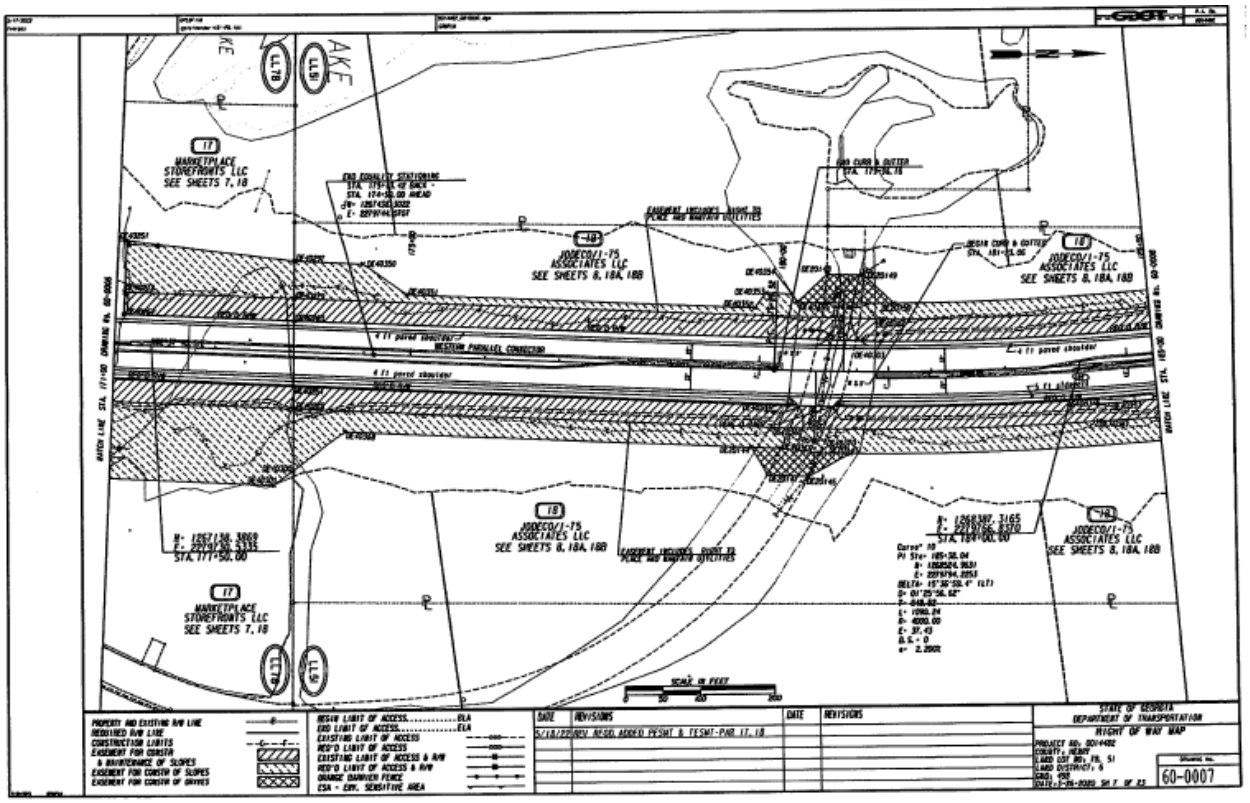
_____
By: Carlotta Harrell, Chair

Attest:

_____
Stephanie Braun
County Clerk

(County Seal)

EXHIBIT “A”


MARKETPLACE STOREFRONTS LLC
SEE SHEETS 7, 18
JDDECO/I-75 ASSOCIATES LLC
SEE SHEETS 8, 18A, 18B
PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES
REVISIONS
DATE
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
60-0007

Legal Description
Parcel 17 (Market Place Storefronts, LLC)
Right of Way

All that tract or parcel of land lying and being in Land Lot 78 of the 6th District of Henry County, Georgia, more particularly described as follows:

BEGINNING running thence N 88^23'43.1" W a distance of 34.17 feet to a point 125.43 feet left of and opposite station 165+16.84 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 79^54'48.8" W a distance of 53.24 feet to a point 177.47 feet left of and opposite station 165+28.13 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 59^25'16.7" E a distance of 126.23 feet to a point 66.45 feet left of and opposite station 165+88.21 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 1^56'44.1" W a distance of 371.00 feet to a point 66.50 feet left of and opposite station 169+57.21 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 7^56'20.3" E a distance of 123.07 feet to a point 51.04 feet left of and opposite station 170+76.97 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 72^09'31.0" W a distance of 92.48 feet to a point 140.05 feet left of and opposite station 171+01.29 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 2^37'48.0" E a distance of 73.74 feet to a point 140.00 feet left of and opposite station 171+74.30 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 87^22'12.0" E a distance of 99.00 feet to a point 41.00 feet left of and opposite station 171+74.30 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 2^29'16.2" E a distance of 229.80 feet to a point 41.57 feet left of and opposite station 174+04.09 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 89^17'35.6" E a distance of 88.62 feet to a point 47.00 feet right of and opposite station 174+07.07 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 2^37'46.6" W a distance of 293.13 feet to a point 47.00 feet right of and opposite station 171+13.88 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 88^13'58.2" E a distance of 77.83 feet to a point 124.82 feet right of and opposite station 171+15.02 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 2^38'13.3" W a distance of 61.40 feet to a point 124.12 feet right of and opposite station 170+50.97 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 88^13'58.2" W a distance of 77.12 feet to a point 47.00 feet right of and opposite station 170+51.52 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 0^56'39.7" E a distance of 265.79 feet to a point 47.00 feet right of and opposite station 167+82.77 on said construction centerline laid out for C/L Western Parallel Connector;

Thence southwesterly 131.28 feet along the arc of a curve (said curve having a radius of 265.21 feet and a chord distance of 129.94 feet on a bearing of S 26^11'05.0" W) to the point 14.68 feet left of and opposite station 166+68.40 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 77^39'42.8" E a distance of 3.55 feet to a point 11.24 feet left of and opposite station 166+67.51 on said construction centerline laid out for C/L Western Parallel Connector;

Thence southwesterly 71.86 feet along the arc of a curve (said curve having a radius of 247.32 feet and a chord distance of 71.60 feet on a bearing of S 5^27'58.7" W) to the point 20.74 feet left of and opposite station 165+96.54 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 2^18'50.3" E a distance of 25.19 feet to a point 20.67 feet left of and opposite station 165+71.35 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 89^29'09.4" W a distance of 68.10 feet to a point 88.75 feet left of and opposite station 165+73.30 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 0^22'06.8" W a distance of 58.76 feet back to the **POINT OF BEGINNING**.

Said tract or parcel of land containing 2.099 acres more or less.

Legal Description
Parcel 17 (Market Place Storefronts, LLC)
Permanent Easement

All that tract or parcel of land lying and being in Land Lot 78 of the 6th District of Henry County, Georgia, more particularly described as follows:

1

BEGINNING at a point running thence S 59^25'16.7" W a distance of 34.18 feet to a point 96.51 feet left of and opposite station 165+71.94 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 1^56'44.1" W a distance of 389.70 feet to a point 96.55 feet left of and opposite station 169+58.69 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 7^57'30.4" E a distance of 131.15 feet to a point 80.23 feet left of and opposite station 170+85.11 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 72^09'31.0" E a distance of 30.36 feet to a point 51.04 feet left of and opposite station 170+76.97 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 7^56'20.3" W a distance of 123.07 feet to a point 66.50 feet left of and opposite station 169+57.21 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 1^56'44.1" E a distance of 371.00 feet back to the **POINT OF BEGINNING**,

Containing 0.349 acres more or less.

2

BEGINNING at a point running thence N 87^22'12.0" W a distance of 30.00 feet to a point 71.00 feet left of and opposite station 171+74.30 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 2^29'16.2" E a distance of 228.79 feet to a point 71.57 feet left of and opposite station 174+03.08 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 89^17'35.6" E a distance of 30.01 feet to a point 41.57 feet left of and opposite station 174+04.09 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 2^29'16.2" W a distance of 229.80 feet back to the **POINT OF BEGINNING**,

Containing 0.158 acres more or less.

3

BEGINNING at a point running thence N 0^56'39.7" W a distance of 265.79 feet to a point 47.00 feet right of and opposite station 170+51.52 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 88^13'58.2" E a distance of 30.03 feet to a point 77.03 feet right of and opposite station 170+51.31 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 0^55'47.9" E a distance of 234.78 feet to a point 77.56 feet right of and opposite station 168+11.72 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 2^56'08.3" E a distance of 1.70 feet to a point 77.58 feet right of and opposite station 168+10.03 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 49^31'01.8" W a distance of 21.24 feet to a point 60.92 feet right of and opposite station 167+96.86 on said construction centerline laid out for C/L Western Parallel Connector;

Thence southwesterly 19.81 feet along the arc of a curve (said curve having a radius of 265.21 feet and a chord distance of 19.81 feet on a bearing of S 42^30'17.3" W) back to the **POINT OF BEGINNING**,

Containing 0.172 acres more or less.

4

BEGINNING at a point running thence N 2^37'46.6" E a distance of 293.13 feet to a point 47.00 feet right of and opposite station 174+07.07 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 89^17'35.6" E a distance of 30.02 feet to a point 77.00 feet right of and opposite station 174+08.07 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 2^37'48.0" W a distance of 293.69 feet to a point 77.00 feet right of and opposite station 171+14.31 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 88^13'58.2" W a distance of 30.00 feet back to the **POINT OF BEGINNING**,

Containing 0.202 acres more or less.

Legal Description
Parcel 17 (Market Place Storefronts, LLC)
Temporary Easement

All that tract or parcel of land lying and being in Land Lot 78 of the 6th District of Henry County, Georgia, more particularly described as follows:

1

BEGINNING at a point running thence N 79^54'48.8" W a distance of 25.57 feet to a point 202.46 feet left of and opposite station 165+33.55 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 38^32'38.9" E a distance of 139.65 feet to a point 111.40 feet left of and opposite station 166+39.42 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 8^52'12.3" W a distance of 158.99 feet to a point 129.99 feet left of and opposite station 167+97.32 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 15^40'35.3" W a distance of 62.62 feet to a point 144.63 feet left of and opposite station 168+58.20 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 67^17'15.4" W a distance of 43.34 feet to a point 183.97 feet left of and opposite station 168+75.85 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 0^59'49.5" W a distance of 41.79 feet to a point 183.53 feet left of and opposite station 169+15.23 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 69^58'46.3" E a distance of 39.36 feet to a point 146.29 feet left of and opposite station 169+27.32 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 2^37'48.0" E a distance of 182.35 feet to a point 140.05 feet left of and opposite station 171+01.29 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 72^09'31.0" E a distance of 62.12 feet to a point 80.23 feet left of and opposite station 170+85.11 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 7^57'30.4" W a distance of 131.15 feet to a point 96.55 feet left of and opposite station 169+58.69 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 1^56'44.1" E a distance of 389.70 feet to a point 96.51 feet left of and opposite station 165+71.94 on said construction centerline laid out for C/L Western Parallel Connector;

thence S 59^25'16.7" W a distance of 92.05 feet back to the **POINT OF BEGINNING**,

Containing 0.609 acres more or less.

2

BEGINNING at a point running thence N 7^14'51.7" E a distance of 227.85 feet to a point 121.66 feet left of and opposite station 174+01.40 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 89^17'35.6" E a distance of 50.12 feet to a point 71.57 feet left of and opposite station 174+03.08 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 2^29'16.2" W a distance of 228.79 feet to a point 71.00 feet left of and opposite station 171+74.30 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 87^22'12.0" W a distance of 69.00 feet back to **POINT OF BEGINNING**,

Containing 0.311 acres more or less.

3

BEGINNING at a point running thence N 2^56'08.3" W a distance of 1.70 feet to a point 77.56 feet right of and opposite station 168+11.72 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 0^55'47.9" W a distance of 234.78 feet to a point 77.03 feet right of and opposite station 170+51.31 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 88^13'58.2" E a distance of 47.09 feet to a point 124.12 feet right of and opposite station 170+50.97 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 2^38'13.3" E a distance of 61.40 feet to a point 124.82 feet right of and opposite station 171+15.02 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 88^13'58.2" W a distance of 47.83 feet to a point 77.00 feet right of and opposite station 171+14.31 on said construction centerline laid out for C/L Western Parallel Connector;

Thence N 2^37'48.0" E a distance of 293.69 feet to a point 77.00 feet right of and opposite station 174+08.07 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 89^17'35.6" E a distance of 82.82 feet to a point 159.77 feet right of and opposite station 174+10.85 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 36^06'08.9" E a distance of 33.04 feet to a point 180.44 feet right of and opposite station 173+85.08 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 2^37'48.0" W a distance of 485.74 feet to a point 172.05 feet right of and opposite station 168+85.87 on said construction centerline laid out for C/L Western Parallel Connector;

Thence S 49^31'00.9" W a distance of 120.50 feet back to the **POINT OF BEGINNING**,

Containing 1.207 acres more or less.

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Human Resources / District Attorney's Office

Action Type:

[x] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

Resolution for District Attorney's Office Staff Supplemental Salary

Presenter: Holly LaFontaine, Interim HR Director; and Darius Pattillo, District Atty

Agenda Item:

A Resolution of the Board of Commissioners requesting the approval dissolving Position #3102, in the amount of $91,034.03 to fund supplemental pay increases for State employees working in the District Attorney's Office.

Background/Summary:

Nine state employees working in the District Attorney's Office will receive additional supplemental pay, with the funding being from the dissolved Position #3102, in the amount of $91,034.03

Financial Implications/Considerations:

The project is budgeted.	Y	or	**N**
The project will require the use of Fund Balance.	Y	or	**N**
If yes, please state amount _____.			
The project will require no funds.	**Y**	or	N
The project is grant funded and will require a __0__% match and those funds are/are not budgeted.	**Y**	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	**N**

Additional Comments / Recommendation:

BOARD OF COMMISSIONER OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. 23-_____

A Resolution of the Board of Commissioners to reallocate funds from Position #3102 to cover the costs of supplemental pay for state employees in the Henry County District Attorney's Office, in the amount of $91,034.03.

WHEREAS, Henry County District Attorney's Office has a vacant Senior Attorney position budgeted at $91,034.03; and

WHEREAS, Henry County District Attorney's Office has five state employees who currently receive County supplemental salaries and will receive additional supplemental salaries; and

WHEREAS, Henry County District Attorney's Office has four additional state employees who will begin receiving a County supplemental salary; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County approves the request to reallocate the budgeted funds of position 3102 to cover the costs of supplements for nine state employees listed below; and

BE IT FURTHER RESOLVED that position 1226 titled Chief Assistant District Attorney will receive an additional $5,000 supplement; and

BE IT FURTHER RESOLVED that position 2513 titled Deputy Chief Assistant District Attorney will receive an additional $5,000 supplement; and

BE IT FURTHER RESOLVED that position 1120 titled Assistant District Attorney IV will receive an additional $5,000 supplement; and

BE IT FURTHER RESOLVED that position 1122 titled Assistant District Attorney IV will receive an additional $5,000 supplement; and

BE IT FURTHER RESOLVED that position 2864 titled Chief Investigator will receive an additional $5,000; and

BE IT FURTHER RESOLVED that position 2806 titled Victim Services Coordinator will become a State employee and receive a $19,000 supplement from the County; and

BE IT FURTHER RESOLVED that position 3506 titled Attorney will receive a $5,000 supplement; and

BE IT FURTHER RESOLVED that position 3507 titled Attorney will receive a $5,000 supplement; and

BE IT FURTHER RESOLVED that position 3508 titled Attorney will receive a $5,000 supplement; and

BE IT FURTHER RESOLVED that the nine above listed positions will be retro paid from August 1, 2023, and

BE IT FURTHER RESOLVED that the above listed nine state positions total supplement pay equals $59,000, leaving a balance from the $91,034.03 of $32,034.03.

BE IT FURTHER RESOLVED that the remaining $32,034.03 shall be allocated as supplemental pay to state positions filled by the Henry County District Attorney's Office.

NOW, THEREFORE, BE IT RESOLVED that the Chair and/or County Manager are hereby authorized to sign all documents necessary to execute this resolution.

This resolution shall take effect and be enforced from and after the date of its adoption,

This 14th day of August 2023.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

SPLOST Transportation Projects

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

- Resolution
- To approve the amended State Highway System Revising Temporary State Route 920.

Presenter:

Roque Romero, Public Works/Cluster Lead

Agenda Item:

A Resolution of the Henry County Board of Commissioners to approve the amended State Highway System Revising Temporary State Route 920.

Background/Summary:

Georgia Department of Transportation (GDOT) has amended the existing order 3087B to clarify the milage of Temporary State Route 920 to be removed from the State Highway System.

Temporary State Route 920 (Jonesboro Road) from County Line to the City of McDonough limits will be revert to the county.

The project is budgeted.	Y	or	N	or	N/A
The project will require the use of Fund Balance. If yes, please state amount _____.	Y		or		N
The project will require funds.	Y		or		N
The project is grant funded and will require a ____% match; and the matched funds are budgeted.	Y		or		N
Is this request a Capital Project and part of the Capital Project List?	Y		or		N

Additional Comments / Recommendation:

BOARD OF COMMISSIONERS OF

HENRY COUNTY, GEORGIA

RESOLUTION NO. 23 - _____

A Resolution of the Henry County Board of Commissioners to approve the amended State Highway System Revising Temporary State Route 920.

WHEREAS, Georgia Department of Transportation (GDOT) has amended the existing order 3087B to clarify the milage of Temporary State Route 920 to be removed from the State Highway System; and

WHEREAS, Temporary State Route 920 (Jonesboro Road) from County Line to the City of McDonough limits will be revert to the county; and

NOW THEREFORE BE IT RESOLVED, the Board of Commissioners of Henry County approves the amended existing order 3087B to clarify the milage of Temporary State Route 920 to be removed from the State Highway System.

This 1st of August 2023.

HENRY COUNTY BOEARD OF COMMISSIONERS

BY: _____

Carotta Harrell, Chair

ATTEST:

_____

Stephanie Braun, County Clerk

Russell R. McMurry, P.E., Commissioner

GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
Atlanta, Georgia 30308
Telephone: (404) 631-1000

June 30, 2023

The Honorable Carlotta Harrell
Chair, Henry County Board of Commissioners
140 Henry Parkway
McDonough, GA 30253

Dear Carlotta Harrell:

SUBJECT: Approved Amended State Highway System Revisions in the City of McDonough, Fayette, Clayton and Henry Counties: State Routes 20, 81 and 920; (STP00-0163-01(011), P.I. 321530); Order of the Commissioner 3087C

The Georgia Department of Transportation has amended the existing order 3087B to clarify the mileage of Temporary State Route 920 to be removed from the State Highway System. Included in Order 3087C is a section of the temporary designation transferred to the City of McDonough and Henry County. A sketch map of the project location has also been included for your reference. This project has been approved by management and the documentation has been signed by the Commissioner.

Please sign and return the attached State Highway Systems Revisions documentation within 45 calendar days. Please retain a copy of this documentation for your records. The signed documentation should be mailed to the following address:

Attention: Ms. Habibat Idris
One Georgia Center, 9th Floor,
600 West Peachtree Street, N.W.
Atlanta, Georgia 30308

If you have any questions, please contact Ms. Habibat Idris at (678)-499-3942.

Sincerely,

Eric Conklin Digitally signed by Eric Conklin
Date: 2023.06.29 10:06:04
-04'00'

Eric Conklin
State Transportation Data Administrator

EC: HMI:hi
Enclosures

State Highway System Revision
Order of the Commissioner

Document Reference Number: 3087C
Project Identification: 321530
County: Fayette, Clayton and Henry
City: McDonough
Project Description: State Routes 20 and 81 Relocation
System Revision Date: June 26, 2023

WHEREAS, the Commissioner of the Georgia Department of Transportation (hereinafter called the "Department"), under the authority vested in him by the State of Georgia, notifies the Fayette, Clayton and Henry County Boards of Commissioners and the City Council of McDonough (hereinafter called the "Local Government") that the State Highway will be revised as described herein; and

NOW THEREFORE, in the interest of the traveling public, the Commissioner of the Georgia Department of Transportation does hereby order and direct that the State Highway System be revised as detailed in the Description.

Revisions

☐ **1. Removing a State Route in Common**
The Department intends to remove a State Route designation from an existing State Route roadway as detailed in the Description. This will result in an administrative data change and a change in route signage. It will not result in any physical construction to the roadway.

☐ **2. Re-designation of a State Route**
The Department intends to change the designation of an existing State Route roadway as detailed in the Description. This will result in an administrative data change and a change in route signage.

☒ **3. State Route Addition**
The Department intends to construct a new section or multiple sections of a State Route as detailed in the Description. Projected State Route designations will be assigned to proposed major realignments or new construction. The Projected State Route designation, usually beginning and ending at an intersection will remain in effect until construction is completed and the roadway is 'open to traffic'. 'Open to traffic' is defined as unimpeded traffic flow in all lanes; all construction barriers and barrels have been removed from the entire roadway project.

☐ **4. State Route Obliteration**

The Department intends to permanently obliterate a section or multiple sections of a State Route as detailed in the Description. The physical pavement or other surface material will be removed from the roadway and the roadway will not be open to the traveling public.

☐ **5. Adding a State Route in Common**

The Department intends to add a State Route designation to an existing State Route roadway as detailed in the Description. This will result in an administrative data change and a change in route signage. It will not result in any physical construction to the roadway.

☒ **6. Intersection Improvements**

a. The Department intends to make improvements or has already made improvements to short sections of roadways (approximately 1/4 of a mile or less) at intersections that are necessary for seamless traffic transitions.
b. With the completion of the project, the Local Government will accept for title, maintenance, utility accommodation, and ownership of the property of public roadways that were constructed, re-aligned, or widened as a part of this State Highway Project. The Local Government does hereby resolve that with the completion of the project the Local Government shall formally accept these roads into its official system of roads.
c. **This condition requires a Local Government signature and an Authorizing Resolution: Intersection Improvements.**

☒ **7. State Route Removal or Abandonment**

a. The Department intends to permanently remove a section or multiple sections of a State Route from the State Highway System as detailed in the Description.
b. The Local Government will accept title, maintenance, utility accommodation, and ownership of the property for the roadway removed from the State Highway System. The Local Government does hereby resolve to formally accept the roadway(s) into its official system of roads.
c. **This condition requires a Local Government signature and an Authorizing Resolution: State Route Removal or Abandonment.**

☐ **8. Local Roadway(s) Transfer to the State Highway System (SHS)**

a. The Department intends to permanently accept a local roadway(s) as detailed in the Description as part of the State Highway System.
b. The Department will accept title, maintenance, utility accommodation, and ownership of the property for the roadway(s) added to the State Highway System.

☒ **9. Temporary State Route Removal**

a. The Department intends to permanently remove the Temporary State Route designation(s) as detailed in the Description. This will result in an administrative data change only and will not result in any physical changes to the roadway.
b. Title, maintenance, utility accommodation, and ownership of the property for the roadway(s) will remain with the Local Government.

Description

County: Fayette, Clayton and Henry
City: McDonough
Project Description: Relocation of State Routes 20 and 81

Revision Type:	State Route Removal or Abandonment
Route Type:	State Route
Route Number:	Temporary 920
U.S. Route:	N/A
Beginning Intersection or Junction:	At its intersection with State Route 3/US 19 Temporary State Route 920 (Jonesboro Road) in Clayton County
Ending Intersection or Junction:	0.02 miles west of the intersection of Temporary SR 920 with Rosewood Dr (1151200118300INC) in Henry County
Total State Highway System Mileage Change:	Approximately 10.77 miles (existing)
Comments:	Revision #1- Remove Temporary SR 920 (To revert back to Clayton and Henry Counties)

Revision Type:	Temporary State Route Removal
Route Type:	State Route
Route Number:	Temporary 920
U.S. Route:	N/A
Beginning Intersection or Junction:	At its junction with State Route 54 in Fayette County
Ending Intersection or Junction:	To its intersection with State Route 3/U.S. 19 and Temporary State Route 920 in Clayton County
Total State Highway System Mileage Change:	Approximately 5.76 miles (existing)
Comments:	Revision #2 - Remove Temporary SR 920 (To revert back to Fayette and Clayton Counties)

Revision Type:	State Route Removal or Abandonment
Route Type:	State Route
Route Number:	920 West & 81 West
U.S. Route:	N/A
Beginning Intersection or Junction:	At its junction with State Route 920 in the city of McDonough
Ending Intersection or Junction:	To its junction with Temporary State Route 920 West one-way pair operation
Total State Highway System Mileage Change:	Approximately 0.26 mile
Comments:	Revision #3 - Add SR-81WE(Effective when SR 920 West is removed per Order #3087A)

Revision Type:	State Route Removal or Abandonment
Route Type:	State Route
Route Number:	81 & 920 Connector
U.S. Route:	N/A
Beginning Intersection or Junction:	At its junction with State Route 920 in the city of McDonough
Ending Intersection or Junction:	To its intersection with State Routes 20 and 81 (eastbound one-way pair operation)
Total State Highway System Mileage Change:	Approximately 0.30 mile
Comments:	Revision #4 - Add SR 81(Effective when SR 920CO is removed per Order #3087A)

Revision Type:	State Route Addition
Route Type:	State Route
Route Number:	20 and 81
U.S. Route:	N/A
Beginning Intersection or Junction:	At its intersection with State Routes 20 and 81 in the city of McDonough
Ending Intersection or Junction:	To its junction with the existing State Routes 20 and 81 in the city of McDonough
Total State Highway System Mileage Change:	Approximately 0.19 mile
Comments:	Revision #5 – Add as SR 20 & 81

Revision Type:	State Route Removal or Abandonment
Route Type:	State Route
Route Number:	20 and 81
U.S. Route:	N/A
Beginning Intersection or Junction:	At its junction with the new alignment of State Routes 20 and 81 in the city of McDonough
Ending Intersection or Junction:	To its junction with the new alignment of State Routes 20 & 81(eastbound one-way)
Total State Highway System Mileage Change:	Approximately 0.21 mile
Comments:	Revision #6 - Remove SR 20 & SR 81

Revision Type:	State Route Addition
Route Type:	State Route
Route Number:	20 and 81
U.S. Route:	N/A
Beginning Intersection or Junction:	At its intersection with State Routes 20, 81 and 920 Connector (eastbound one-way pair operation)
Ending Intersection or Junction:	To its junction with State Route 920 West(westbound one-way pair operation)
Total State Highway System Mileage Change:	Appoximately 0.07 mile
Comments:	Revision #7 – Add SR-20 & SR-81

Revision Type:	State Route Addition
Route Type:	State Route
Route Number:	20 and 81
U.S. Route:	N/A
Beginning Intersection or Junction:	At its intersection with State Routes 20 and 81 and State Route 920CO) in the city of McDonough (eastbound one-way pair operation)
Ending Intersection or Junction:	To its junction with the existing State Routes 20 and 81 (eastbound one-way pair operation)
Total State Highway System Mileage Change:	Approximately 0.21 mile
Comments:	Revision #8 – Add as SR 20 & SR 81

Revision Type:	Intersection Improvements
Route Type:	City Street
Route Number:	65409
U.S. Route:	N/A
Beginning Intersection or Junction:	At its junction with the new alignment of State Routes 20 and 81 in the city of McDonough
Ending Intersection or Junction:	To its junction with Toby Springs Lane
Total State Highway System Mileage Change:	Approximately 0.05 mile
Comments:	Revision #9 – To be Maintained by the City

Revision Type:	Re-designation of a State Route
Route Type:	State Route
Route Number:	Click here to enter text.
U.S. Route:	N/A
Beginning Intersection or Junction:	From its intersection with Marians Way (1151200069709INC)
Ending Intersection or Junction:	To its intersection with US 23 and SR 42SO
Total State Highway System Mileage Change:	Approximately 0.30 miles
Comments:	Revision #10 – Redesignate as SR-20 and SR-81WE

Revision Type:	State Route Removal or Abandonment
Route Type:	State Route
Route Number:	Temporary SR 920
U.S. Route:	N/A
Beginning Intersection or Junction:	0.02 miles west of the intersection of Temporary SR 920 with Rosewood Dr (1151200118300INC) in Henry County
Ending Intersection or Junction:	To 0.14 miles east of its intersection with Doris St (1151200064209INC)
Total State Highway System Mileage Change:	Approximately 0.30 miles
Comments:	Revision #11 – To be Maintained by the City

Signatures

GEORGIA DEPARTMENT OF TRANSPORTATION:

Commissioner: _____ Date: 6/26/23

Treasurer: _____ Date: 6/26/23

LOCAL GOVERNMENTS:

By: _____ Date: _____
Chairman, Fayette County Board of Commissioners

Attest: _____ Date: _____
Clerk, Fayette County

By: _____ Date: _____
Chairman, Clayton County Board of Commissioners

Attest: _____ Date: _____
Clerk, Clayton County

By: _____ Date: _____
Chairman, Henry County Board of Commissioners

Attest: _____ Date: _____
Clerk, Henry County

By: _____ Date: _____
Mayor, City of McDonough

Attest: _____ Date: _____
Clerk, City of McDonough

Document Reference Number: 3087C

State Highway System Revision
Authorizing Resolution for Removal or Abandonment

Document Reference Number: 3087C
Project Identification: 321530
County: Fayette, Clayton and Henry
City: McDonough
Project Description: State Routes 20 and 81 Relocation
System Revision Date: June 26, 2023

WHEREAS, the City of McDonough and Henry County (hereinafter called the "Local Government") is being notified that the Georgia Department of Transportation (hereinafter called the "Department") intends to permanently remove a section or multiple sections of a State Route from the State Highway System as stated in the Project Description above; and

WHEREAS, the Local Government agrees that it is in the interest of all parties for the Local Government to accept title, maintenance, utility accommodation, and ownership of the property for the roadway removed from the State Highway System; and

NOW THEREFORE, BE IT RESOLVED by the Local Government that the Chairman and Mayor are hereby authorized to formally accept the roadway(s) into its official system on behalf of the Local Government, and that a copy of this Resolution will be furnished to the Department.

Local Government:

By: _____ Date: _____
Chairman, Henry County Board of Commissioners

Attest: _____ Date: _____
Clerk, Henry County

Local Government:

By: _____ Date: _____
Mayor, City of McDonough

Attest: _____ Date: _____
Clerk, City of McDonough

State Highway System Revision

Authorizing Resolution for Intersection Improvements

Document Reference Number: 3087C
Project Identification: 321530
County: Henry
City: McDonough
Project Description: Improvements to Toby Springs Connector
System Revision Date: June 26, 2023

WHEREAS, the City Council of McDonough (hereinafter called the "Local Government") is being notified that the Georgia Department of Transportation (hereinafter called the "Department") intends to make improvements or has already made improvements to short sections of roadways at intersections that are necessary for seamless traffic transitions; and

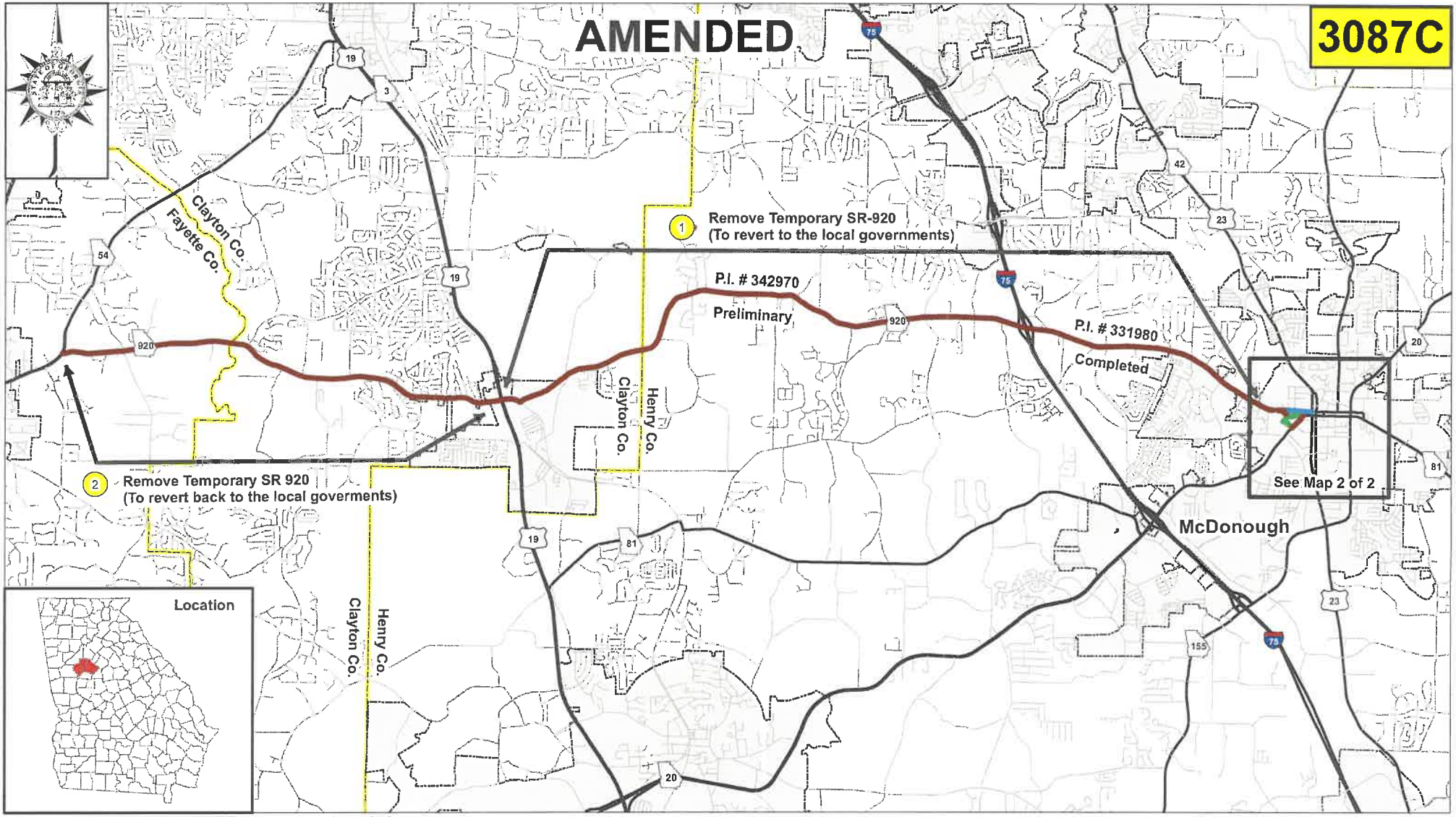
WHEREAS, with the completion of the project, the Local Government will accept for title, maintenance, utility accommodation, and ownership of the property of public roadways that were constructed, re-aligned, or widened as a part of this State Highway Project; and

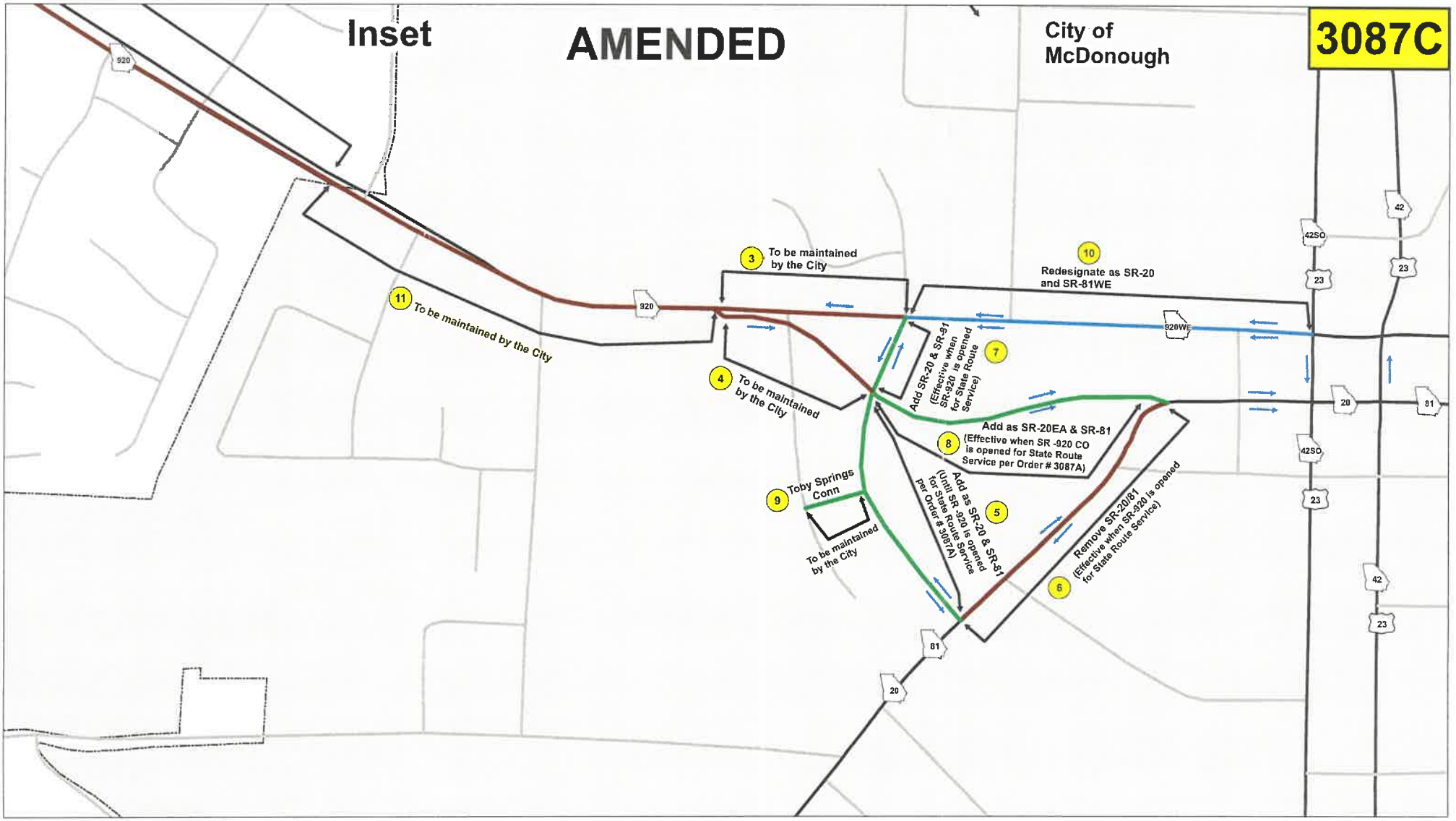
NOW THEREFORE, BE IT RESOLVED by the Local Government that the Mayor is hereby authorized to formally accept the roadway(s) into its official system on behalf of the Local Government, and that a copy of this Resolution will be furnished to the Department.

Local Government:

By: _____ Date: _____
Mayor, City of McDonough

Attest: _____ Date: _____
Clerk, City of McDonough


AMENDED
3087C
1 Remove Temporary SR-920
(To revert to the local governments)
P.I. # 342970
Preliminary
P.I. # 331980
Completed
2 Remove Temporary SR 920
(To revert back to the local goverments)
Fayette Co.
Clayton Co.
Henry Co.
McDonough
See Map 2 of 2
Location
Revision
Addition
Redesignate
Removal
Miles
0 1 2
Georgia Department of Transportation
Office of Transportation Data
Proposed Revisions to the State Highway System
in
Fayette, Clayton, and Henry Counties
SR-920, SR-920CO, SR 20 & SR-81
Date : June 2023
Map 1 of 2



GDOT
Georgia Department of Transportation
Office of Transportation Data
Proposed Revisions to the State Highway System
in
Fayette, Clayton and Henry County
SR-920,SR-920CO SR-920WE, SR -81 and SR-20

Legend

- Addition
- Redesignate
- Removal

All revised revisions are to become effective at the discretion of the Georgia DOT as sections of the new roadway are constructed and existing roads are improved, signed and opened as State Routes.

0 500 1,000 Feet

Date : June 2023

Map 2 of 2

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Department of Transportation

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. 23-60 Bid Tab
2. 23-60 Hasbun Construction Bid Price Sheet

Presenter:
David Simmons

Agenda Item:

Resolution awarding Bid #23-60 to Hasbun Construction, LLC for the construction of Phase IB of the Panola Mountain Greenway Trail in the amount of $486,276, to be funded from the HCDOT's budget. **District 2** *(Presenter: David Simmons, DOT Interim Director)(Exhibit 7)*

Background/Summary:

Sealed bids were solicited through the Purchasing Department per Bid #23-60 for construction of Phase IB of Panola Mountain Greenway Trail.

Bid invitations were sent out via the Team Georgia Marketplace and six (6) vendors responded. Hasbun Construction, LLC submitted the lowest overall bid with a total cost of $486,276.02. Attached is a copy of the bid tabulation. Completion time for this project is 120 calendar days after Notice to Proceed; liquidated damage charges will be assessed per day thereafter.

The funding for this project is budgeted within DOT’s FY 24 Budget.

Financial Implications/Considerations:

Project is funded within DOT's budget

Additional Comments/Recommendation:

Staff recommends approval of award of bid.

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners awarding Bid #23-60 to Hasbun Construction, LLC for the construction of Phase IB of the Panola Mountain Greenway Trail

WHEREAS, Henry County has a Phase IB Project for the Panola Mountain Greenway Trail to extend the trail from existing southwestern terminus to the rear parking area of the Austin Road Middle School; and,

WHEREAS, sealed bids were solicited for the construction of the project and six (6) bids were received and reviewed by staff; and,

WHEREAS, Hasburn Construction, LLC was the low bidder with a base bid of $486,276.02; and

WHEREAS, the Phase IB Project's Construction is funded within Henry County Department of Transportation's FY 24 Budget; and,

WHEREAS, Henry County Department of Transportation recommends award to the low bidder Hasburn Construction, LLC in the amount of $486,276.02.

NOW, THEREFORE, BE IT RESOLVED the Henry County Board of Commissioners awards Bid # 23-60 for the construction of the Panola Mountain Greenway Trail, Phase IB Project which provides an extension of a walking/biking trail in District 2 to Hasbun Construction, LLC in the amount of $486,276.02. The Chair and/or County Manager is hereby authorized to sign all necessary documents for this project.

This _____ of _____, 20___.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Bid 23-60

Panola Mountain Greenway Trail, Phase 1B

Bid Totals

Vendors	Bid Amounts
Sol Construction Atlanta, GA	$614,830.50
Peach State Construction Co., LLC Covington, GA	$543,008.75
Backbone Infrastructure, LLC Buford, GA	$807,290.66
Lewallen Construction Co., Inc. Marietta, GA	$588,676.85
CMC, Inc. Suwanee, GA	$865,000.00
Hasbun Construction, LLC Alpharetta, GA	$486,276.02

Bid # 23-60
Panola Mountain Greenway Trail, Phase 1B
Bid Price Sheet

Total bid amount $ 486,276.02
(numbers)

Total bid amount FOUR HUNDRED EIGHTY SIX THOUSAND TWO HUNDRED SEVENTY SIX and 02/100
(words)

CASH ALLOWANCE SCHEDULE:
A cash allowance of $50,000.00 shall be included in the base bid for unforeseen conditions. Any portion of the allowance not used shall be credited back to the Owner. Any portion over the allowance shall be reimbursed back to the Contractor.

Note: Completion time for this work is **one hundred twenty (120) calendar days** after receipt of written Notice to Proceed from the County; thereafter, liquidated damage charges shall be assessed at the rate of **one hundred fifty dollars ($150.00)** per calendar day.

HASBUN CONSTRUCTION, LLC
Company's Name

08 / 02 / 2023
Date

JOSE HASBUN
Authorized Representative's Name
(Print or Type)

Authorized Representative's Signature

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Emergency Management & Homeland Security

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Bid Tab
2. Bid Price Shet

Presenter: Kevin Johnson

Agenda Item:

Resolution awarding Bid #23-54 for AKA Tree Service, LLC for storm debris wood chipping services in Henry County at a rate of $2.25 per cubic yard. *(Presenter: Kevin Johnson, EM/HS Director)(Exhibit #)*

Background/Summary:

Bid #23-54 was solicited for storm debris wood chipping services in Henry County, GA in regard to debris from the January 12, 2023, tornado.

The scope of work includes providing disaster debris wood chipping services to include county wide debris.

Three (3) vendors submitted bids and AKA Tree Service, LLC of Oakwood, GA submitted the lowest overall bid at a rate of $2.25 per cubic yard.

The recommendation is to award the contract to AKA Tree Service, LLC of Oakwood, GA for compliance with FEMA regulations.

Financial Implications/Considerations:

The project is budgeted.	Y	or	(N)	or N/A
The project will require the use of Fund Balance. If yes, please state amount _____.	Y	or	N	
The project will require funds.	(Y)	or	N	
The project is grant funded and will require a ____% match; and the matched funds are budgeted.	Y	or	(N)	
Is this request a Capital Project and part of the Capital Project List?	Y	or	(N)	

Additional Comments / Recommendation:

Upon completion of debris chipping services, Henry County Emergency Management and Homeland Security will continue the process for reimbursement related to the federal declaration from the January 12, 2023, tornado.

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners awarding Bid #23-54 for storm debris wood chipping services in Henry County at a rate of $2.25 per cubic yard to AKA Tree Service, LLC of Oakwood, GA.

WHEREAS, Bid #23-54 was solicited for storm debris wood chipping services for Henry County due to debris from the January 12, 2023, tornado; and

WHEREAS, the Federal Emergency Management Agency provides a 75 percent reimbursement match; and

WHEREAS, three (3) vendors submitted bids; and

WHEREAS, AKA Tree Service, LLC of Oakwood, GA submitted the lowest bid in the amount of $2.25 per cubic yard.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County awards Bid #23-54 to AKA Tree Service, LLC of Oakwood, GA at a rate of $2.25 per cubic yard for wood chipping services for Henry County, GA. The Chair and/or County Manager are hereby authorized to sign all necessary documents for this resolution.

This _____ of _____, 20_____.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

File Saved As: Dholder/MyDoc/Resolution for Mulch.doc

Bid #23-54, Storm Debris Wood Chipping Services
Bid Tabulation

AKA Tree Service, LLC		TFR Enterprises, Inc.		M.W. Collins, Inc.	
Option 1	Option 2	Option 1	Option 2	Option 1	Option 2
$ 2.25	$ 8.00	$ 10.75	$ 18.55	$ 8.00	$ 12.00

*Option 1 - left on site
*Option 2 - transported

Bid # 23-54
Storm Debris Wood Chipping Services
Bid Price Sheet

Vendor shall furnish all labor, tools, equipment, special equipment and services required for on-site waste wood grinding services on an as needed basis; complete per bid specifications.

Option No. 1: Storm debris wood chipped and left on-site (using 3 x 3 screen only) $ 2.25 xx /cubic yard (after grinding)

Option No. 2: Storm debris wood chipped and transported to designated location for community use $ 8.00 xx /cubic yard (after grinding)

Total bid amount $ Option 1 $27,000 @ $2.25 /xx Option 2 $96,000 @ $8.00 /xx
(numbers)

Total bid amount Option 1 twenty seven thousand dollars at two dollars and twenty-five cents Option 2 ninty six thousand dollars at eighth dollars
(words)

Upon execution of the Contract Agreement, Henry County will not modify unit prices due to impediments such as fluctuations in labor, supply, or equipment costs. The Contractor shall submit bid prices factoring anticipation of varying economic trends and volatile costs deviations. Bid prices submitted by the Contractor shall be honored throughout the duration of the Contract.

Estimated delivery days after receipt of the Notice of Award: 15 days

AKA Tree Service
Company's Name

6/26/23
Date

Richad Waters
Authorized Representative's Name
(Print or Type)

Authorized Representative's Signature

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Emergency Management & Homeland Security

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Bid Tab
2. Bid Price Shet

Presenter: Kevin Johnson

Agenda Item:

Resolution awarding Bid #23-59 for Debris Tech, LLC for debris monitoring services in Henry County at a rate of $23.27 per hour. *(Presenter: Kevin Johnson, EM/HS Director)(Exhibit #)*

Background/Summary:

Bid #23-59 was solicited for debris monitoring services in Henry County, GA in regard to debris from the January 12, 2023 tornado.

The scope of work includes providing disaster debris monitoring services for debris generated from the January 1,2, 2023, tornado.

Three (3) vendors submitted bids and Debris Tech, LLC of Picayune, MS submitted the lowest overall bid at a rate of $23.27 per hour.

The recommendation is to award the contract to Debris Tech, LLC of Picayune, MS.

Financial Implications/Considerations:

The project is budgeted.	Y	or	(N)	or N/A
The project will require the use of Fund Balance. If yes, please state amount _____.	Y	or		N
The project will require funds.	(Y)	or		N
The project is grant funded and will require a ____% match; and the matched funds are budgeted.	Y	or		(N)
Is this request a Capital Project and part of the Capital Project List?	Y	or		(N)

Additional Comments / Recommendation:

Upon completion of debris chipping, Henry County Emergency Management and Homeland Security will continue the process for reimbursement related to the federal declaration from the January 12, 2023, storms.

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners awarding Bid #23-59 for debris monitoring services in Henry County at a rate of $23.27 to Debris Tech, LLC of Picayune, MS.

WHEREAS, Bid #23-59 was solicited for debris monitoring services for Henry Conty due to debris from the January 12, 2023, tornado; and

WHEREAS, the Federal Emergency Management Agency provides a 75 percent reimbursement match; and

WHEREAS, three (3) vendors submitted bids; and

WHEREAS, Debris Tech, LLC of Picayune, MS submitted the lowest bid in the amount of $23.27 per hour.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County awards Bid #23-59 to Debris Tech, LLC of Picayune, MS at a rate of $23.27 per hour for debris monitoring services for Henry County, GA. The Chair and/or County Manager are hereby authorized to sign all necessary documents for this resolution.

This _____ of _____, 20_____.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

File Saved As: Dholder/MyDoc/Resolution for Mulch.doc

Bid #23-59

Debris Monitoring Services

Bid Totals

Vendors	Bid Amounts (Average Hourly Rate)
Debris Tech, LLC Picayune, MS	$23.27
Witt O'Brien's Houston, TX	$30.63
Thompson Consulting Services Maitland, FL	$29.86

Bid # 23-59
Debris Monitoring Services
Bid Price Sheet

Pricing Schedule

1. Please fill out the chart below with all hourly rates that apply and include additional positions as necessary.

Classification	Hourly Rate
Project Manager	$ 45.00
Operations Manager	$ 45.00
FEMA Specialist	$ 45.00
Field Supervisor	$ 42.00
Field Inspector/Debris Monitor	$ 39.50
GIS Analyst	$ 0.00
Data Manager	$ 0.00
Clerical	$ 0.00
Project Coordinator	$ 0.00
Crew Monitor	$ 39.50
Load Ticket Data Entry Clerk	$ 0.00

Average Hourly Rate $ 23.27

The proposed fee(s) shall include all labor, material, equipment, overhead, and profit. All non-labor related project costs will be billed to Henry County at costs without mark-up. A schedule of fees broken down by task along with hourly rates for project personnel to be used as the basis for payment is to be attached.

Upon execution of the Contract Agreement, Henry County will not modify unit prices due to impediments such as fluctuations in labor, supply, or equipment costs. The Contractor shall submit bid prices factoring anticipation of varying economic trends and volatile costs deviations. Bid prices submitted by the Contractor shall be honored throughout the duration of the Contract.

Estimated delivery days after receipt of the Notice of Award: 2

DebrisTech, LLC
Company's Name

July 13, 2023
Date

Debra McCormick, Business Manager
Authorized Representative's Name
(Print or Type)

Authorized Representative's Signature

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Emergency Management & Homeland Security

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Bid Tab
2. Bid Price Shet

Presenter: Kevin Johnson

Agenda Item:

Resolution awarding Bid #23-64 for AKA Tree Service, LLC for debris wood chipping services at Indian Creek Mobile Home Community at a rate of $8.00 per cubic yard. *(Presenter: Kevin Johnson, EM/HS Director)(Exhibit #)*

Background/Summary:

Bid #23-64 was solicited for debris wood chipping services for Indian Creek Mobile Home Community in Locust Grove, GA in regard to the Private Property Debris Removal granted by the Federal Emergency Management Agency (FEMA) for the January 12, 2023, tornado.

The scope of work includes providing disaster debris wood chipping services to include debris generated from the January 12, 2023, tornado debris located within the Indian Creek Mobile Home Community. The vendor shall provide all labor, tools, equipment, special equipment and services for waste wood grinding services and transportation.

Three (3) vendors submitted bids and AKA Tree Service, LLC of Oakwood, GA submitted the lowest overall bid at a rate of $8.00 per hour.

The recommendation is to award the contract to AKA Tree Service, LLC of Oakwood, GA for compliance with FEMA regulations.

Financial Implications/Considerations:

The project is budgeted.	Y	or	(N)	or N/A
The project will require the use of Fund Balance. If yes, please state amount _____.	Y	or		N
The project will require funds.	(Y)	or		N
The project is grant funded and will require a ____% match; and the matched funds are budgeted.	Y	or		(N)
Is this request a Capital Project and part of the Capital Project List?	Y	or		(N)

Additional Comments / Recommendation:

FEMA has approved the request for Private Property Debris Removal (PPRD) in regard to Indian Creek Mobile Home Community. The debris wood chipping services for this community requires documentation and third-party monitoring from start to finish. Upon completion, Henry County Emergency Management and Homeland Security will continue the process for reimbursement related to the federal declaration from the January 12, 2023, tornado.

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners awarding Bid #23-64 for debris wood chipping services at Indian Creek Mobile Home Community at a rate of $8.00 per cubic yard to AKA Tree Service, LLC of Oakwood, GA.

WHEREAS, Bid #23-64 was solicited for debris wood chipping services at Indian Creek Mobile Home Community due to debris from the January 12, 2023, tornado; and

WHEREAS, the Federal Emergency Management Agency has approved Private Property Debris Removal for Indian Creek Mobile Home Community; and

WHEREAS, three (3) vendors submitted bids; and

WHEREAS, AKA Tree Service, LLC of Oakwood, GA submitted the lowest bid in the amount of $8.00 per cubic yard.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County awards Bid #23-64 to AKA Tree Service, LLC of Oakwood, GA at a rate of $8.00 per cubic yard for debris wood chipping services at Indian Creek Mobile Home Community in Locust Grove, GA. The Chair and/or County Manager are hereby authorized to sign all necessary documents for this resolution.

This _____of _____, 20_____.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Bid #23-64, Indian Creek Storm Debris Wood Chipping Services
Bid Tabulation

AKA Tree Service, LLC Oakwood, GA		ArborServ Lithonia, GA		M.W. Collins, Inc. Cobbtown, GA	
Option 1	Option 2	Option 1	Option 2	Option 1	Option 2
$ 2.25	$ 8.00	$ 60.00	$ 62.00	$ 25.00	$ 30.00

*Option 1 - left on site
*Option 2 - transported

Bid # 23-64
Indian Creek Storm Debris Wood Chipping Services
Bid Price Sheet

Vendor shall furnish all labor, tools, equipment, special equipment and services required for on-site waste wood grinding services on an as needed basis; complete per bid specifications.

Option No. 1: Storm debris wood chipped and left on-site (using 3 x 3 screen only) $ 2.25/xx /cubic yard (after grinding)

Option No. 2: Storm debris wood chipped and transported to designated location for community use $ 8.00/xx /cubic yard (after grinding)

Upon execution of the Contract Agreement, Henry County will not modify unit prices due to impediments such as fluctuations in labor, supply, or equipment costs. The Contractor shall submit bid prices factoring anticipation of varying economic trends and volatile costs deviations. Bid prices submitted by the Contractor shall be honored throughout the duration of the Contract.

Estimated delivery days after receipt of the Notice of Award: 7 DAYS

AKA Tree Service, LLC
Company's Name

7/20/23
Date

Richard Wyatt
Authorized Representative's Name
(Print or Type)

Authorized Representative's Signature

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Emergency Management & Homeland Security

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Bid Tab
2. Bid Price Shet

Presenter: Kevin Johnson

Agenda Item:

Resolution awarding Bid #23-65 for Witt O'Brien's, LLC for debris monitoring services at Indian Creek Mobile Home Community at a rate of $29.91 per hour. *(Presenter: Kevin Johnson, EM/HS Director)(Exhibit #)*

Background/Summary:

Bid #23-65 was solicited for debris monitoring services for Indian Creek Mobile Home Community in Locust Grove, GA in regard to the Private Property Debris Removal (PPDR) granted by the Federal Emergency Management Agency (FEMA) for the January 12, 2023, tornado.

The scope of work includes providing disaster debris monitoring services for debris generated from the January 12, 2023, tornado located within the Indian Creek Mobile Home Community.

Two (2) vendors submitted bids and Witt O'Brien's, LLC of Houston, TX submitted the lowest overall bid at a rate of $29.91 per hour.

The recommendation is to award the contract to Witt O'Brien's, LLC of Houston, TX for compliance with FEMA regulations.

Financial Implications/Considerations:

The project is budgeted.	Y	or	(N)	or N/A
The project will require the use of Fund Balance. If yes, please state amount _____.	Y	or		N
The project will require funds.	(Y)	or		N
The project is grant funded and will require a ____% match; and the matched funds are budgeted.	Y	or		(N)
Is this request a Capital Project and part of the Capital Project List?	Y	or		(N)

Additional Comments / Recommendation:

FEMA has approved the request for Private Property Debris Removal (PPRD) in regard to Indian Creek Mobile Home Community. The debris chipping from this community requires a third party to monitor the process from start to finish and provide documentation. Upon completion, Henry County Emergency Management and Homeland Security will continue the process for reimbursement related to the federal declaration from the January 12, 2023, tornado.

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners awarding Bid #23-65 for debris monitoring services at Indian Creek Mobile Home Community at a rate of $29.91 per hour to Witt O'Brien's, LLC of Houston, TX.

WHEREAS, Bid #23-65 was solicited for debris monitoring services at Indian Creek Mobile Home Community due to debris from the January 12, 2023 tornado; and

WHEREAS, the Federal Emergency Management Agency has approved Private Property Debris Removal (PPDR) for Indian Creek Mobile Home Community; and

WHEREAS, two (2) vendors submitted bids; and

WHEREAS, Witt O'Brien's, LLC of Houston, TX submitted the lowest bid in the amount of $29.91 per hour.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County awards Bid #23-65 to Witt O'Brien's, LLC of Houston, TX at a rate of $29.91 per hour for debris monitoring services at Indian Creek Mobile Home Community in Locust Grove, GA. The Chair and/or County Manager are hereby authorized to sign all necessary documents for this resolution.

This _____ of _____, 20_____.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

File Saved As: Dholder/MyDoc/Resolution for Mulch.doc

Bid #23-65

Indian Creek Debris Monitoring Services

Bid Totals

Vendors	Bid Amounts (Average Hourly Rate)
Summit Group Consulting, LLC Sarasota, FL	$34.73
Witt O'Brien's, LLC Houston, TX	$29.91

Bid # 23-65
Indian Creek Debris Monitoring Services
Bid Price Sheet

Pricing Schedule

1. Please fill out the chart below with all hourly rates that apply and include additional positions as necessary.

Classification	Hourly Rate
Project Manager	$ 67.00
Operations Manager	$ 53.00
FEMA Specialist	$ 80.00
Field Supervisor	$ 47.00
Field Inspector/Debris Monitor	$ 33.00
GIS Analyst	$ 0.00**
Data Manager	$ 49.00
Clerical	$ 0.00**
Project Coordinator	$ 0.00*
Crew Monitor	$ 0.00*
Load Ticket Data Entry Clerk	$ 0.00**

* Position not needed as this function is carried out by other labor categories
** Position offered at no charge to County / Indian Creek

Average Hourly Rate $ 29.91

The proposed fee(s) shall include all labor, material, equipment, overhead, and profit. All non-labor related project costs will be billed to Henry County at costs without mark-up. A schedule of fees broken down by task along with hourly rates for project personnel to be used as the basis for payment is to be attached.

Upon execution of the Contract Agreement, Henry County will not modify unit prices due to impediments such as fluctuations in labor, supply, or equipment costs. The Contractor shall submit bid prices factoring anticipation of varying economic trends and volatile costs deviations. Bid prices submitted by the Contractor shall be honored throughout the duration of the Contract.

Estimated delivery days after receipt of the Notice of Award: See below

The Regional Manager will respond within 24 hours upon receiving the Notice to Proceed (NTP). Subsequently, our operations team will be functional within a time frame of 72 hours.

Witt O'Brien's, LLC	07/28/2023
Company's Name	Date
Cheryl Joiner, Director of Contracts and Compliance	Cheryl Joiner
Authorized Representative's Name (Print or Type)	Authorized Representative's Signature

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

EMA

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. Henry County GA MSA Amendment L3Harris

Presenter:
Tamika Kendrick, Director

Agenda Item:

Resolution of the Board of Commissioners to approve the renewal of the L3Harris Radio System Maintenance Agreement for fiscal year 2023/2024 in the amount of $611,690. *(Presenter: Tamika Kendrick, E911 Director)(Exhibit 12)*

Background/Summary:

Renewal of system software agreement with L3Harris Technologies, providing 24/7 maintenance on the radio system, including fixed and terminal equipment, at an annual cost of $611,690.26 for 2023-2024 budget year. These funds were budgeted as a part of our 2023/2024 fiscal year budget.

Financial Implications/Considerations:

The annual cost comes to a total of $611,690.26 funded through Repairs and Maintenance Account 21500120-522200

Additional Comments/Recommendation:

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. 23-

A Resolution of the Board of Commissioners to approve the renewal of the L3Harris Radio System Maintenance Agreement for fiscal year 2023/2024 for $611,690.00.

WHEREAS, the Henry County Emergency Communications radio system provides public safety communications for all public safety users; and

WHEREAS, L3Harris Technologies is the radio system vendor.

WHEREAS, L3Harris Technologies provides 24/7 maintenance on the radio system which includes fixed and terminal equipment.

WHEREAS, L3 Harris Technologies has issued a Renewal of the System Maintenance Agreement for the fiscal year beginning 7/1/2023 through 6/30/2024 at a total cost of $611,690.26. The Renewal for the L3Harris Radio System Maintenance Agreement will be a proprietary purchase provided by L3Harris Technologies, which is the radio system vendor;

WHEREAS, funding for this radio system maintenance was included in the 2023-2024 budget year;

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County approves the renewal of the L3 Harris System Maintenance Agreement in the amount of $611,690.26, and authorizes the Chair and/or County Manager to execute any and all documentation necessary to complete this transaction.

This _____ of _____, 20___.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

AMENDMENT 1 TO SERVICES AGREEMENT

THIS AMENDMENT 1 ("Amendment") is made and entered into this 28th day of July, 2023 ("Effective Date"), by and between Henry County, GA ("Buyer") and L3Harris Technologies, Inc. acting through its Communication Systems Segment ("Seller").

RECITALS

WHEREAS, the parties previously entered into a Services Agreement, dated 7/19/2022.

WHEREAS, the parties now desire to enter into this Amendment to further modify the Services Agreement;

NOW, THEREFORE, for and in consideration of the mutual promises of the parties to this Amendment and other good and valuable consideration, the receipt of which is hereby acknowledged, Buyer and Seller hereto do hereby agree as follows:

1. Purpose – Buyer and Seller agree to the following changes;

2. Term – Section 3§9(a) shall be stricken in its entirety and replaced with "The term of this agreement shall be July 1, 2023 through June 30, 2024"

3. Services – Section 2 the pricing table is deleted in its entirety and replaced with:

	Infrastructure					
Year	Corrective Maintenance	Preventative Maintenance	SMS & SUMS+	Software Installation	Microwave	Total
July 1, 2023 - June 30, 2024	$ 209,671.95	$ 12,980.60	$ 114,932.00	$ 40,767.33	$ 14,711.00	$ 393,062.88

	Terminal	
Year	Corrective Maintenance	Total
July 1, 2023 - June 30, 2024	$ 218,627.38	$ 218,627.38

Grand Total	
July 1, 2023 - June 30, 2024	$ 611,690.26

4. Full Force and Effect – The terms and conditions of the original Services Agreement, except as amended herein, shall remain in full force and effect.

5. Execution – This instrument may be executed in one or more counterparts. Documents signed and transmitted electronically shall be deemed original and binding documents.

[*Signatures Follow*]

IN WITNESS WHEREOF, Buyer and Seller, through their duly authorized representatives, have executed this Amendment.

BUYER

Henry County, GA

By:_____

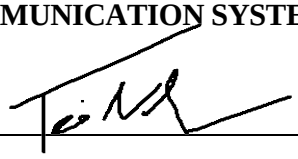
Name: _____

Title:_____

Date:_____

SELLER

L3HARRIS TECHNOLOGIES, INC.
COMMUNICATION SYSTEMS SEGMENT

By: 

Name: **Tim Nalepka**

Title: **Contracts Manager**

Date: **July 27, 2023**

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Facilities Maintenance

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. Henry County McDonough Library - Controls Project Proposal 7.18.2023

Presenter:
Hutch Purvis

Agenda Item:

Resolution to award Trane US, Inc a contract for the replacement of the McDonough Library HVAC Control System in the amount of $247,319. Funding has been approved for this project in the FY24 Capital Improvement Plan. *(Presenter: Hutch Purvis, Cluster Leader/Assets Management)(Exhibit 13)*

Background/Summary:

Replace the existing Staefa/Delta HVAC control system at the McDonough Library with the Trane Tracer Building Automation System. The purpose of this replacement is to maximize efficiency and minimize downtime due to failure of the current aging system. Replacement of these controllers on a planned outage greatly reduces downtime and cost versus an emergency repair.

This project includes energy savings strategies which adaptively manipulate the airflow delivery system to use the least amount of energy possible. The system uses data collected and stored in the cloud to regulate air flow to different zones to maintain desired temperature, schedule start/end times to optimize temperature during set time frames and provide remote access for the Trane cloud hosting team to view & manipulate system and provide routine security and server updates.

Trane U.S. Inc. submitted Proposal ID: 7096178 using the Omnia Partners Contract; Contract # USC 15-JLP-023 for equipment compatible with the Library's existing HVAC system in the amount of $247,319.03.

Funding has been approved for this project in the FY24 Capital Improvement Plan.

Financial Implications/Considerations:

Funding approved by BOC for the FY2024 Capital Improvement Plan

Additional Comments/Recommendation:

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

Resolution to award Trane US, Inc a contract for the replacement of the McDonough Library HVAC Control System in the amount of $247,319. Funding has been approved for this project in the FY24 Capital Improvement Plan.

WHEREAS, Proposal was solicited from Trane US, Inc for the replacement of the HVAC control system at the McDonough Library for equipment compatible to the existing system; and

WHEREAS, Trane US, Inc. submitted Proposal ID: 7096178 under the Omnia Partners Contract; Contract # USC 15-JLP-023 in the amount of $247,319.03 for the replacement of the existing Staefa/Delta control system with the new Trane Tracer Building Automation System. This system will provide maximum energy efficiency and temperature control for different zones within the building using data stored in the cloud for optimum climate control; and

WHEREAS, funding for this project was approved in the FY2024 Capital Improvement Plan.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County award Proposal ID 77096178 to Trane US, Inc. under Omnia Partners Contract; Contract # USC 15-JLP-023 in the amount of $247,319.03 for the replacement of the McDonough Library HVAC Control system. The Chair and/or County Manager is hereby authorized to sign all necessary documents for this resolution.

This _____ of _____, 20___.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Controls Proposal For:
Hutch Purvis
Henry County McDonough Library
140 Henry Parkway
McDonough, GA 30253

Local Trane Office:
Trane U.S. Inc.
4000 DEKALB TECHNOLOGY PARKWAY
SUITE 100
Doraville, GA 30340

Local Trane Representative:
Jeffrey Taylor
Account Manager
Cell: (678) 332-8740
Office: (404) 321-7500

Proposal ID: 7096178
Quote Number: G1-288541-22-002
Co-op Contract Number: USC 15-JLP-023

Date: July 18, 2023

Trane U.S. Inc. is pleased to provide a Proposal for a Trane Tracer Building Automation System (BAS) for your review and approval.

The purpose of this project is to replace the existing Staefa/Delta control system to Trane's current offering. This includes replacement of existing Building level control panel and unit level controllers, as laid out below. A failure on the existing system could cause downtime of up to 6 months in the current supply chain atmosphere. Replacing these controllers on a planned outage greatly reduces the downtime and cost of the project versus an emergency repair. This project will also include energy savings strategies in areas served by AHU/VAV systems which adaptively manipulate the airflow delivery system to use the least energy possible. This will be done by applying the following energy conservation measures/strategies:

- **Optimal start** - will **start** the heating or cooling **just the right amount of time before the schedule occupied time** so the space will be at the setpoint at the scheduled time. In other words, on a very cold morning it starts earlier before occupied time than on warmer mornings. Our software uses the prior 3 days and weather to determine the exact time to start so that the building is a set point.
- **Supply Air Temperature Resets –** is a control strategy to help **minimize VAV reheat**. The supply air design temperature (typically 55 degrees Fahrenheit) is raised as high as 60, or 65 degrees or until at least one of the VAV boxes on the system is 100% open.
- **Static Pressure Resets –** the system varies the rate of air flow to different zones of a building to maintain the desired temperature. As parts of the building begin to satisfy, we can lower the fan speed to save energy and keep proper control over the spaces.

Lastly, all these controllers will be brought into one central system and hosted in the cloud. This will allow for easy viewing and manipulation of the system remotely and also help safeguard the IT structure security by having active protocols in place and routinely patching security updates and server updates. The updates will be performed by the Trane cloud hosting team which ensures they are done promptly and regularly.

McDonough Library

A. (1) Tracer Ensemble Cloud

a. Trane to provide Tracer Ensemble Hosted user interface for new SC+ controllers.
b. Trane to provide all new customer floor plan graphics. Floorplans to be created off of existing mechanical drawings provided by owner.
c. Furnish standard status page and standard equipment graphics.
d. Owner to provide network connection and IP address to Trane team building the Cloud based user interface. Trane to provide 1 year Ensemble Hosted license.
e. Trane Cloud team to keep software up to date as they become available.

B. (1) Tracer SC+ System Controller

a. Furnish and install Tracer SC+ system controller(s) with integral web server.
b. System controller to be connected to owner's local area network. Owner to provide network connection and I.P. address.
c. Trane to install new control panel mounted in place of existing Staefa control panel
d. Trane to provide licensing for up to 45 devices.
e. Trane to provide site survey of existing equipment to ensure proper operation prior to starting work.

C. (1) Boiler and (1) Pumps

a. Furnish and install new BACnet controller and expansion modules requires for points necessary to controls boiler and pumps.
b. Trane to pull new BACnet communication trunk to new BACnet controller.
c. Trane to provide boiler and pump graphic, alarming of critical points and trending where requested or necessary.
d. Trane to provide programming to enable a pump and a boiler when VAV boxes have a call for heat.
e. Checkout and verification included

D. (1) Air Handler Units

a. Furnish and install new BACnet controller and expansion modules requires for points necessary to control unit.
b. Trane to pull new BACnet communication trunk to new controller.
c. Trane to provide custom unit graphic, alarming of critical points and trending where requested or necessary (critical points).
d. Trane to update system level programming between AHU/VAVs to most current offering.
e. Trane to program in areas and implement the following energy savings measure where possible:
    i. Optimal start/stop
    ii. Supply air temperature resets
    iii. Static pressure resets
f. Trane to reuse existing HW valve
g. Trane to stage outdoor condensing unit in accordance with demand
h. Trane to provide programming for economizer to provide energy savings when conditions permit
i. Trane to reuse existing TECO VFD's and provide start/stop and signal to drive.
j. Checkout and verification included.

E. (30) Variable Volume Terminal Units

a. Furnish and field mount new UC210 controller.

b. Furnish and install new space temperature and discharge air sensors.
c. Trane excludes any relocation of boxes or ductwork.
d. Trane to provide new actuator for HW valve control.
e. Trane to reuse existing damper actuator which is located inside unit/box.
    i. Trane will provide a list of any damper actuators that do not work and will provide separate pricing to install retrofit kits on these units.
f. Trane to pull into front end and setup correct areas and schedules
g. Existing 24 VAC transformer to be reused.

F. Tracer Pro Support

a. Provides user training and support through the warranty period.
b. Utilizes Trane's Intelligent services analytics.
c. Building Performance Snapshot report included.
d. Includes SC+ update before end of period.

G. Owner Training

A. Provide up to (4) hours of onsite customer training.

McDonough Library LS Admin

H. (1) Tracer Ensemble Cloud

A. Trane to provide Tracer Ensemble Hosted user interface for new SC+ controllers.
B. Trane to provide all new customer floor plan graphics. Floorplans to be created off of existing mechanical drawings provided by owner.
C. Furnish standard status page and standard equipment graphics.
D. Owner to provide network connection and IP address to Trane team building the Cloud based user interface. Trane to provide 1 year Ensemble Hosted license.
E. Trane Cloud team to keep software up to date as they become available.

I. (1) Tracer SC+ System Controller

A. Furnish and install Tracer SC+ system controller(s) with integral web server.
B. System controller to be connected to owner's local area network. Owner to provide network connection and I.P. address.
C. Trane to install new control panel mounted in central location.
D. Trane to provide licensing for up to 15 devices.
E. Trane to provide site survey of existing equipment to ensure proper operation prior to starting work.

J. (4) Rooftop Units

A. Furnish and install new BACnet controller necessary to control unit.
B. Trane to pull new BACnet communication trunk to new BACnet controllers.
C. Trane to provide standard unit graphics, alarming of critical points and trending where requested or necessary (critical points).
D. Trane to update system level programming between RTU/VAVs to most current offering.
E. Checkout and verification included.

K. (1) Bypass

A. Trane to furnish and install UC210 controller to control the bypass damper for the RTU serving the VAV's
B. Temperature sensor and static pressure sensor installed and pulled back to UC210.
C. Controller to be tied in and programmed correctly

L. (5) Variable Volume Terminal Units

A. Furnish and field mount new UC210 controller and damper actuator.
B. Furnish and install new space temperature and discharge air sensors.
C. Trane excludes any relocation of boxes or ductwork.
D. Trane to pull into front end and setup correct areas and schedules
E. Existing 24 VAC transformer to be reused.

M. Tracer Pro Support

A. Provides user training and support through the warranty period.
B. Utilizes Trane's Intelligent services analytics.
C. Building Performance Snapshot report included.
D. Includes SC+ update before end of period.

N. Owner Training

A. Provide up to (4) hours of onsite customer training.

Clarifications/Notes:

1. Trane is an internationally self-insured corporation. Indemnification provided via Trane self-insured status. Participation in Contractor or Owner controlled Insurance Program is not included.
2. Proposal does not include the replacement or repair of any devices not specifically mentioned in this scope of work.
3. Labor or Materials not specifically listed in the above scope of work is excluded.
4. Motor starters and/or variable frequency drives are not included.
5. 120VAC power for control panels provided by Division 26 electrical contractor.
6. LEED/Third Party/Non-Standard Trane commissioning hours are excluded in the above scope.
7. Smoke detectors, smoke dampers, fire/smoke dampers, fire Alarm System shutdown devices provided by others. Trane to provide local shutdown interlock from shutdown device to mechanical equipment. Shutdown devices to be mounted near respective unit.
8. All cabling to be installed in EMT conduit where exposed and plenum rated in other areas.
9. Installation is based on normal working hours.
10. Price good for 30 days from date of proposal.
11. Anything not listed in this scope is not included. If any valves, VFD's, actuators or fan powered boxes are found to not be in good working order and change order will be provided to replace and failed parts.
12. Trane standard warranties apply to all NEW parts & labor only from substantial completion date.

Total Net Price……$ 247,319.03

Sincerely,

Jeff Taylor
Trane U.S. Inc.
Phone: (404) 321-7500
Fax: (404) 636-5204

This agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions

CUSTOMER ACCEPTANCE

_____
Authorized Representative

_____
Printed Name

Title _____

Purchase Order _____

Acceptance Date _____

Trane License Number:

COVID-19 NATIONAL EMERGENCY CLAUSE

The parties agree that they are entering into this Agreement while the nation is in the midst of a national emergency due to the Covid-19 pandemic ("Covid-19 Pandemic"). With the continued existence of Covid-19 Pandemic and the evolving guidelines and executive orders, it is difficult to determine the impact of the Covid-19 Pandemic on Trane's performance under this Agreement. Consequently, the parties agree as follows:

1. Each party shall use commercially reasonable efforts to perform its obligations under the Agreement and to meet the schedule and completion dates, subject to provisions below;
2. Each party will abide by any federal, state (U.S.), provincial (Canada) or local orders, directives, or advisories regarding the Covid-19 Pandemic with respect to its performance of its obligations under this Agreement and each shall have the sole discretion in determining the appropriate and responsible actions such party shall undertake to so abide or to safeguard its employees, subcontractors, agents and suppliers;
3. Each party shall use commercially reasonable efforts to keep the other party informed of pertinent updates or developments regarding its obligations as the Covid-19 Pandemic situation evolves; and
4. If Trane's performance is delayed or suspended as a result of the Covid-19 Pandemic, Trane shall be entitled to an equitable adjustment to the project schedule and/or the contract price.

This proposal is subject to your acceptance of the attached Trane terms and conditions.

TERMS AND CONDITIONS – COMMERCIAL INSTALLATION

"Company" shall mean Trane U.S. Inc.

1. Acceptance; Agreement. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the commercial goods and/or services described (the "Work"). COMPANY'S TERMS AND CONDITIONS AND EQUIPMENT PRICES ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT. The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. Prices in the Proposal are subject to change at any time upon notice to Customer. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions. If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to provide Work in accordance with the Proposal and the Company terms and conditions. If Customer does not reject or object in writing to Company within 10 days, Company's counteroffer will be deemed accepted. Notwithstanding anything to the contrary herein, Customer's acceptance of the Work by Company will in any event constitute an acceptance by Customer of Company's terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Work rendered by Company to the date of cancellation.

2. Connected Services. In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at https://www.trane.com/TraneConnectedServicesTerms, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms.

3. Title and Risk of Loss. All Equipment sales with destinations to Canada or the U.S. shall be made as follows: FOB Company's U.S. manufacturing facility or warehouse (full freight allowed). Title and risk of loss or damage to Equipment will pass to Customer upon tender of delivery of such to carrier at Company's U.S. manufacturing facility or warehouse.

4. Pricing and Taxes. Unless otherwise noted, the price in the Proposal includes standard ground transportation and, if required by law, all sales, consumer, use and similar taxes legally enacted as of the date hereof for equipment and material installed by Company. Tax exemption is contingent upon Customer furnishing appropriate certificates evidencing Customer's tax-exempt status. Company shall charge Customer additional costs for bonds agreed to be provided. Equipment sold on an uninstalled basis and any taxable labor/labour do not include sales tax and taxes will be added. Within thirty (30) days following Customer acceptance of the Proposal without addition of any other terms and conditions of sale or any modification, Customer shall provide notification of release for immediate production at Company's factory. Prices for Work are subject to change at any time prior to shipment to reflect any cost increases related to the manufacture, supply, and shipping of goods. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control. If such release is not received within 6 months after date of order receipt, Company reserves the right to cancel any order. If shipment is delayed due to Customer's actions, Company may also charge Customer storage fees. Company shall be entitled to equitable adjustments in the contract price to reflect any cost increases as set forth above and will provide notice to Customer prior to the date for which the increased price is to be in effect for the applicable customer contract. In no event will prices be decreased.

5. Exclusions from Work. Company's obligation is limited to the Work as defined and does not include any modifications to the Work site under the Americans With Disabilities Act or any other law or building code(s). In no event shall Company be required to perform work Company reasonably believes is outside of the defined Work without a written change order signed by Customer and Company.

6. Performance. Company shall perform the Work in accordance with industry standards generally applicable in the area under similar circumstances as of the time Company performs the Work. Company may refuse to perform any Work where working conditions could endanger property or put at risk the safety of persons. Unless otherwise agreed to by Customer and Company, at Customer's expense and before the Work begins, Customer will provide any necessary access platforms, catwalks to safely perform the Work in compliance with OSHA or state industrial safety regulations.

7. Payment. Customer shall pay Company's invoices within net 30 days of invoice date. Company may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all Work performed on-site or off-site. No retention shall be withheld from any payments except as expressly agreed in writing by Company, in which case retention shall be reduced per the contract documents and released no later than the date of substantial completion. Under no circumstances shall any retention be withheld for the equipment portion of the order. If payment is not received as required, Company may suspend performance and the time for completion shall be extended for a reasonable period of time not less than the period of suspension. Customer shall be liable to Company for all reasonable shutdown, standby and start-up costs as a result of the suspension. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all equipment from Company to secure payment in full of all amounts due Company and its order for the equipment, together with these terms and conditions, form a security agreement. Customer shall keep the equipment free of all taxes and encumbrances, shall not remove the equipment from its original installation point and shall not assign or transfer any interest in the equipment until all payments due Company have been made.

8. Time for Completion. Except to the extent otherwise expressly agreed in writing signed by an authorized representative of Company, all dates provided by Company or its representatives for commencement, progress or completion are estimates only. While Company shall use commercially reasonable efforts to meet such estimated dates, Company shall not be responsible for any damages for its failure to do so. Delivery dates are approximate and not guaranteed. Company will use commercially reasonable efforts to deliver the Equipment on or before the estimated delivery date, will notify Customer if the estimated delivery dates cannot be honored, and will deliver the Equipment and services as soon as practicable thereafter. In no event will Company be liable for any damages or expenses caused by delays in delivery.

9. Access. Company and its subcontractors shall be provided access to the Work site during regular business hours, or such other hours as may be requested by Company and acceptable to the Work site' owner or tenant for the performance of the Work, including sufficient areas for staging, mobilization, and storage. Company's access to correct any emergency condition shall not be restricted. Customer grants to Company the right to remotely connect (via phone modem, internet or other agreed upon means) to Customer's building automation system (BAS) and or HVAC equipment to view, extract, or otherwise collect and retain data from the BAS, HVAC equipment, or other building systems, and to diagnose and remotely make repairs at Customer's request.

10. Completion. Notwithstanding any other term or condition herein, when Company informs Customer that the Work has been completed, Customer shall inspect the Work in the presence of Company's representative, and Customer shall either (a) accept the Work in its entirety in writing, or (b) accept the Work in part and specifically identify, in writing, any exception items. Customer agrees to re-inspect any and all excepted items as soon as Company informs Customer that all such excepted items have been completed. The initial acceptance inspection shall take place within ten (10) days from the date when Company informs Customer that the Work has been completed. Any subsequent re-inspection of excepted items shall take place within five (5) days from the date when Company informs Customer that the excepted items have been completed. Customer's failure to cooperate and complete any of said inspections within the required time limits shall constitute complete acceptance of the Work as of ten (10) days from date when Company informs Customer that the Work, or the excepted items, if applicable, has/have been completed.

11. Permits and Governmental Fees. Company shall secure (with Customer's assistance) and pay for building and other permits and governmental fees, licenses, and inspections necessary for proper performance and completion of the Work which are legally required when bids from Company's subcontractors are received, negotiations thereon concluded, or the effective date of a relevant Change Order, whichever is later. Customer is responsible for necessary approvals, easements, assessments and charges for construction, use or occupancy of permanent structures or for permanent changes to existing facilities. If the cost of such permits, fees, licenses and inspections are not included in the Proposal, Company will invoice Customer for such costs.

12. Utilities During Construction. Customer shall provide without charge to Company all water, heat, and utilities required for performance of the Work.

13. Concealed or Unknown Conditions. In the performance of the Work, if Company encounters conditions at the Work site that are (i) subsurface or otherwise concealed physical conditions that differ materially from those indicated on drawings expressly incorporated herein or (ii) unknown physical conditions of an unusual nature that differ materially from those conditions ordinarily found to exist and generally recognized as inherent in construction activities of the type and character as the Work, Company shall notify Customer of such conditions promptly, prior to significantly disturbing same. If such conditions differ materially and cause an increase in Company's cost of, or time required for, performance of any part of the Work, Company shall be entitled to, and Customer shall consent by Change Order to, an equitable adjustment in the Contract Price, contract time, or both.

14. Pre-Existing Conditions. Company is not liable for any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the Work site before the Commencement Date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving Pre-Existing Conditions of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi. Company also is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company.

15. Asbestos and Hazardous Materials. Company's Work and other services in connection with this Agreement expressly excludes any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos, polychlorinated biphenyl ("PCB"), or other hazardous materials (hereinafter, collectively, "Hazardous Materials"). Customer

warrants and represents that, except as set forth in a writing signed by Company, there are no Hazardous Materials on the Work site that will in any way affect Company's Work and Customer has disclosed to Company the existence and location of any Hazardous Materials in all areas within which Company will be performing the Work. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be exclusively responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and, to the fullest extent permitted by law, shall indemnify and hold harmless Company (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof arising out of or relating to any Hazardous Materials on or about the Work site, not brought onto the Work site by Company. Company shall be required to resume performance of the Work in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the Work site for the presence of Hazardous Materials.

16. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

17. Customer's Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to Company for all Work furnished to date and all damages sustained by Company (including lost profit and overhead)

18. Indemnity. To the fullest extent permitted by law, Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or tangible personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.

19. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, INDIRECT CONSEQUENTIAL, OR PUNITIVE OR EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION BUSINESS INTERRUPTION, LOST DATA, LOST REVENUE, LOST PROFITS, LOST DOLLAR SAVINGS, OR LOST ENERGY USE SAVINGS, INCLUDING CONTAMINANTS LIABILITIES, EVEN IF A PARTY HAS BEEN ADVISED OF SUCH POSSIBLE DAMAGES OR IF SAME WERE REASONABLY FORESEEABLE AND REGARDLESS OF WHETHER THE CAUSE OF ACTION IS FRAMED IN CONTRACT, NEGLIGENCE, ANY OTHER TORT, WARRANTY, STRICT LIABILITY, OR PRODUCT LIABILITY). In no event will Company's liability in connection with the provision of products or services or otherwise under this Agreement exceed the entire amount paid to Company by Customer under this Agreement.

20. CONTAMINANTS LIABILITY

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. **IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGE TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUCING THE SPREAD, TRANSMISSION, MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANT LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.**

21. Patent Indemnity. Company shall protect and indemnify Customer from and against all claims, damages, judgments and loss arising from infringement or alleged infringement of any United States patent by any of the goods manufactured by Company and delivered hereunder, provided that in the event of suit or threat of suit for patent infringement, Company shall promptly be notified and given full opportunity to negotiate a settlement. Company does not warrant against infringement by reason of Customer's design of the articles or the use thereof in combination with other materials or in the operation of any process. In the event of litigation, Customer agrees to reasonably cooperate with Company. In connection with any proceeding under the provisions of this Section, all parties concerned shall be entitled to be represented by counsel at their own expense.

22. Limited Warranty. Company warrants for a period of 12 months from the date of substantial completion ("Warranty Period") commercial equipment manufactured and installed by Company against failure due to defects in material and manufacture and that the labor/labour furnished is warranted to have been properly performed (the "Limited Warranty"). Trane equipment sold on an uninstalled basis is warranted in accordance with Company's standard warranty for supplied equipment. **Product manufactured by Company that includes required startup and is sold in North America will not be warranted by Company unless Company performs the product start-up**. Substantial completion shall be the earlier of the date that the Work is sufficiently complete so that the Work can be utilized for its intended use or the date that Customer receives beneficial use of the Work. If such defect is discovered within the Warranty Period, Company will correct the defect or furnish replacement equipment (or, at its option, parts therefor) and, if said equipment was installed pursuant hereto, labor/labour associated with the replacement of parts or equipment not conforming to this Limited Warranty. Defects must be reported to Company within the Warranty Period. Exclusions from this Limited Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; Customer's failure to follow the Company-provided maintenance plan; refrigerant not supplied by Company; and modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. No warranty liability whatsoever shall attach to Company until the Work has been paid for in full and then said liability shall be limited to the lesser of Company's cost to correct the defective Work and/or the purchase price of the equipment shown to be defective. Equipment, material and/or parts that are not manufactured by Company ("Third-Party Product(s)" are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. THE WARRANTY AND LIABILITY SET FORTH IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY MAKES NO REPRESENTATION OR WARRANTY .OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLDGES AND AGREES THERETO.**

23. Insurance. Company agrees to maintain the following insurance while the Work is being performed with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability $2,000,000 per occurrence

Automobile Liability $2,000,000 CSL

Workers Compensation Statutory Limits

If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company waive its right of subrogation.

24. Commencement of Statutory Limitation Period. Except as to warranty claims, as may be applicable, any applicable statutes of limitation for acts or failures to act shall commence to run, and any alleged cause of action stemming therefrom shall be deemed to have accrued, in any and all events not later than the last date that Company or its subcontractors physically performed work on the project site.

25. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Work is performed, without regard to choice of law principles which might otherwise call for the application of a different state's or province's law. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Work is performed. Any action or suit arising out of or related to this Agreement must be commenced within one year after the cause of action has accrued. To the extent the Work site is owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original.

26. Equal Employment Opportunity/Affirmative Action Clause. Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 Executive Order 13496 and Section 29 CFR 471, appendix A to subpart A, regarding the notice of employee rights in the United States and with Canadian Charter of Rights and Freedoms Schedule B to the Canada Act 1982 (U.K.) 1982, c. 11 and applicable Provincial Human Rights Codes and employment law in Canada.

27. U.S. Government Work.

The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business.

The following provision applies only to indirect sales by Company to the US Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions in effect as of the date of this subcontract: 52.203-19; 52.204-21; 52.204-23; 52.219-8; 52.222-21; 52.222-26; 52.222-35; 52.222-36; 52.222-50; 52.225-26; 52.247-64. If the Work is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

28. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

1-26.251-10(1221)
Supersedes 1-26.251-10(0821)

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Facilities Maintenance

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. Trane Turnkey Proposal (Exhibit 1)

Presenter:
Hutch Purvis

Agenda Item:

Resolution to award Trane US, Inc., using the Omnia Partners Contract, for Turnkey Installation of HVAC 3 90-ton Intellipaks and new controls for the Judicial Building in the amount of $1,194,663. Funding has been approved for this project in the FY2024 Capital Improvement Plan. *(Presenter: Hutch Purvis, Cluster Leader/Assets Management) (Exhibit 14)*

Background/Summary:

Retrofit the existing HVAC system at the Henry County Judicial Center with Trane turnkey installation of HVAC 3- 90 ton Intellipak units and new controls system. Benefits of this investment will provide reduced energy consumption, significant reduction of operating costs and improvement of comfort conditions in the facility.

Key features of this system are (3) New 90 ton rooftop Intellipak Units, new Tracer SC + Building controller, new BACnet controllers for terminal units, Remote access to system and alarming of critical points, and ability to schedule the system and energy savings measures in the programming. System covered by 1 year warranty on labor, and 5 year compressor and whole parts warranty. Trane will provide up to 4 hours onsite customer training and 24/7 user training and support through the warranty period.

Trane Us, Inc. submitted proposal # 7348179, using the Omnia Partners Contract; Contract # 1153. Quote# G1-288541-23-01 on July 10, 2023 in the amount of $1,194,663.46. Funding has been approved for this project in the FY24 Capital Improvement Plan.

Financial Implications/Considerations:

Funding approved by BOC in the FY24 Capital Improvement Plan

Additional Comments/Recommendation:

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners to award Trane US, Inc., an Omnia Partners Contract, for Turnkey Installation of HVAC 3 90-ton Intellipaks and new controls for the Judicial Building in the amount of $1,194,663
Funding has been approved for this project in the FY2024 Capital Improvement Plan.

WHEREAS, A Proposal was solicited from Trane US, Inc. for retrofitting the existing HVAC system at the Judicial Center with a new Trane turnkey installation of 3 Intellipak rooftop units and Control system for maximum efficiency and energy conservation; and

WHEREAS, Trane US, Inc. submitted Proposal ID: 7348179 , Quote# G1-288541-23-001 using the Omnia Partners Contract; Contract #1153 in the amount of $1,194,663.46 for the installation and retrofitting of the new Trane HVAC 3 90-ton Intellipaks and new controls for the building. The new system will provide maximum comfort, reduced energy consumption and significant reduction in operating costs; and

WHEREAS, Funding has been approved in the FY24 Capital Improvement Plan

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County award Proposal ID 7348179 to Trane US, Inc. using the Omnia Partners Contract; Contract # 1153 G1-288-541-23-001, in the amount of $1,194,663.46, for the installation and retrofitting of the Henry County Judicial Center HVAC system. The Chair and/or County Manager is hereby authorized to sign all necessary documents for this resolution.

This _____ of _____, 20___.

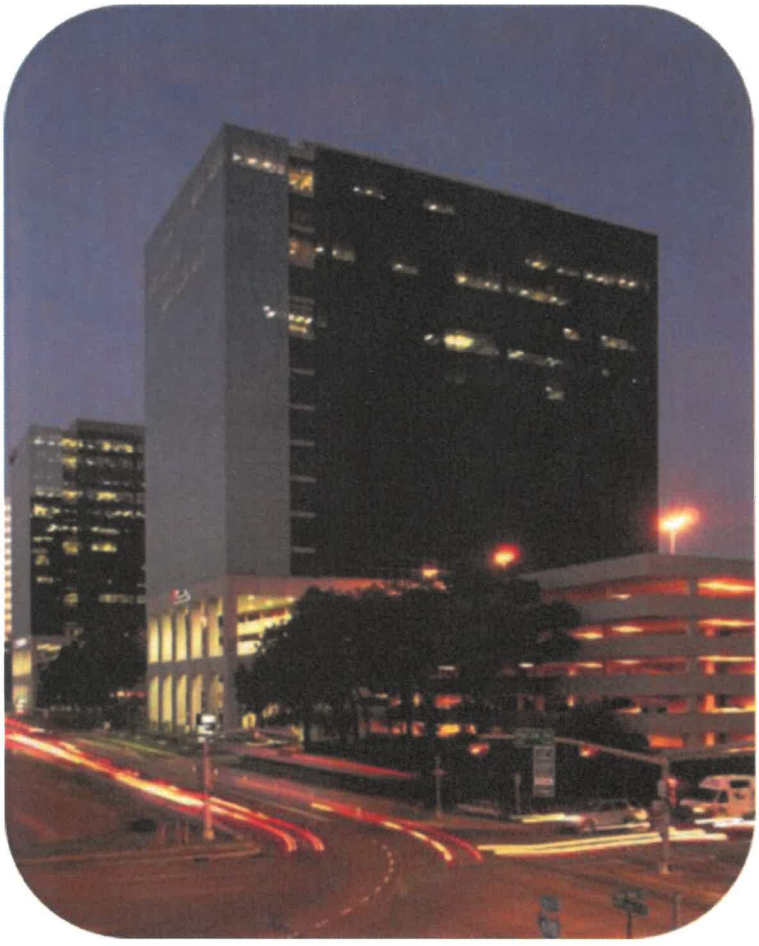
HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Trane Turnkey Proposal



Turnkey Proposal For:
Henry County Board Of Commissioner

Local Trane Office:
Trane U.S. Inc.
4000 DEKALB TECHNOLOGY PARKWAY
SUITE 100
Doraville, GA 30340

Local Trane Representative:
Jeffrey Taylor / Jeffrey Kellner
Office Phone: (404) 321-7500

Proposal ID: 7348179
COOP Quote Number: G1-288541-23-001
COOP or Federal Contract ID: Omnia 1153

Date: July 10, 2023

TRANE TURNKEY PROPOSAL

Executive Summary

Trane is pleased to present a solution to help Henry County Board Of Commissioner reach its performance goals and objectives. This proposed project will enhance your operation by helping you to optimize your resources, improve the comfort in your facility, and reduce energy costs.

We appreciate the effort from Henry County Board Of Commissioner to assist in the HVAC system analysis and business discussions. Because of your efforts, we were able to develop a proposal that offers Turnkey retrofit service solutions to your specific concerns, based on Trane system knowledge and application expertise.

As your partner, Trane is committed to providing Turnkey retrofit services to help achieve a comfortable building environment for the people who occupy the building. For the people who own, manage and maintain the building, Trane is committed to providing reliable HVAC systems and products that improve performance.

Some key features and benefits Henry County Board Of Commissioner should expect from this project are highlighted below.

- (3) New 90 Ton Intellipak Units
- New Tracer SC+ building controller
- New BACnet controllers for the terminal units
- Remote access to the system and alarming of critical points
- Ability to schedule the system and energy savings measures implemented in the programming

Trane appreciates the opportunity to earn your business. Your investment in the proposed project is $1,194,663.46 USD. This investment will provide Henry County Board Of Commissioners with the capability to significantly reduce operating costs and improve comfort conditions in your facility.

We look forward to partnering with Henry County Board Of Commissioners for your Turnkey retrofits service needs. I will be contacting you soon to discuss the proposal and to schedule the next steps

WE VALUE THE CONFIDENCE YOU HAVE PLACED IN TRANE AND LOOK FORWARD TO PARTNERING WITH YOU.

Jeffrey Taylor/ Jeffrey Kellner
Trane U.S. Inc.

The Warranty Period

Your Trane Limited Equipment Warranty begins when factory-trained and authorized technicians have completed the Trane factory-recommended start-up. The subsequent period represents the most crucial time in the life of your new system.

The warranty you receive with your new system does not include provisions for prescribed maintenance or regular operation and performance inspections. The general terms of the warranty require that Trane system owners take responsibility for operations, calibration, inspections and maintenance of their systems. Failure in any of these areas can have an adverse effect on the equipment and the validity of the warranty. Additionally, issues covered by the warranty may go undetected until after the warranty period has ended.

During the warranty period, it is important that your new system is inspected regularly, per Trane industry- leading service recommendations, by factory trained and qualified technicians. It is also important that service is documented carefully during the warranty period. Warranty claims may require documentation verifying that equipment has been operated and inspected per Trane recommendations. Documentation can be used to help determine the cause of failure, preventing similar occurrences after the warranty has expired.

Any warranty issues found during the periodic inspections will be reported immediately. These inspections will feature the use of diagnostic practices developed exclusively for and used by Trane factory trained technicians.

TRANE SERVICE AGREEMENT FOR YOUR TURNKEY PROJECT

Added Value

Proper maintenance can save an estimated 12-18%* of your budget compared to a run-to-fail approach.
A Trane Service Agreement is structured to help you manage your lifecycle costs and capture those savings.

Research has shown that regular maintenance can:

Cut unexpected breakdowns by	70-75%*
Reduce downtime by	35-45%*
Lower equipment repairs and maintenance costs by	25-30%*
Reduce energy consumption by	5-20%*

In addition to financial value, when you partner with Trane you can expect:

Contract and Financial Benefits

Assigned Service Team - Your service team will consist of a professional Service Coordinator, Service Technicians and an Account Manager, all with extensive HVAC systems experience.

Priority Response - As a Trane Service Agreement customer, you will receive service priority over time and materials customers.

Automated Scheduling System - Trane utilizes a computerized scheduling program to ensure that all services included in the Agreement are performed as stated.

Financial Benefits - The implementation of this support agreement from Trane can help control the costs of operating your building in several ways: Lower energy consumption; reduction in the costs and disruptions caused by downtime; planned, budgeted and controlled operating costs; and reduced maintenance. All of these benefits can be gained through a structured contract for support.

Trane Intelligent Services – 24 x 7 Support

With an active Trane service agreement, you are eligible for Trane Intelligent Services (TIS). A revolutionary integration of technology and Trane professionals, TIS monitors, analyzes and acts to improve the performance of building systems to support your business mission. Three levels of TIS serve a range of needs: Alarm Notification is exclusive to Trane and is included in this agreement. Active Monitoring and Building Performance are optional service levels that may be customized to meet your unique requirements.

Superior Service Delivery

Trane's original equipment manufacturer (OEM) Service Delivery Process
Ensures consistent quality through:

- Focus on building environments
- Uniform service delivery
- Pre-job parts planning
- Documented work procedures
- Efficient and economical delivery of services
- Emphasis on safety

Service Work Flow - Trane utilizes an industry-exclusive service flow process that includes detailed procedures and identified steps for: safety, parts, materials, tools and sequence for execution. Trane procedures also include steps for safety, quality control, work validation, and environmental compliance.

This process assures a complete service event. No critical steps are skipped or lost. Systems serviced in this way offer a higher degree of reliability and operational longevity. These exclusive service procedures deliver superior service and most reliable outcomes at the most cost-effective price.

Where applicable, the Trane service process meets or exceeds ASHRAE 180-2008 Standard Practice for Inspection and Maintenance of Commercial Building HVAC Systems.

Knowledge Transfer

Documentation - Work performed on your equipment will be documented by the technician and reviewed with you at the completion of each visit.

Operational System Optimization - Trane Service Technicians will review operating sequences and practices for the equipment covered by the Agreement and advise you of operational improvement opportunities.

Training for Facility Staff – Operator training and coaching is available per the service Agreement. Additional training can be customized to meet your site specific needs.

Health and Safety

Safety Management Program - Trane Building Services employs several full-time Occupational Safety and Health Administration (OSHA) 30-hour certified safety managers who are available to perform safety consultations relating to the service performed at your site. Our Safety Management Program includes monthly safety training for all Trane Building Services field personnel, field supervisor jobsite audits, technician job safety analyses and other key risk assessments and control strategies.

Personal Safety - Trane service technicians are, at a minimum, OSHA 10-hour certified, or equivalent with yearly retraining on all key occupational safety and health topics. Many of our technicians have participated in "Smith Safe" driver training and some are Department of Transportation (DOT) Hazmat certified. They are provided with up-to-date personal protective equipment (PPE), training on its use and limitations, and FR protective apparel. Trane maintains an industry-leading position in National Fire Protection Agency (NFPA) 70E Electrical Safety, technician ergonomics and fall protection programs.

Drug-Free Workplace - Trane Building Services maintains a Drug-Free Workplace, with a robust drug and alcohol testing program.

Prepared For:
Henry County Board Of Commissioner

Date:
July 10, 2023

Job Name:
Henry County Judicial - Ipak and controls project

Proposal Number:
7348179

Delivery Terms:
Freight Allowed and Prepaid – F.O.B Factory

Payment Terms:
Net 30

State Contractor License Number:

Proposal Expiration Date:
30 Days

Scope of Work

"Scope of Work" and notations within are based on the following negotiated scope of work with Henry County Board Of Commissioner and based on the site surveys performed on 5/15/2023.

Turnkey Installation of HVAC 3 90-ton Intellipaks and New Controls for the Building

Tag Data - Commercial Rooftop Air Conditioning Units (Midrange) (Qty: 3)

Item	Tag(s)	Qty	Description	Model Number
A1	RTU-1, RTU-2, RTU-3	3	IPAK 1 90-130T Packaged Rooftop (IP1LG)	SEHLC904W*76ADCD9001D0C00000A00 RW0M8A*0

PRODUCT DATA - Commercial Rooftop Air Conditioning Units (Midrange)
Item: A1 Qty: 3 Tag(s): RTU-1, RTU-2, RTU-3

- Standard Ship Cycle
- Cooling / Electric Heat
- Development Sequence
- 90 Ton Air Cooled
- 460/60/3
- 190 KW Electric Heat
- Design Sequence - Factory Assigned
- 100% Relief - 15 HP w/Statitrac
- 600 RPM
- M4 Throwaway / None
- 40HP (2-20HP Supply Mtrs)
- 1200 RPM
- 0-100% Economizer
- VAV DTC Supply & Relief VFD w Bypass
- No Accessory Sensors
- Standard Ambient
- cULus Approval
- Unit Mounted Disconnect w Conv Outlet
- Without Hot Gas Bypass
- Economizer Control w Comparativ Enthalpy

- Standard Damper
- Standard Unit
- Standard Aluminum Condenser Coil
- Non Rapid Restart
- Shaft Grounding Ring
- Grease Lines
- IRU w Galvanized DP/Access Doors
- Trane BACnet Communication Module
- Spring Isolators - Supply/Ex/Return
- Downflow supply/Upflow Return
- Standard Unit
- Start - Up
- No
- 2nd-5th Year Compr Parts Warranty
- Year 1 Labor Whole Unit Warranty
- 1st Year Refrigerant Warranty

Mechanical Scope

Trane to provide and install (3) new 90 Ton Intellipak RTU's

- Remove refrigerant from existing RTU per EPA guidelines
- Trane to perform structural analysis to make sure building structure is sufficient to hold new units. Any structural supports or changes needed are excluded from this project and will be quoted separately in a change order.
- Crane to set up on front of building (will get with engineer to mark off spaces)
- Provide crane to remove existing units
- Lift new units to roof and set on existing curbs
- Use existing electrical lines installed in new electrical can and extend
- Trane to pull new control wires to connect to new BCI controller in unit and verify new controller is pulled in and communicating with the front end.
- All work done on overtime Saturday and Sunday
- Trane to provide factory startup of units
- Trane to field install new UV-c light kits in each new unit

WARRANTIES

- **1st Year Labor Warranty**
- **5 Year Compressor Warranty**
- **5 Year Whole Parts Warranty**

Controls Scope

A. (1) Tracer Ensemble Cloud

a. Trane to provide Tracer Ensemble Hosted license for user interface for new SC+ controller.
b. Trane to provide all new customer floor plan graphics. Floorplans to be created off of existing mechanical drawings provided by owner.
c. Furnish standard status page and standard equipment graphics.
d. Owner to provide network connection and IP address to Trane team building the Cloud based user interface. Trane to provide 3 year Ensemble Hosted license.

e. Trane Cloud team to keep software up to date as they become available.

B. (1) Tracer SC+ System Controller

a. Furnish and install Tracer SC+ system controller(s) with integral web server.
b. System controller to be connected to owner's local area network. Owner to provide network connection and I.P. address.
c. Trane to install new control panel mounted in place of existing Metasys control panel
d. Trane to provide licensing for up to 90 devices.
e. Trane to provide site survey of existing equipment to ensure proper operation prior to starting work.

C. (3) Packaged Rooftop Units

a. Furnish and install new BACnet communications interface controller.
b. Trane to pull new BACnet communication trunk to new BCI-R controllers.
c. Trane to provide standard unit graphics, alarming of critical points and trending where requested or necessary (critical points).
d. Trane to update system level programming between RTU/VAVs to most current offering.
e. Trane to program in areas and implement the following energy savings measure where possible:
    i. Optimal start/stop
    ii. Supply air temperature resets
    iii. Static pressure resets
f. Existing sensors to be reused.
g. Checkout and verification included.

D. (78) Variable Volume Terminal Units

a. Furnish and field mount new UC210 controller and damper actuator.
b. Furnish and install new space temperature and discharge air sensors.
c. Furnish new Round In Round Out retrofit kit to be used in place of the existing plunger style damper. This plunger style damper to be opened and demoed in place. If there is not enough space up stream of the VAV box to install this RIRO kit we will not be able to install and it will be excluded from scope. Trane excludes any relocation of boxes or ductwork.
d. Existing 24 VAC transformer to be reused.

E. (7) Exhaust Fans

a. Trane to provide start/stop control of exhaust fans and monitor status.
b. EF start/stop and status to be pulled to closest FCU controller

F. Tracer Pro Support

a. Provides user training and support through the warranty period.
b. Utilizes Trane's Intelligent services analytics.
c. Building Performance Snapshot report included.
d. Includes SC+ update before end of period.

G. Owner Training

a. Provide up to (4) hours of onsite customer training.

Pricing and Acceptance

Henry County Board Of Commissioner

Site Address:
Henry County Judicial Center
Henry County Judicial Center Highway 81
Mcdonough, GA 30253

Price

Total Net Price.....$1,194,663.46 USD

Financial items not included

- Bid Bond
- Payment and Performance Bond
- Guarantee of any energy, operational, or other savings

CLARIFICATIONS

1. Any service not listed is not included
2. Mechanical installation of Intellipaks to be done on overtime, controls upgrade to be done during Trane Normal Business Hours
3. Any and all structural changes to the building are not included in this project
4. Work will be performed during overtime Trane business hours as needed
5. This proposal is valid for 30 days from July 10, 2023

Respectfully submitted,

Jeffrey Taylor/ Jeffrey Kellner
Trane U.S. Inc.
Office Phone: (404) 321-7500

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ACCEPTANCE

This proposal is subject to Customer's acceptance of the attached Trane Terms and Conditions (Installation).

We value the confidence you have placed in Trane and look forward to working with you.

Retention withheld 5% on installation, 0% on Equipment; rate reduced per the contract documents and released no later than the date of Trane substantial completion.

Submitted By: Jeffrey Taylor/ Jeffrey Kellner	Office: (404) 321-7500 Proposal Date: June 30, 2023
CUSTOMER ACCEPTANCE Henry County Board Of Commissioner	**TRANE ACCEPTANCE** Trane U.S. Inc.
Authorized Representative	Authorized Representative
Printed Name	Printed Name
Title	Title
Purchase Order Acceptance Date:	Signature Date License Number:

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TERMS AND CONDITIONS – COMMERCIAL INSTALLATION

"Company" shall mean Trane U.S. Inc. for Work performed in the United States or Trane Canada ULC for Work performed in Canada.

1. Acceptance; Agreement. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the commercial goods and/or services described (the "Work"). COMPANY'S TERMS AND CONDITIONS AND EQUIPMENT PRICES ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT. The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. Prices in the Proposal are subject to change at any time upon notice to Customer. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions. If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to provide Work in accordance with the Proposal and the Company terms and conditions. If Customer does not reject or object in writing to Company within 10 days, Company's counteroffer will be deemed accepted. Notwithstanding anything to the contrary herein, Customer's acceptance of the Work by Company will in any event constitute an acceptance by Customer of Company's terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Work rendered by Company to the date of cancellation.

2. Connected Services. In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at https://www.trane.com/TraneConnectedServicesTerms, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms.

3. Title and Risk of Loss. All Equipment sales with destinations to Canada or the U.S. shall be made as follows: FOB Company's U.S. manufacturing facility or warehouse (full freight allowed). Title and risk of loss or damage to Equipment will pass to Customer upon tender of delivery of such to carrier at Company's U.S. manufacturing facility or warehouse.

4. Pricing and Taxes. Unless otherwise noted, the price in the Proposal includes standard ground transportation and, if required by law, all sales, consumer, use and similar taxes legally enacted as of the date hereof for equipment and material installed by Company. Tax exemption is contingent upon Customer furnishing appropriate certificates evidencing Customer's tax-exempt status. Company shall charge Customer additional costs for bonds agreed to be provided. Equipment sold on an uninstalled basis and any taxable labor/labour do not include sales tax and taxes will be added. Within thirty (30) days following Customer acceptance of the Proposal without addition of any other terms and conditions of sale or any modification, Customer shall provide notification of release for immediate production at Company's factory. Prices for Work are subject to change at any time prior to shipment to reflect any cost increases related to the manufacture, supply, and shipping of goods. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control. If such release is not received within 6 months after date of order receipt, Company reserves the right to cancel any order. If shipment is delayed due to Customer's actions, Company may also charge Customer storage fees. Company shall be entitled to equitable adjustments in the contract price to reflect any cost increases as set forth above and will provide notice to Customer prior to the date for which the increased price is to be in effect for the applicable customer contract. In no event will prices be decreased.

5. Exclusions from Work. Company's obligation is limited to the Work as defined and does not include any modifications to the Work site under the Americans With Disabilities Act or any other law or building code(s). In no event shall Company be required to perform work Company reasonably believes is outside of the defined Work without a written change order signed by Customer and Company.

6. Performance. Company shall perform the Work in accordance with industry standards generally applicable in the area under similar circumstances as of the time Company performs the Work. Company may refuse to perform any Work where working conditions could endanger property or put at risk the safety of persons. Unless otherwise agreed to by Customer and Company, at Customer's expense and before the Work begins, Customer will provide any necessary access platforms, catwalks to safely perform the Work in compliance with OSHA or state industrial safety regulations.

7. Payment. Customer shall pay Company's invoices within net 30 days of invoice date. Company may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all Work performed on-site or off-site. No retention shall be withheld from any payments except as expressly agreed in writing by Company, in which case retention shall be reduced per the contract documents and released no later than the date of substantial completion. Under no circumstances shall any retention be withheld for the equipment portion of the order. If payment is not received as required, Company may suspend performance and the time for completion shall be extended for a reasonable period of time not less than the period of suspension. Customer shall be liable to Company for all reasonable shutdown, standby and start-up costs as a result of the suspension. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all equipment from Company to secure payment in full of all amounts due Company and its order for the equipment, together with these terms and conditions, form a security agreement. Customer shall keep the equipment free of all taxes and encumbrances, shall not remove the equipment from its original installation point and shall not assign or transfer any interest in the equipment until all payments due Company have been made.

8. Time for Completion. Except to the extent otherwise expressly agreed in writing signed by an authorized representative of Company, all dates provided by Company or its representatives for commencement, progress or completion are estimates only. While Company shall use commercially reasonable efforts to meet such estimated dates, Company shall not be responsible for any damages for its failure to do so. Delivery dates are approximate and not guaranteed. Company will use commercially reasonable efforts to deliver the Equipment on or before the estimated delivery date, will notify Customer if the estimated delivery dates cannot be honored, and will deliver the Equipment and services as soon as practicable thereafter. In no event will Company be liable for any damages or expenses caused by delays in delivery.

9. Access. Company and its subcontractors shall be provided access to the Work site during regular business hours, or such other hours as may be requested by Company and acceptable to the Work site' owner or tenant for the performance of the Work, including sufficient areas for staging, mobilization, and storage. Company's access to correct any emergency condition shall not be restricted. Customer grants to Company the right to remotely connect (via phone modem, internet or other agreed upon means) to Customer's building automation system (BAS) and or HVAC equipment to view, extract, or otherwise collect and retain data from the BAS, HVAC equipment, or other building systems, and to diagnose and remotely make repairs at Customer's request.

10. Completion. Notwithstanding any other term or condition herein, when Company informs Customer that the Work has been completed, Customer shall inspect the Work in the presence of Company's representative, and Customer shall either (a) accept the Work in its entirety in writing, or (b) accept the Work in part and specifically identify, in writing, any exception items. Customer agrees to re-inspect any and all excepted items as soon as Company informs Customer that all such excepted items have been completed. The initial acceptance inspection shall take place within ten (10) days from the date when Company informs Customer that the Work has been completed. Any subsequent re-inspection of excepted items shall take place within five (5) days from the date when Company informs Customer that the excepted items have been completed. Customer's failure to cooperate and complete any of said inspections within the required time limits shall constitute complete acceptance of the Work as of ten (10) days from date when Company informs Customer that the Work, or the excepted items, if applicable, has/have been completed.

11. Permits and Governmental Fees. Company shall secure (with Customer's assistance) and pay for building and other permits and governmental fees, licenses, and inspections necessary for proper performance and completion of the Work which are legally required when bids from Company's subcontractors are received, negotiations thereon concluded, or the effective date of a relevant Change Order, whichever is later. Customer is responsible for necessary approvals, easements, assessments and charges for construction, use or occupancy of permanent structures or for permanent changes to existing facilities. If the cost of such permits, fees, licenses and inspections are not included in the Proposal, Company will invoice Customer for such costs.

12. Utilities During Construction. Customer shall provide without charge to Company all water, heat, and utilities required for performance of the Work.

13. Concealed or Unknown Conditions. In the performance of the Work, if Company encounters conditions at the Work site that are (i) subsurface or otherwise concealed physical conditions that differ materially from those indicated on drawings expressly incorporated herein or (ii) unknown physical conditions of an unusual nature that differ materially from those conditions ordinarily found to exist and generally recognized as inherent in construction activities of the type and character as the Work, Company shall notify Customer of such conditions promptly, prior to significantly disturbing same. If such conditions differ materially and cause an increase in Company's cost of, or time required for, performance of any part of the Work, Company shall be entitled to, and Customer shall consent by Change Order to, an equitable adjustment in the Contract Price, contract time, or both.

14. Pre-Existing Conditions. Company is not liable for any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the Work site before the Commencement Date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving Pre-Existing Conditions of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or

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fungi. Company also is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company.

15. Asbestos and Hazardous Materials. Company's Work and other services in connection with this Agreement expressly excludes any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos, polychlorinated biphenyl ("PCB"), or other hazardous materials (hereinafter, collectively, "Hazardous Materials"). Customer warrants and represents that, except as set forth in a writing signed by Company, there are no Hazardous Materials on the Work site that will in any way affect Company's Work and Customer has disclosed to Company the existence and location of any Hazardous Materials in all areas within which Company will be performing the Work. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be exclusively responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and, to the fullest extent permitted by law, shall indemnify and hold harmless Company (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof arising out of or relating to any Hazardous Materials on or about the Work site, not brought onto the Work site by Company. Company shall be required to resume performance of the Work in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the Work site for the presence of Hazardous Materials.

16. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

17. Customer's Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to Company for all Work furnished to date and all damages sustained by Company (including lost profit and overhead)

18. Indemnity. To the fullest extent permitted by law, Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or tangible personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.

19. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, INDIRECT CONSEQUENTIAL, OR PUNITIVE OR EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION BUSINESS INTERRUPTION, LOST DATA, LOST REVENUE, LOST PROFITS, LOST DOLLAR SAVINGS, OR LOST ENERGY USE SAVINGS, INCLUDING CONTAMINANTS LIABILITIES, EVEN IF A PARTY HAS BEEN ADVISED OF SUCH POSSIBLE DAMAGES OR IF SAME WERE REASONABLY FORESEEABLE AND REGARDLESS OF WHETHER THE CAUSE OF ACTION IS FRAMED IN CONTRACT, NEGLIGENCE, ANY OTHER TORT, WARRANTY, STRICT LIABILITY, OR PRODUCT LIABILITY). In no event will Company's liability in connection with the provision of products or services or otherwise under this Agreement exceed the entire amount paid to Company by Customer under this Agreement.

20. CONTAMINANTS LIABILITY

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. **IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGE TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUCING THE SPREAD, TRANSMISSION, MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANT LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.**

21. Patent Indemnity. Company shall protect and indemnify Customer from and against all claims, damages, judgments and loss arising from infringement or alleged infringement of any United States patent by any of the goods manufactured by Company and delivered hereunder, provided that in the event of suit or threat of suit for patent infringement, Company shall promptly be notified and given full opportunity to negotiate a settlement. Company does not warrant against infringement by reason of Customer's design of the articles or the use thereof in combination with other materials or in the operation of any process. In the event of litigation, Customer agrees to reasonably cooperate with Company. In connection with any proceeding under the provisions of this Section, all parties concerned shall be entitled to be represented by counsel at their own expense.

22. Limited Warranty. Company warrants for a period of 12 months from the date of substantial completion ("Warranty Period") commercial equipment manufactured and installed by Company against failure due to defects in material and manufacture and that the labor/labour furnished is warranted to have been properly performed (the "Limited Warranty"). Trane equipment sold on an uninstalled basis is warranted in accordance with Company's standard warranty for supplied equipment. **Product manufactured by Company that includes required startup and is sold in North America will not be warranted by Company unless Company performs the product start-up**. Substantial completion shall be the earlier of the date that the Work is sufficiently complete so that the Work can be utilized for its intended use or the date that Customer receives beneficial use of the Work. If such defect is discovered within the Warranty Period, Company will correct the defect or furnish replacement equipment (or, at its option, parts therefor) and, if said equipment was installed pursuant hereto, labor/labour associated with the replacement of parts or equipment not conforming to this Limited Warranty. Defects must be reported to Company within the Warranty Period. Exclusions from this Limited Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; Customer's failure to follow the Company-provided maintenance plan; refrigerant not supplied by Company; and modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. No warranty liability whatsoever shall attach to Company until the Work has been paid for in full and then said liability shall be limited to the lesser of Company's cost to correct the defective Work and/or the purchase price of the equipment shown to be defective. Equipment, material and/or parts that are not manufactured by Company ("Third-Party Product(s)" are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. THE WARRANTY AND LIABILITY SET FORTH IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY MAKES NO REPRESENTATION OR WARRANTY .OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLDGES AND AGREES THERETO.**

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23. Insurance. Company agrees to maintain the following insurance while the Work is being performed with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability	$2,000,000 per occurrence
Automobile Liability	$2,000,000 CSL
Workers Compensation	Statutory Limits

If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company waive its right of subrogation.

24. Commencement of Statutory Limitation Period. Except as to warranty claims, as may be applicable, any applicable statutes of limitation for acts or failures to act shall commence to run, and any alleged cause of action stemming therefrom shall be deemed to have accrued, in any and all events not later than the last date that Company or its subcontractors physically performed work on the project site.

25. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Work is performed, without regard to choice of law principles which might otherwise call for the application of a different state's or province's law. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Work is performed. Any action or suit arising out of or related to this Agreement must be commenced within one year after the cause of action has accrued. To the extent the Work site is owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original.

26. Equal Employment Opportunity/Affirmative Action Clause. Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 Executive Order 13496 and Section 29 CFR 471, appendix A to subpart A, regarding the notice of employee rights in the United States and with Canadian Charter of Rights and Freedoms Schedule B to the Canada Act 1982 (U.K.) 1982, c. 11 and applicable Provincial Human Rights Codes and employment law in Canada.

27. U.S. Government Work.

The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business.

The following provision applies only to indirect sales by Company to the US Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions in effect as of the date of this subcontract: 52.203-19; 52.204-21; 52.204-23; 52.219-8; 52.222-21; 52.222-26; 52.222-35; 52.222-36; 52.222-50; 52.225-26; 52.247-64. If the Work is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

28. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

29. Building Automation Systems and Network Security. Customer and Trane acknowledge that Building Automation System (BAS) and connected networks security requires Customer and Trane to maintain certain cybersecurity obligations. Customer acknowledges that upon completion of installation and configuration of the BAS, the Customer maintains ownership of the BAS and the connected network equipment. Except for any applicable warranty obligations, Customer is solely responsible for the maintenance and security of the BAS and related networks and systems. In the event there is a service agreement between Trane and Customer, Trane will provide the services as set forth in the service agreement.

In order to maintain a minimum level of security for the BAS, associated networks, network equipment and systems, Customer's cybersecurity responsibilities include without limitation:

1. Ensure that the BAS, networks, and network equipment are physically secure and not accessible to unauthorized personnel.
2. Ensure the BAS remains behind a secure firewall and properly segmented from all other customer networks and systems, especially those with sensitive information.
3. Keep all Inbound ports closed to any IP Addresses in the BAS.
4. Remove all forwarded inbound ports and IP Addresses to the BAS.
5. Maintain user login credentials and unique passwords, including the use of strong passwords and the removal of access for users who no longer require access.
6. Where remote access is desired, utilize a secure method such as Trane Connect Secure Remote Access or your own VPN.
7. For any Trane services requiring remote data transfer and/or remote user access, configure the BAS and related firewall(s) per instructions provided by Trane. This typically includes configuring Port 443 and associated firewall(s) for Outbound only.
8. Perform regular system maintenance to ensure that your BAS is properly secured, including regular software updates to your BAS and related network equipment (i.e., firewalls).

Any and all claims, actions, losses, expenses, costs, damages, or liabilities of any nature due to Customer's failure to maintain BAS security responsibilities and/or industry standards for cybersecurity are the sole responsibility of the Customer.

1-26.251-10(0123)
Supersedes 1-26.251-10(1221)

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Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Facilities Maintenance

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. DFCS
2. E911
3. HC Courthouse
4. Health Dept
5. JP Moseley
6. Ga. Power Cost Summary

Presenter:
Hutch Purvis

Agenda Item:

Resolution awarding contract to Georgia Power for upgrade of five (5) County facilities with LED lighting through their Small Commercial Direct Install Program. The total estimated cost of the upgrades is $200,496 with only 30% ($71,472) of the expenses to be contributed by the County. Funding for this project will be made available through the Facilities Maintenance Department's budget. *(Presenter: Hutch Purvis, Cluster Leader/Assets Management)(Exhibit 15)*

Background/Summary:

Request to award a contract to Georgia Power to participate in their Small Commercial Direct Install Program for five (5) eligible County facilities, specifically the Henry County Health Dept, Department of Family and Children Services, Henry County Courthouse, JP Moseley Recreation Center and the Henry County E911 facility. The project will cover labor and materials for the replacement of existing interior lighting service with new, upgraded LED fixtures resulting in lower energy consumption and costs as well as significant reduction in maintenance manhours for changing out bulbs and ballasts.

The total cost of the program is $200,496.30. The Georgia Power Incentive will cover 70% of the cost ($129,023.41) leaving 30% ($71,472.89) to be contributed by the County. It is estimated that total annual cost savings will be $108,978.09. This is well above the initial investment cost, resulting in a $37,505.20 surplus in just the first year.
Funding for this project is available in the Facilities Maintenance Department budget.

Financial Implications/Considerations:

funding is available in the Facilities Maintenance Department budget

Additional Comments/Recommendation:

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners to award a contract to Georgia Power for upgrading five (5) County facilities with LED lighting through their Small Commercial Direct Install Program. The total estimated cost of the upgrades is $200,496.30 with only 30% ($71,472.89) of the expenses to be contributed by the County. Funding for this project will be made available through the Facilities Maintenance Dept. budget. *(Presenter: Hutch Purvis, Cluster Leader/Assets Management) (Exhibit 1)*

WHEREAS, a request is submitted to award a contract to Georgia Power to allow five (5) eligible County facilities, specifically The Henry County Health Dept, Department of Family and Children Services, Henry County Courthouse, JP Moseley Recreation Center and the Henry County E911 Center, to participate in the Small Commercial Direct Install Program; and

WHEREAS, This program will provide new, upgraded LED interior lighting for these facilities, reducing energy consumption and costs as well as significant reduction in maintenance labor for replacing bulbs and ballasts; and

WHEREAS, The total cost of this project is $200,496.30. The Georgia Power Incentive will cover 70% of the cost ($129,023.41) leaving 30% ($71,472.89) to be contributed by the County. Annual energy cost savings is estimated to be $108,978.09 which would cover the initial investment and result in a $37,505.20 savings surplus in just the first year; and

WHEREAS, funding for this project is available in the Facilities Maintenance Department budget.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County award a contract to Georgia Power for participation in their Small Commercial Direct Install Program for the energy efficient lighting upgrades to five (5) eligible County facilities, specifically The Henry County Health Department, Department of Family and Children Services, Henry County Courthouse, JP Moseley Recreation Center and the Henry County E911 facility in the amount of $71,472.89. The Chair and/or County Manager is hereby authorized to sign all necessary documents for this resolution.

This _____ of _____, 20___.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Georgia Power SALES QUOTE AND CONTRACT FORM

Business: HENRY CO DEPT FAM & CHIL
Contact: Chris Matthews
Address: 125 HENRY ST
City: MCDONOUGH

ESS: LesPaul Eskew

State: GA

Zip: 30253

Date: June 7, 2023
PID#:
SAN: 7252970001
Phone 1#: 7709542014
Title:
Email: chrismatthews@co.henry.ga.us
Phone 2#: 7709542250

Existing Fixture						New Fixture				
Location	Description	Qty	Watts/ Lamp	AH	KWH	Proposed Description	Qty	Watts/ Lamp	Est. KWH	Est. Annual Savings
Office	T12	1602	40	2340	14994 7.2	(1) 48in T8 Lamp LED replacing (1) 48in T8 Linear Fluorescent. Type B 4000 Kelvin	1602	12	44984.1 6	$13,645.2 0
Office	Utube	220	32	2340	16473. 6	UTube Replacing Fluorescent UTube. Type B 4000 Kelvin	220	13	6692.4	$1,271.56
Office	A19	20	55	2340	2574	A19 LED 9.5W	20	9.5	444.6	$276.82
Entrance	Halide	2	600	3640	4368	LED High/Low Bay >221 to 280 Watts With Sensor Replacing 400W PSMH	2	221	1608.88	$358.69

PROJECT	TOTALS
Total Cost	$37,486.80
Estimated Sales Tax[1]	$1,172.52
Lift Charge/Boom Lift	$0.00 / $0.00
HENRY CO DEPT FAM & CHIL's Cost	$11,370.04
Georgia Power Incentive	$26,116.76
Existing Fixture Quantity	1,844.00
Post Fixture Quantity	1,844.00
Total kW Saved	54.40
Annual kWh Saved	128,281.41
Estimated Annual Savings ($)[2]	$15,552.27
SIMPLE PAYBACK (Years)	0.73

[1]Sales Tax will be updated for your municipality's Sales Tax at time of Invoice
[2]Annual Savings are an estimates based on average usage information provided to FCI during the initial audit

Customer Signature:

County Manager

FCI Signature:

FCI Management

Georgia Power is in partnership with FCI Management. For any questions or concerns, please contact FCI Management
3401 Norman Berry Drive, Suite #275, East Point, GA 30344 | Office: 470-788-8966 | www.fcimgt.com

2020-2022 Small Commercial Direct Install Program™

Participation Agreement

Customer Information

Customer Name: HENRY CO DEPT FAM & CHIL

Georgia Power Account Number: 7252970001

Company Address: 125 HENRY ST, MCDONOUGH, GA 30253

Contact Name: Chris Matthews

Contact Title:

Contact Email: chrismatthews@co.henry.ga.us

Contact Phone: 7709542250

Mobile #: 7702439739

Customer Type: Government

Primary Use: Health Facility

Met with: LesPaul Eskew

Project Information

Total Cost: $37,486.80

Program Contribution: $26,116.76

Customer Contribution: $11,370.04

Customer Agreement

By signing below, I hereby certify that all the statements made on this application are correct to the best of my knowledge and that I have read and agree to the Terms and Conditions.

Customer Name: HENRY CO DEPT FAM & CHIL

Contact Title:

Customer Signature:

Date:

Terms & Conditions

1. **Eligibility:** The Small Commercial Direct Install Program (Program) is available to Georgia Power non-residential electric customers with an annual peak demand of 120 kW or less, subject to these Terms and Conditions (T&Cs). Georgia Power reserves the right to deny any application that may result in Georgia Power exceeding its Program budget. Georgia Power reserves the right to limit customer participation based on impacts to Program kWh savings targets. For customers with multiple locations, Georgia Power reserves the right to limit participation to 20 locations per customer. These criteria may be changed at the Program Manager's discretion in order to best meet the needs of the small commercial customer segment. The Program incentives are limited, offered on a first come/first served basis, and are subject to project and customer eligibility and funds availability. Customer agrees to provide safe and defect-free access to its property to permit the performance of the work. Customer consents to the access, collection, storage and use of all data and other information generated in connection with the Program ("Data") by Georgia Power, FCI and FCI's installation contractor.
2. **Incentives:** Subject to these T&Cs, Georgia Power will pay the Georgia Power Contribution (shown in the Project Cost section above) directly to the Program implementor, FCI, upon satisfactory installation of the energy conservation measures. Georgia Power's contribution may cover up to 70% of project costs.
3. **Authorization, Program Changes, Suspension or Cancellation:** Georgia Power may change the Program requirements, incentives or T&Cs, including suspending acceptance of Participation Agreements or terminating the Program, at any time and without notice. In the event of a Program change, signed and approved Participation Agreements will be processed to completion under the T&Cs in effect at time of execution. For all projects, entitlement to Program participation and Georgia Power's obligation to pay incentives may occur only after a signed Participation Agreement is in place and is subject to these T&Cs.
4. **Proof of Purchase:** Customer will be responsible for paying the Customer Contribution amount (shown in the Project Cost section above) directly to FCI. The installation contractors must provide FCI and Georgia Power copies of all Customer invoices or other appropriate documentation that clearly verifies the costs of purchasing and installing the energy conservation measures (ECMs), including all material, labor, and equipment discounts. Customer invoices must indicate a verifiable breakout of all ECMs purchased for installation, including quantity.
5. **Project Verification:** Georgia Power may conduct an inspection of Customer's facility to verify post-installation conditions or verify documentation prior to incentive payment at any time after receipt of a signed Participation Agreement. Notwithstanding anything to the contrary, should Georgia Power determine at any point before payment of the incentive that there has been significant deviation in the type, amount, cost or performance of the ECMs underlying this incentive commitment from those that were set forth in the Participation Agreement, Georgia Power retains the right to revoke its commitment to pay any incentive or reduce the final incentive amount accordingly.
6. **Customer Tax Obligation:** Customer is responsible for declaring and paying any and all applicable federal, state and local taxes that may be owed on any incentive payment. Georgia Power is not liable for any federal, state and local taxes that may be owed in or as a result of any incentive payment.
7. **Compliance:** Customer is responsible for obtaining any and all necessary licenses and permits related to the installation of ECMs. Customer also agrees to comply with all federal, state and local laws, codes and regulations related to the installation and disposal of all equipment.
8. **Removal of Equipment:** Customer acknowledges and agrees that FCI or its installation contractor will remove and dispose of the equipment being replaced by the ECMs in accordance with all legal requirements. Customer agrees not to re-install any of this equipment in the Georgia Power service territory or transfer it to any other party for such installation.
9. **Replacement of Failed Equipment:** Customers who install ECMs are expected to replace any of the ECMs that fail with similar or superior energy conservation equipment at Customer's expense.
10. **Evaluation Follow up Visits:** With advance notice, Georgia Power reserves the right to make or to have FCI or its contractor(s) make follow up visits to Customer facilities during the 36 months following completion of the project to provide Georgia Power with an opportunity to review the operation of the ECMs for Program evaluation purposes. Customer agrees to cooperate with this effort.
11. **No Warranties:** Georgia Power does not endorse, guarantee or warrant any particular manufacturer or product and Georgia Power provides no warranties, express or implied, for any products or services, and herein specifically disclaims any such guarantees or warranties. Georgia Power is not liable or responsible for any act or omission of FCI or any installation contractor hired by Customer. Customer's reliance on warranties is limited to any warranties that may arise from, or be provided by FCI, FCI's installation contractors, vendors, etc. Customer acknowledges that neither Georgia Power nor any of its contractors are responsible for ensuring that the design, engineering and construction of the facility or installation of the ECMs are proper or comply with any particular laws (including patent laws), codes, regulations or industry standards. Georgia Power makes no representations of any kind regarding the results to be achieved by the ECMs or the adequacy or safety of such measures.
12. **Limitation of Liability:** Georgia Power's sole obligation is limited to paying the properly qualified incentives specified herein. Georgia Power is not liable to Customer or any other party for any special, indirect, consequential or incidental damages, regardless of the theory of recovery, caused by or arising from any activities associated with this Program. Customer hereby releases and holds harmless Georgia Power, FCI, FCI's installation contractor and its and their former, existing and future affiliated entities (including its subsidiaries, its parent company and the subsidiaries of that parent), and their respective officers, directors, shareholders, partners, trustees, representatives, employees, agents, contractors, subcontractors, consultants, attorneys, insurance carriers, and their successors and assigns (collectively , the "Released Parties") from and against all liabilities, losses, damages, injuries, penalties, claims, actions, causes of action, lawsuits, judgments and expenses of any kind (collectively, the "Claims") arising in connection with this Participation Agreement, the Program, the ECMs or access to or the collection, use, storage, release or publication of Data. Furthermore, Participant covenants not to sue the Re leased Parties in connection with this Participation Agreement, the Program, the ECMs or access to or the collection, use, storage, release or publication of Data, and waives all rights, regardless of when accruing, in all Claims related thereto. The limitations of liability and waivers set forth in this Section 12 will apply to the fullest extent permitted by law.
13. **Indemnification:** Customer shall indemnify, hold harmless and defend the Released Parties from and against all Claims arising in connection with this Participation Agreement, the Program, the ECMs and access to and the collection, use, storage, release or publication of Data, to the fullest extent permitted by law, and except to the extent of the Released Parties' gross negligence or willful misconduct.
14. **Customer Warranties and Representations:** Customer warrants and represents that is has the authority to grant Georgia Power, FCI and FCI's installation contractor all rights and licenses set forth in this Participation Agreement, and that Customer has obtained or will obtain, prior to the installation of the ECMs, and as a condition of any obligation by any other party under this Participation Agreement, the permission of any other party whose authorization is required to affect those rights and licenses, including, if applicable, the consent of Customer's landlord.
15. **Obligations between the Parties:** Customer acknowledges that neither FCI nor any installation contractor is an agent, contractor or sub-contractor of Georgia Power and is an independent contractor, and that Georgia Power does not manage or control FCI's or the other contractors' performance. Georgia Power shall have no obligation to maintain, remove or perform any work whatsoever on the ECMs installed. Georgia Power shall have no liability for FCI's or any other contractor's failure to perform, for failure of the ECMs to function, for any damage to Customer's premises caused by FCI or any other contractor, or for any and all damages to property or injuries to persons caused by or associated with the ECMs.
16. **Miscellaneous:** These T&Cs and this Participation Agreement, of which these T&Cs are an integral part, constitute the entire agreement between the parties and supersede all other communications, representations, and understandings.

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Georgia Power

Georgia Power SALES QUOTE AND CONTRACT FORM

Business: HENRY COUNTY BD OF COMM
Contact: Chris Matthews
Address: 526 INDUSTRIAL BLVD
City: MCDONOUGH

ESS: LesPaul Eskew

State: GA

Zip: 30253

Date: June 7, 2023
PID#:
SAN: 5215970036
Phone 1#: 7702887867
Title:
Email: chrismatthews@co.henry.ga.us
Phone 2#: 7709542250

Existing Fixture						New Fixture				
Location	Description	Qty	Watts/ Lamp	AH	KWH	Proposed Description	Qty	Watts/ Lamp	Est. KWH	Est. Annual Savings
Office	T12	60	40	8736	20966.4	(1) 48in T8 Lamp LED replacing (1) 48in T8 Linear Fluorescent. Type B 4000 Kelvin	60	12	6289.92	$1,907.94
Office	A19	1	55	8736	480.48	A19 LED 9.5W	1	9.5	82.992	$51.67
Office	T5	400	120	8736	419328	LED Flat Panel 2x4 35W	400	35	122304	$38,613.12

PROJECT	TOTALS
Total Cost	$57,110.50
Estimated Sales Tax[1]	$2,168.61
Lift Charge/Boom Lift	$0.00 / $0.00
HENRY COUNTY BD OF COMM's Cost	$28,333.15
Georgia Power Incentive	$28,777.35
Existing Fixture Quantity	461.00
Post Fixture Quantity	461.00
Total kW Saved	38.37
Annual kWh Saved	335,193.22
Estimated Annual Savings ($)[2]	$40,572.73
SIMPLE PAYBACK (Years)	0.70

[1]Sales Tax will be updated for your municipality's Sales Tax at time of Invoice
[2]Annual Savings are an estimates based on average usage information provided to FCI during the initial audit

Customer Signature:

Chris Matthews - Wa
County Manager

FCI Signature:

2020-2022 Small Commercial Direct Install Program™

Participation Agreement

Customer Information

Customer Name: HENRY COUNTY BD OF COMM

Georgia Power Account Number: 5215970036

Company Address: 526 INDUSTRIAL BLVD, MCDONOUGH, GA 30253

Contact Name: Chris Matthews

Contact Title:

Contact Email: chrismatthews@co.henry.ga.us

Contact Phone: 7709542250

Mobile #: 7702439739

Customer Type: Government

Primary Use: Health Facility

Met with: LesPaul Eskew

Project Information

Total Cost: $57,110.50

Program Contribution: $28,777.35

Customer Contribution: $28,333.15

Customer Agreement

By signing below, I hereby certify that all the statements made on this application are correct to the best of my knowledge and that I have read and agree to the Terms and Conditions.

Customer Name: HENRY COUNTY BD OF COMM

Contact Title:

Customer Signature:

Date:

Terms & Conditions

1. **Eligibility:** The Small Commercial Direct Install Program (Program) is available to Georgia Power non-residential electric customers with an annual peak demand of 120 kW or less, subject to these Terms and Conditions (T&Cs). Georgia Power reserves the right to deny any application that may result in Georgia Power exceeding its Program budget. Georgia Power reserves the right to limit customer participation based on impacts to Program kWh savings targets. For customers with multiple locations, Georgia Power reserves the right to limit participation to 20 locations per customer. These criteria may be changed at the Program Manager's discretion in order to best meet the needs of the small commercial customer segment. The Program incentives are limited, offered on a first come/first served basis, and are subject to project and customer eligibility and funds availability. Customer agrees to provide safe and defect-free access to its property to permit the performance of the work. Customer consents to the access, collection, storage and use of all data and other information generated in connection with the Program ("Data") by Georgia Power, FCI and FCI's installation contractor.
2. **Incentives:** Subject to these T&Cs, Georgia Power will pay the Georgia Power Contribution (shown in the Project Cost section above) directly to the Program implementor, FCI, upon satisfactory installation of the energy conservation measures. Georgia Power's contribution may cover up to 70% of project costs.
3. **Authorization, Program Changes, Suspension or Cancellation:** Georgia Power may change the Program requirements, incentives or T&Cs, including suspending acceptance of Participation Agreements or terminating the Program, at any time and without notice. In the event of a Program change, signed and approved Participation Agreements will be processed to completion under the T&Cs in effect at time of execution. For all projects, entitlement to Program participation and Georgia Power's obligation to pay incentives may occur only after a signed Participation Agreement is in place and is subject to these T&Cs.
4. **Proof of Purchase:** Customer will be responsible for paying the Customer Contribution amount (shown in the Project Cost section above) directly to FCI. The installation contractors must provide FCI and Georgia Power copies of all Customer invoices or other appropriate documentation that clearly verifies the costs of purchasing and installing the energy conservation measures (ECMs), including all material, labor, and equipment discounts. Customer invoices must indicate a verifiable breakout of all ECMs purchased for installation, including quantity.
5. **Project Verification:** Georgia Power may conduct an inspection of Customer's facility to verify post-installation conditions or verify documentation prior to incentive payment at any time after receipt of a signed Participation Agreement. Notwithstanding anything to the contrary, should Georgia Power determine at any point before payment of the incentive that there has been significant deviation in the type, amount, cost or performance of the ECMs underlying this incentive commitment from those that were set forth in the Participation Agreement, Georgia Power retains the right to revoke its commitment to pay any incentive or reduce the final incentive amount accordingly.
6. **Customer Tax Obligation:** Customer is responsible for declaring and paying any and all applicable federal, state and local taxes that may be owed on any incentive payment. Georgia Power is not liable for any federal, state and local taxes that may be owed in or as a result of any incentive payment.
7. **Compliance:** Customer is responsible for obtaining any and all necessary licenses and permits related to the installation of ECMs. Customer also agrees to comply with all federal, state and local laws, codes and regulations related to the installation and disposal of all equipment.
8. **Removal of Equipment:** Customer acknowledges and agrees that FCI or its installation contractor will remove and dispose of the equipment being replaced by the ECMs in accordance with all legal requirements. Customer agrees not to re-install any of this equipment in the Georgia Power service territory or transfer it to any other party for such installation.
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12. **Limitation of Liability:** Georgia Power's sole obligation is limited to paying the properly qualified incentives specified herein. Georgia Power is not liable to Customer or any other party for any special, indirect, consequential or incidental damages, regardless of the theory of recovery, caused by or arising from any activities associated with this Program. Customer hereby releases and holds harmless Georgia Power, FCI, FCI's installation contractor and its and their former, existing and future affiliated entities (including its subsidiaries, its parent company and the subsidiaries of that parent), and their respective officers, directors, shareholders, partners, trustees, representatives, employees, agents, contractors, subcontractors, consultants, attorneys, insurance carriers, and their successors and assigns (collectively , the "Released Parties") from and against all liabilities, losses, damages, injuries, penalties, claims, actions, causes of action, lawsuits, judgments and expenses of any kind (collectively, the "Claims") arising in connection with this Participation Agreement, the Program, the ECMs or access to or the collection, use, storage, release or publication of Data. Furthermore, Participant covenants not to sue the Re leased Parties in connection with this Participation Agreement, the Program, the ECMs or access to or the collection, use, storage, release or publication of Data, and waives all rights, regardless of when accruing, in all Claims related thereto. The limitations of liability and waivers set forth in this Section 12 will apply to the fullest extent permitted by law.
13. **Indemnification:** Customer shall indemnify, hold harmless and defend the Released Parties from and against all Claims arising in connection with this Participation Agreement, the Program, the ECMs and access to and the collection, use, storage, release or publication of Data, to the fullest extent permitted by law, and except to the extent of the Released Parties' gross negligence or willful misconduct.
14. **Customer Warranties and Representations:** Customer warrants and represents that is has the authority to grant Georgia Power, FCI and FCI's installation contractor all rights and licenses set forth in this Participation Agreement, and that Customer has obtained or will obtain, prior to the installation of the ECMs, and as a condition of any obligation by any other party under this Participation Agreement, the permission of any other party whose authorization is required to affect those rights and licenses, including, if applicable, the consent of Customer's landlord.
15. **Obligations between the Parties:** Customer acknowledges that neither FCI nor any installation contractor is an agent, contractor or sub-contractor of Georgia Power and is an independent contractor, and that Georgia Power does not manage or control FCI's or the other contractors' performance. Georgia Power shall have no obligation to maintain, remove or perform any work whatsoever on the ECMs installed. Georgia Power shall have no liability for FCI's or any other contractor's failure to perform, for failure of the ECMs to function, for any damage to Customer's premises caused by FCI or any other contractor, or for any and all damages to property or injuries to persons caused by or associated with the ECMs.
16. **Miscellaneous:** These T&Cs and this Participation Agreement, of which these T&Cs are an integral part, constitute the entire agreement between the parties and supersede all other communications, representations, and understandings.

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Georgia Power

Georgia Power SALES QUOTE AND CONTRACT FORM

Business:	HENRY COUNTY BD OF COMM	**ESS:** LesPaul Eskew		**Date:**	June 7, 2023
Contact:	Chris Matthews			**PID#:**	
Address:	1 COURTHOUSE SQ			**SAN:**	8704964025
City:	MCDONOUGH	**State:** GA		**Phone 1#:**	7702887335
				Title:	
				Email:	chrismatthews@co.henry.ga.us
		Zip: 30253		**Phone 2#:**	7709542250

Existing Fixture						New Fixture				
Location	Description	Qty	Watts/ Lamp	AH	KWH	Proposed Description	Qty	Watts/ Lamp	Est. KWH	Est. Annual Savings
Offices	T12	4500	40	2600	468000	(1) 48in T8 Lamp LED replacing (1) 48in T8 Linear Fluorescent. Type B 4000 Kelvin	4500	12	140400	$42,588.00
Offices	Utube	140	32	2600	11648	UTube Replacing Fluorescent UTube. Type B 4000 Kelvin	140	13	4732	$899.08

PROJECT	TOTALS
Total Cost	$87,420.00
Estimated Sales Tax[1]	$2,606.40
Lift Charge/Boom Lift	$0.00 / $0.00
HENRY COUNTY BD OF COMM's Cost	$26,226.00
Georgia Power Incentive	$61,194.00
Existing Fixture Quantity	4,640.00
Post Fixture Quantity	4,640.00
Total kW Saved	138.18
Annual kWh Saved	359,270.18
Estimated Annual Savings ($)[2]	$43,487.08
SIMPLE PAYBACK (Years)	0.60

[1]Sales Tax will be updated for your municipality's Sales Tax at time of Invoice
[2]Annual Savings are an estimates based on average usage information provided to FCI during the initial audit

Customer Signature:

County Manager

FCI Signature:

2020-2022 Small Commercial Direct Install Program™

Participation Agreement

Customer Information

Customer Name: HENRY COUNTY BD OF COMM

Georgia Power Account Number: 8704964025

Company Address: 1 COURTHOUSE SQ, MCDONOUGH, GA 30253

Contact Name: Chris Matthews

Contact Title:

Contact Email: chrismatthews@co.henry.ga.us

Contact Phone: 7709542250

Mobile #: 7702439739

Customer Type: Government

Primary Use: Other

Met with: LesPaul Eskew

Project Information

Total Cost: $87,420.00

Program Contribution: $61,194.00

Customer Contribution: $26,226.00

Customer Agreement

By signing below, I hereby certify that all the statements made on this application are correct to the best of my knowledge and that I have read and agree to the Terms and Conditions.

Customer Name: HENRY COUNTY BD OF COMM

Contact Title:

Customer Signature:

Date:

Terms & Conditions

1. **Eligibility:** The Small Commercial Direct Install Program (Program) is available to Georgia Power non-residential electric customers with an annual peak demand of 120 kW or less, subject to these Terms and Conditions (T&Cs). Georgia Power reserves the right to deny any application that may result in Georgia Power exceeding its Program budget. Georgia Power reserves the right to limit customer participation based on impacts to Program kWh savings targets. For customers with multiple locations, Georgia Power reserves the right to limit participation to 20 locations per customer. These criteria may be changed at the Program Manager's discretion in order to best meet the needs of the small commercial customer segment. The Program incentives are limited, offered on a first come/first served basis, and are subject to project and customer eligibility and funds availability. Customer agrees to provide safe and defect-free access to its property to permit the performance of the work. Customer consents to the access, collection, storage and use of all data and other information generated in connection with the Program ("Data") by Georgia Power, FCI and FCI's installation contractor.
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Georgia Power

Georgia Power SALES QUOTE AND CONTRACT FORM

Business: HENRY CO HEALTH DEPT
Contact: Chris Matthews
Address: 135 HENRY ST
City: MCDONOUGH

ESS: LesPaul Eskew

State: GA

Zip: 30253

Date: June 7, 2023
PID#:
SAN: 8155970002
Phone 1#: 7709542250
Title:
Email: chrismatthews@co.henry.ga.us
Phone 2#: 7709542250

Existing Fixture						New Fixture				
Location	Description	Qty	Watts/ Lamp	AH	KWH	Proposed Description	Qty	Watts/ Lamp	Est. KWH	Est. Annual Savings
Offices	T12	525	40	2340	49140	(1) 48in T8 Lamp LED replacing (1) 48in T8 Linear Fluorescent. Type B 4000 Kelvin	525	12	14742	$4,471.74
Offices	Utube	30	32	2340	2246.4	UTube Replacing Fluorescent UTube. Type B 4000 Kelvin	30	13	912.6	$173.39
Offices	A19	10	55	2340	1287	A19 LED 9.5W	10	9.5	222.3	$138.41
Exits	Exit sign	20	15	2340	702	LED Exit Sign	20	1	46.8	$85.18

PROJECT	TOTALS
Total Cost	$11,855.00
Estimated Sales Tax[1]	$347.40
Lift Charge/Boom Lift	$0.00 / $0.00
HENRY CO HEALTH DEPT's Cost	$3,556.50
Georgia Power Incentive	$8,298.50
Existing Fixture Quantity	585.00
Post Fixture Quantity	585.00
Total kW Saved	17.19
Annual kWh Saved	40,223.13
Estimated Annual Savings ($)[2]	$4,868.72
SIMPLE PAYBACK (Years)	0.73

[1]Sales Tax will be updated for your municipality's Sales Tax at time of Invoice
[2]Annual Savings are an estimates based on average usage information provided to FCI during the initial audit

Customer Signature:

County Manager

FCI Signature:

FCI Management

Georgia Power is in partnership with FCI Management. For any questions or concerns, please contact FCI Management
3401 Norman Berry Drive, Suite #275, East Point, GA 30344 | Office: 470-788-8966 | www.fcimgt.com

2020-2022 Small Commercial Direct Install Program™

Participation Agreement

Customer Information

Customer Name: HENRY CO HEALTH DEPT

Georgia Power Account Number: 8155970002

Company Address: 135 HENRY ST, MCDONOUGH, GA 30253

Contact Name: Chris Matthews

Contact Title:

Contact Email: chrismatthews@co.henry.ga.us

Contact Phone: 7709542250

Mobile #: 7702439739

Customer Type: Government

Primary Use: Health Facility

Met with: LesPaul Eskew

Project Information

Total Cost: $11,855.00

Program Contribution: $8,298.50

Customer Contribution: $3,556.50

Customer Agreement

By signing below, I hereby certify that all the statements made on this application are correct to the best of my knowledge and that I have read and agree to the Terms and Conditions.

Customer Name: HENRY CO HEALTH DEPT

Contact Title:

Customer Signature:

Date:

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Georgia Power

Georgia Power SALES QUOTE AND CONTRACT FORM

Business: HENRY CO BD OF COMM
Contact: Chris Matthews
Address: 1041 MILLERS-MILL RD
City: STOCKBRIDGE

ESS: LesPaul Eskew

State: GA

Zip: 30281

Date: June 7, 2023
PID#:
SAN: 6786633016
Phone 1#: 7702887300
Title:
Email: chrismatthews@co.henry.ga.us
Phone 2#: 7709542250

Existing Fixture						New Fixture				
Location	Description	Qty	Watts/ Lamp	AH	KWH	Proposed Description	Qty	Watts/ Lamp	Est. KWH	Est. Annual Savings
Gymnasium/common area	T12	360	40	3432	49420.8	(1) 48in T8 Lamp LED replacing (1) 48in T8 Linear Fluorescent. Type B 4000 Kelvin	360	12	14826.24	$4,497.29

PROJECT	TOTALS
Total Cost	$6,624.00
Estimated Sales Tax[1]	$194.40
Lift Charge/Boom Lift	$1,000.00 / $1,500.00
HENRY CO BD OF COMM's Cost	$1,987.20
Georgia Power Incentive	$4,636.80
Existing Fixture Quantity	360.00
Post Fixture Quantity	360.00
Total kW Saved	10.83
Annual kWh Saved	37,154.56
Estimated Annual Savings ($)[2]	$4,497.29
SIMPLE PAYBACK (Years)	0.44

[1]Sales Tax will be updated for your municipality's Sales Tax at time of Invoice
[2]Annual Savings are an estimates based on average usage information provided to FCI during the initial audit

Customer Signature: Chris Matthews County Manager

FCI Signature:

2020-2022 Small Commercial Direct Install Program™

Participation Agreement

Customer Information

Customer Name: HENRY CO BD OF COMM

Georgia Power Account Number: 6786633016

Company Address: 1041 MILLERS-MILL RD, STOCKBRIDGE, GA 30281

Contact Name: Chris Matthews

Contact Title:

Contact Email: chrismatthews@co.henry.ga.us

Contact Phone: 7709542250

Mobile #: 7702439739

Customer Type: Government

Primary Use: Other

Met with: LesPaul Eskew

Project Information

Total Cost: $6,624.00

Program Contribution: $4,636.80

Customer Contribution: $1,987.20

Customer Agreement

By signing below, I hereby certify that all the statements made on this application are correct to the best of my knowledge and that I have read and agree to the Terms and Conditions.

Customer Name: HENRY CO BD OF COMM

Contact Title:

Customer Signature:

Date:

Terms & Conditions

1. **Eligibility:** The Small Commercial Direct Install Program (Program) is available to Georgia Power non-residential electric customers with an annual peak demand of 120 kW or less, subject to these Terms and Conditions (T&Cs). Georgia Power reserves the right to deny any application that may result in Georgia Power exceeding its Program budget. Georgia Power reserves the right to limit customer participation based on impacts to Program kWh savings targets. For customers with multiple locations, Georgia Power reserves the right to limit participation to 20 locations per customer. These criteria may be changed at the Program Manager's discretion in order to best meet the needs of the small commercial customer segment. The Program incentives are limited, offered on a first come/first served basis, and are subject to project and customer eligibility and funds availability. Customer agrees to provide safe and defect-free access to its property to permit the performance of the work. Customer consents to the access, collection, storage and use of all data and other information generated in connection with the Program ("Data") by Georgia Power, FCI and FCI's installation contractor.
2. **Incentives:** Subject to these T&Cs, Georgia Power will pay the Georgia Power Contribution (shown in the Project Cost section above) directly to the Program implementor, FCI, upon satisfactory installation of the energy conservation measures. Georgia Power's contribution may cover up to 70% of project costs.
3. **Authorization, Program Changes, Suspension or Cancellation:** Georgia Power may change the Program requirements, incentives or T&Cs, including suspending acceptance of Participation Agreements or terminating the Program, at any time and without notice. In the event of a Program change, signed and approved Participation Agreements will be processed to completion under the T&Cs in effect at time of execution. For all projects, entitlement to Program participation and Georgia Power's obligation to pay incentives may occur only after a signed Participation Agreement is in place and is subject to these T&Cs.
4. **Proof of Purchase:** Customer will be responsible for paying the Customer Contribution amount (shown in the Project Cost section above) directly to FCI. The installation contractors must provide FCI and Georgia Power copies of all Customer invoices or other appropriate documentation that clearly verifies the costs of purchasing and installing the energy conservation measures (ECMs), including all material, labor, and equipment discounts. Customer invoices must indicate a verifiable breakout of all ECMs purchased for installation, including quantity.
5. **Project Verification:** Georgia Power may conduct an inspection of Customer's facility to verify post-installation conditions or verify documentation prior to incentive payment at any time after receipt of a signed Participation Agreement. Notwithstanding anything to the contrary, should Georgia Power determine at any point before payment of the incentive that there has been significant deviation in the type, amount, cost or performance of the ECMs underlying this incentive commitment from those that were set forth in the Participation Agreement, Georgia Power retains the right to revoke its commitment to pay any incentive or reduce the final incentive amount accordingly.
6. **Customer Tax Obligation:** Customer is responsible for declaring and paying any and all applicable federal, state and local taxes that may be owed on any incentive payment. Georgia Power is not liable for any federal, state and local taxes that may be owed in or as a result of any incentive payment.
7. **Compliance:** Customer is responsible for obtaining any and all necessary licenses and permits related to the installation of ECMs. Customer also agrees to comply with all federal, state and local laws, codes and regulations related to the installation and disposal of all equipment.
8. **Removal of Equipment:** Customer acknowledges and agrees that FCI or its installation contractor will remove and dispose of the equipment being replaced by the ECMs in accordance with all legal requirements. Customer agrees not to re-install any of this equipment in the Georgia Power service territory or transfer it to any other party for such installation.
9. **Replacement of Failed Equipment:** Customers who install ECMs are expected to replace any of the ECMs that fail with similar or superior energy conservation equipment at Customer's expense.
10. **Evaluation Follow up Visits:** With advance notice, Georgia Power reserves the right to make or to have FCI or its contractor(s) make follow up visits to Customer facilities during the 36 months following completion of the project to provide Georgia Power with an opportunity to review the operation of the ECMs for Program evaluation purposes. Customer agrees to cooperate with this effort.
11. **No Warranties:** Georgia Power does not endorse, guarantee or warrant any particular manufacturer or product and Georgia Power provides no warranties, express or implied, for any products or services, and herein specifically disclaims any such guarantees or warranties. Georgia Power is not liable or responsible for any act or omission of FCI or any installation contractor hired by Customer. Customer's reliance on warranties is limited to any warranties that may arise from, or be provided by FCI, FCI's installation contractors, vendors, etc. Customer acknowledges that neither Georgia Power nor any of its contractors are responsible for ensuring that the design, engineering and construction of the facility or installation of the ECMs are proper or comply with any particular laws (including patent laws), codes, regulations or industry standards. Georgia Power makes no representations of any kind regarding the results to be achieved by the ECMs or the adequacy or safety of such measures.
12. **Limitation of Liability:** Georgia Power's sole obligation is limited to paying the properly qualified incentives specified herein. Georgia Power is not liable to Customer or any other party for any special, indirect, consequential or incidental damages, regardless of the theory of recovery, caused by or arising from any activities associated with this Program. Customer hereby releases and holds harmless Georgia Power, FCI, FCI's installation contractor and its and their former, existing and future affiliated entities (including its subsidiaries, its parent company and the subsidiaries of that parent), and their respective officers, directors, shareholders, partners, trustees, representatives, employees, agents, contractors, subcontractors, consultants, attorneys, insurance carriers, and their successors and assigns (collectively , the "Released Parties") from and against all liabilities, losses, damages, injuries, penalties, claims, actions, causes of action, lawsuits, judgments and expenses of any kind (collectively, the "Claims") arising in connection with this Participation Agreement, the Program, the ECMs or access to or the collection, use, storage, release or publication of Data. Furthermore, Participant covenants not to sue the Re leased Parties in connection with this Participation Agreement, the Program, the ECMs or access to or the collection, use, storage, release or publication of Data, and waives all rights, regardless of when accruing, in all Claims related thereto. The limitations of liability and waivers set forth in this Section 12 will apply to the fullest extent permitted by law.
13. **Indemnification:** Customer shall indemnify, hold harmless and defend the Released Parties from and against all Claims arising in connection with this Participation Agreement, the Program, the ECMs and access to and the collection, use, storage, release or publication of Data, to the fullest extent permitted by law, and except to the extent of the Released Parties' gross negligence or willful misconduct.
14. **Customer Warranties and Representations:** Customer warrants and represents that is has the authority to grant Georgia Power, FCI and FCI's installation contractor all rights and licenses set forth in this Participation Agreement, and that Customer has obtained or will obtain, prior to the installation of the ECMs, and as a condition of any obligation by any other party under this Participation Agreement, the permission of any other party whose authorization is required to affect those rights and licenses, including, if applicable, the consent of Customer's landlord.
15. **Obligations between the Parties:** Customer acknowledges that neither FCI nor any installation contractor is an agent, contractor or sub-contractor of Georgia Power and is an independent contractor, and that Georgia Power does not manage or control FCI's or the other contractors' performance. Georgia Power shall have no obligation to maintain, remove or perform any work whatsoever on the ECMs installed. Georgia Power shall have no liability for FCI's or any other contractor's failure to perform, for failure of the ECMs to function, for any damage to Customer's premises caused by FCI or any other contractor, or for any and all damages to property or injuries to persons caused by or associated with the ECMs.
16. **Miscellaneous:** These T&Cs and this Participation Agreement, of which these T&Cs are an integral part, constitute the entire agreement between the parties and supersede all other communications, representations, and understandings.

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Georgia Power

GEORGIA POWER SMALL COMMERCIAL INSTALL PROGRAM

Facility	Total Cost of Upgrade	County Contribution (30%)	Estimated Annual Energy Cost Savings
Health Dept	$11,855.00	$3,556.50	$4,868.72
DFCS	$37,486.80	$11,370.04	$15,552.27
Courthouse	$87,420	$26,226.00	$43,487.08
JP Moseley Rec Center	$6,624.00	$1,987.20	$4,497.29
E911	$57,110.50	$28,333.15	$40,572.73
TOTALS	$200,496.30	$71,472.89	$108,978.09

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Facilities Maintenance

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. 23-51 Evaluation Results
2. Cost Proposal

Presenter:
Hutch Purvis

Agenda Item:

Resolution awarding RFP 23-51 for HVAC Maintenance and Repairs (Annual Contract) to Maxair Mechanical, LLC of Marietta, GA in the amount of $267,020 as a unit/price agreement with no fixed quantities for one (1) year with two (2) mutually agreed upon annual renewals *(Presenter: Hutch Purvis, Facilities Maintenance Director/Cluster Lead)(Exhibit 16)*

Background/Summary:

Resolution to award RFP 23-51 for HVAC Maintenance and Repairs - Annual Contract for various county departments.

Financial Implications/Considerations:

Additional Comments/Recommendation:

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners awarding RFP 23-51 for HVAC Maintenance and Repairs - Annual Contract to Maxair Mechanical, LLC of Marietta, GA.

WHEREAS, RFP 23-51 was solicited for HVAC Maintenance and Repairs - Annual Contract for various County Departments.

WHEREAS, four (4) vendors submitted proposals for this service; Maxair Mechanical, LLC of Marietta, GA. was the highest scored vendor and departmental personnel recommended award; and

WHEREAS, funds are available in the Facility Maintenance budget for this service; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County awards RFP 23-51 in the amount of $267,020.00 to Maxair Mechanical, LLC of Marietta, GA for HVAC Maintenance and Repairs as a unit/price agreement with no fixed quantities for one (1) year with two (2) mutually agreed upon annual renewals. The Purchasing Department shall be authorized to execute the renewal agreements as required. The Chair and/or County Manager are hereby authorized to sign all necessary documents for this resolution.

This _____ of _____, 20___.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

RFP #23-51
HVAC Maintenance and Repair- Annual Contract
Evaluation Results - July 19, 2023

Vendor Name	Facilities Maintenance	Facilities Maintenance II	Facilities Maintenance III	Fleet Services	Technology Services	Totals
Rogers Mechanical Contractors Douglasville, GA	68	92	84	63.4	64	371.4
Wright Brothers Inc Griffin, GA	84	92	89	68.2	73	406.2
TRANE US Inc Atlanta, GA	84	94	94	86.5	79	437.5
Maxair Mechanical LLC Marietta, GA	89	100	100	84.7	80	453.7

COST PROPOSAL

(Note: Proposer must sign and submit their cost proposal in a separate sealed enveloped marked as "Cost Proposal.")

TOTAL COST PROPOSAL AMOUNT $ 267,020.00
(NUMBERS)

TOTAL COST PROPOSAL AMOUNT $ Two-Hundred Sixty-Seven Thousand Twenty Dollars
(WORDS)

"Upon execution of the Contract Agreement, Henry County will not modify unit prices due to impediments such as fluctuations in labor, supply, or equipment costs. The Contractor shall submit bid prices factoring anticipation of varying economic trends and volatile costs deviations. Bid prices submitted by the Contractor shall be honored throughout the duration of the Contract. "

Maxair Mechanical, LLC
Company's Name

8/1/2023
Date

Mike Stephens
Authorized Representative's Name
(Print or Type)

Authorized Representative's Signature

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Fire Rescue

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. Bid Price Sheet
2. 23-62, Bid Tabulation

Presenter:
Jonathan Burnette, Fire Chief

Agenda Item:

Resolution of the Board of Commissioners Awarding a Bid (#23-62) to BoundTree Medical of Dublin, OH for the purchase of miscellaneous medical supplies (not to exceed $424,000/annually) for Henry County Fire Rescue. Funds available in department budget. *(Presenter: Fire Chief Jonathan Burnette, HCFR)(Exhibit 17)*

Background/Summary:

Sealed bids (23-62) were solicited for the purchase of Miscellaneous Medical Supplies on a renewable contract basis.

Four (4) responsive vendors submitted a bid for this purchase, as indicated on the attached bid price sheets.

BoundTree Medical of Dublin, OH has submitted the highest discounted price of catalog items and deemed the most responsive bid for the purchase of Miscellaneous Medical Supplies.

Funds are available in the Fire Department budget.

Financial Implications/Considerations:

Funds are available in the Fire Department budget.

Additional Comments/Recommendation:

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. 23-_____

Resolution of the Board of Commissioners Awarding Bid for the Purchase of Miscellaneous Medical Supplies for the Henry County Fire Rescue.

WHEREAS, Sealed bids (23-62) were solicited for the purchase of Miscellaneous Medical Supplies on a renewable contract basis, AND;

WHEREAS, Four (4) responsive vendors submitted a bid for this purchase, as indicated on the attached bid price sheets, AND;

BoundTree Medical of Dublin, OH submitted the highest discounted price of catalog items and deemed the most responsive bid for the purchase of Miscellaneous Medical Supplies, AND;

Funds are available in the Fire Department budget.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County awards Sealed Bid Number 23-62 to BoundTree Medical of Dublin, OH for the purchase of Miscellaneous Medical Supplies for Henry County Fire Rescue for one (1) year with two (2) mutually agreed upon renewals and the Purchasing Director shall be authorized to execute the renewal agreements as required. The Chair and or County Manager is hereby authorized to execute any and all appropriate documentation.

This 14th day of August, 2023.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Bid # 23-62
Miscellaneous Medical Supplies For Fire Dept- Annual Contract
Bid Price Sheet

LINE ITEM	DESCRIPTION	UNIT OF MEASURE	PERCENTAGE
1	Percentage off Medical Supplies	1	35 % - See attachment for special alterations.
2	Percentage off Medical Equipment	1	15 % - "Capital Equipment" See attachment for special alterations.
3	Any Additional discounts offered by your Company. Please include any other discounts, benefits to the County in your solicitation as a separate attachement	1	See attachment.

Bound Tree Payment Terms: Zero Net 30 days

BOUND TREE MEDICAL, LLC.
Company's Name

07/18/2023
Date

Bid # 23-62
Miscellaneous Medical Supplies For Fire Department- Annual Contract
Bid Price Sheet

**As a percent off catalog bid it is not possible to provide a dollar figure amount.

Total bid percentage off amount $ 35% off catalog with special alterations in attachment.
(numbers)

Total bid percentage off amount Thirty Five Percent
(words)

***Upon execution of the Contract Agreement, Henry County will not modify unit prices due to impediments such as fluctuations in labor, supply, or equipment costs. The Contractor shall submit bid prices factoring anticipation of varying economic trends and volatile costs deviations. Bid prices submitted by the Contractor shall be honored throughout the duration of the Contract.**

Estimated delivery days after receipt of the Notice of Award: 2 to 3 days for In-Stock items

BOUND TREE MEDICAL, LLC.
Company's Name

07/18/2023
Date

Corey Case
Authorized Representative's Name
(Print or Type)

Authorized Representative's Signature

BIDs Received

Henry County, Georgia 3:00 PM/July 20, 2023

BID # 23-62

Miscellaneous Medical Supplies For Fire Department

Vendor Name	Addendum #1	Bid Total- % Off Amount
Black Knight Medical Marietta, GA	received	8%
Henry Shein Melville, NY	received	34%
Bound Tree Medical Dublin, OH	received	35%
Life Assist, Inc Rancho Cordva, CA	received	36%

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

SPLOST

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. Aquatic Center -- Parking Lot Lighting Proposal 062223
2. Lighting Agreement - Henry Co Aquatic Park

Presenter:
Lynn Planchon

Agenda Item:

Resolution of the Board of Commissioners approving a Georgia Power Lighting Proposal and Utility Agreement for Parking Lot and Area Lighting at the Henry County Aquatic Center in the amount of $188,650 using SPLOST V funds (SP5001). *(Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 18)*

Background/Summary:

In November 2019, the voters of Henry County approved the SPLOST V Referendum which included funds for an Aquatic Center (SP5001).

Georgia Power has provided a Lighting Proposal in the amount of $188,650.00 to furnish and install Parking Lot and Area Lighting at the Henry County Aquatic Center.

Staff is requesting authorization to use SPLOST V funds to purchase Parking Lot and Area Lighting in the amount of $188,650.00.

Funding is available in the SPLOST V Aquatic Center account (SP5001).

Financial Implications/Considerations:

Additional Comments/Recommendation:

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners approving a Georgia Power Lighting Proposal and Utility Agreement for Parking Lot and Area Lighting at the Henry County Aquatic Center in the amount of $188,650.00 using SPLOST V funds (SP5001).

WHEREAS, in November 2019, the voters of Henry County approved the SPLOST V Referendum which included funds for an Aquatic Center (SP5001); and

WHEREAS, Georgia Power has provided a Lighting Proposal in the amount of $188,650.00 to furnish and install Parking Lot and Area Lighting at the Henry County Aquatic Center; and

WHEREAS, staff is requesting authorization to use SPLOST V funds to purchase Parking Lot and Area Lighting in the amount of $188,650.00; and

WHEREAS, funding is available in the SPLOST V Aquatic Center account (SP5001).

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County hereby approves a Georgia Power Lighting Proposal and Utility Agreement for Parking Lot and Area Lighting at the Henry County Aquatic Center in the amount of $188,650.00 using SPLOST V funds (SP5001). The Chair and/or County Manager are hereby authorized to approve Change Orders less than $50,000.00 and execute all necessary documents that are consistent with the scope and obligation approved within this resolution.

This _____ of _____, 20___.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Henry County Parks & Rec
Henry Aquatic Center
McDonough, GA

June 22, 2023

Dear Sirs,

Thank you for allowing Georgia Power to serve your energy and lighting needs. We greatly appreciate the opportunity to earn your business every day.

Georgia Power Company proposes the following **budget proposal** for the installation of new parking lot lighting for the Henry County Aquatic Center located in McDonough, GA.

Scope of Work

- Install 5 new 90 watt "Arbor" post top fixtures on 16' mounting height poles
- Install 44 new 303 watt area fixtures on 30' mounting height poles
- Provide electricity required to operate the fixtures
- Provide all future required maintenance, up to and include fixture and/or system replacement at no additional cost**

Service Agreement:

Standard Service Agreement: 1-month term, automatically renews month to month after the initial term. Georgia Power retains ownership of the system. All materials, labor, energy & ongoing maintenance are included.

Service Fee

Prepayment of $188,650.00
Monthly service fee = $1,543.50
($31.50/fixture/month)

Prepayment amount can be adjusted between $0 and $188,650.00 to meet your budget needs if desired. Cost per fixture per month would be adjusted according to the desired prepayment amount.

**Includes acts of God, but may not include damage by other third parties

Fixtures to be used in this installation:

Arbor Post Top

Cooper Lighting USSL

**Includes acts of God, but may not include damage by other third parties

Please let me know if you have any questions at this time. I am awaiting Georgia Power upper management approval for this project. Once I have received approval, I can finalize/confirm the stated numbers and provide an agreement for your approval.

Sincerely,

Joe Cobb
Georgia Power Company
Lighting & Smart Services
770-550-2028
jocobb@southernco.com

**Includes acts of God, but may not include damage by other third parties

Lighting Services Agreement

Georgia Power

Project # LP81934

Customer Legal Name Henry County Parks & Rec DBA

Service Address 400 Industrial Blvd McDonough GA 30263 County Henry County

Mailing Address 140 Henry Pkwy McDonough GA 30253

Email lplanchon@co.henry.ga.us Tel # 770-288-7732 Alt Tel #

Tax ID# Business Description Aquatic Park

Existing Customer Yes ☑ No ☐ If Yes (and if possible), does customer want the Service added to an existing account? Yes ☐ No ☑ If Yes, which Account Number?

Selected Components

Action	Qty	Wattage	Type	Description
INS	44	300	LED	Area
INS	5	90	LED	Post Top

Service Cost ($)	Regulated Cost ($)*	Monthly Cost ($)*
$1,065.51	$477.99	$1,543.50

Term (Months)	1

* The actual Regulated Cost will be calculated using the tariffs approved by Georgia Public Service Commission at the time of billing. The estimate is based on Summer Rates in effect at the time of this proposal. Excludes applicable sales tax.

Project Notes:

Install turnkey parking lot lighting system to include new poles, conductor, controls, and the LED fixtures above.

Customer agrees to this Lighting Services Agreement with Georgia Power Company under the attached terms and conditions and authorizes all actions noted on this agreement.

Customer also agrees to allow removal of existing lights. Yes ☐ N/A ☑

Type	Customer	Tariff	Content
NESC	Gov	EOL	NLC

Pre-Payment ($)
$188,650.00

Customer recognizes that the individual signing this Agreement on its behalf has authority to do so.

Customer Authorization	Georgia Power Authorization
Signature:	**Signature:**
Print Name:	**Print Name:** Joe Cobb
Print Title:	**Print Title:** Account Exec
Date:	**Date:**

TERMS and CONDITIONS *(Lighting – Governmental Service)*

1. **Agreement Scope.** This Lighting Services Agreement (**"Agreement"**) establishes the terms and conditions under which Georgia Power Company (**"GPC"**) will provide lighting and related service (collectively, the **"Service"**) to the customer identified on Page 1 (**"Customer"**) at the Service Address shown on Page 1 (the **"Premises"**). GPC may install, update, modify, or replace any GPC-owned pole, base, wiring, conduit, fixture, control, equipment, device, or related item at the Premises (collectively, **"GPC Assets"**) for any reason related to the Service or to use of GPC Assets.

2. **Term and Termination.** The initial Agreement term is stated on Page 1, calculated from the date of the first bill. After the initial term, this Agreement automatically renews on a month-to-month basis until terminated by either party by providing written notice of intent to terminate to the other party (in accordance with the notice provisions of the *Miscellaneous* section below) at least 30 days before the desired termination date. The initial term and any renewal term or terms are collectively the **"Term."**

3. **Intent and Title.** This Agreement governs GPC's provision of the Service to Customer and is not a sale, lease, or licensing of goods, equipment, property, or assets of any kind. GPC retains the sole and exclusive right, title, and interest in and to all GPC Assets. Customer acknowledges that GPC Assets, although attached to real property, always will remain the exclusive personal property of GPC and that GPC may remove GPC Assets upon Agreement termination. **GPC makes no representation or warranty regarding treatment of this transaction by the Internal Revenue Service or the status of this transaction under any federal or state tax law. Customer enters into this Agreement in sole reliance upon its own advisors**.

4. **Payment.** GPC will invoice Customer monthly for the Monthly Cost as described on Page 1. The Service Cost portion of the Monthly Cost will renew at the amount shown on Page 1, but the Regulated Cost portion will be determined by the applicable Georgia Public Service Commission-approved tariff at the time of billing. Customer agrees to pay the total amount billed in full by the invoice due date. If a balance is outstanding past the due date, Customer acknowledges that GPC may require Customer to pay a deposit of up to two times the Estimated Monthly Charge in order to continue Service. If applicable, Customer must provide a copy of its Georgia sales tax exemption certificate. Customer must pay costs associated with any Customer-initiated change to the Service after the date of this Agreement.

5. **Premises Activity.** Customer hereby grants to GPC and its contractors, agents, and representatives the right and license to enter the Premises at any time to perform any activity related to the Service or to GPC's use of the GPC Assets, including the right to access the Premises with vehicles, GPC Assets, or other tools or equipment, and to survey, dig, or excavate, in order to: (i) install and connect GPC Assets, provide Service, or provide or install any other service; (ii) inspect, maintain, test, replace, repair, disconnect, or remove GPC Assets; (iii) install additional equipment or devices on GPC Assets; or (iv) conduct any other activity reasonably related to the Service or GPC Assets (collectively, **"GPC Activity"**). Customer represents or warrants that it has the right to permit GPC to provide the Service and to perform the GPC Activity upon the Premises and, if applicable, has obtained express written authority and required permission from all Premises owners, and any other person or entity with rights in the Premises, to enter into this Agreement and to authorize the GPC Activity and the Service.

6. **Installation and Underground Work.** Customer recognizes that the Service requires installation of GPC Assets. Customer warrants or covenants that: (i) the Premises' final grade will vary no more than six inches from the grade existing at the time of installation; and (ii) if applicable and required for proper installation, Premises property lines will be clearly marked before installation.

   A. **Customer Work.** If GPC, upon Customer's request, allows Customer, itself or through a third party, to perform any activity related to installation of GPC Assets (including trenching), Customer warrants or covenants that the work will meet GPC's installation specifications (which GPC will provide to Customer and which are incorporated by this reference). Customer must provide GPC at least 10 days' prior written notice of its schedule for the work, so that GPC can schedule GPC's installation work promptly thereafter. Customer will be responsible for any additional costs arising from non-compliance with GPC's specifications, Customer's failure to complete Customer's work by the agreed completion date, or failure to provide GPC timely notice of any schedule change.

   B. **Underground Facility/Obstruction Not Subject to Dig Law.** Because GPC Activity may require excavation not subject to the Georgia Utility Facility Protection Act (O.C.G.A. §§25-9-1 – 25-9-13) (**"Dig Law"**), **Customer must mark any private utility or facility (e.g., gas/water/sewer line; irrigation facility; fiber/data/communication line) or other underground obstruction at the Premises that is not subject to the Dig Law**. If GPC causes or incurs damage due to Customer's failure to mark a private facility or obstruction before GPC commences GPC Activity, Customer is responsible for all damages and any loss or damage resulting from any such delay.

   C. **Unforeseen Condition.** The estimated charges shown on Page 1 include no allowance for subsurface rock, wetland, underground stream, buried waste, unsuitable soil, underground obstruction, archeological artifact, burial ground, threatened or endangered species, hazardous substance, or similar condition (**"Unforeseen Condition"**). If GPC encounters an Unforeseen Condition in connection with any GPC Activity, GPC, in its sole discretion, may stop all GPC Activity until Customer either remedies the condition or agrees to reimburse all GPC costs arising from the condition. Customer is responsible for all costs of modification or change to GPC Assets requested by Customer or dictated by an Unforeseen Condition or circumstance outside GPC's control.

7. **GPC Asset Protection and Damage.** Throughout the Term, in the event of any work or digging near GPC Assets, Customer (or any person or entity working on Customer's behalf) must: (i) provide notices and locate requests to the Georgia Utilities Protection Center (**"UPC"**) and other utility owners or operators as required by the then-current Dig Law; (ii) coordinate with the UPC and any utility facility owner/operator as required by the Dig Law; and (iii) comply with the High-voltage Safety Act (O.C.G.A. §§46-3-30 -- 46-3-40). As between Customer and GPC, Customer is responsible for any damage arising from failure to comply with applicable law or for damage to GPC Assets caused by anyone other than GPC or a GPC contractor, agent, or representative.

8. **Pole Attachments.** Nothing in this Agreement conveys to Customer any right to attach or affix anything to any GPC Asset. Customer agrees that it will not, and will not permit others to, rearrange, disconnect, remove, relocate, repair, alter, tamper with, or otherwise interfere with any GPC Asset. If Customer desires to attach or affix anything to GPC Assets, Customer must first obtain GPC's written consent. Customer may call GPC Lighting and Smart Services business unit at 1-888-660-5890 to request consent.

9. **Interruption of Service.** Customer understands that Service is provided on an "as is" and "as available" basis and may be interrupted. If there is a Service interruption, Customer must notify GPC. Following notice, GPC will restore Service, at no cost to Customer. Customer may notify GPC by either calling 1-888-660-5890 or by reporting online at: https://www.georgiapower.com/community/outages-and-stormcenter/power-outage-overview/street-light-outage.html.

10. **Disclaimer; Damages. GPC makes no covenant, warranty, or representation of any kind (including warranty of fitness for a particular purpose, merchantability, or non-infringement) regarding Service, GPC Assets, or any GPC Activity.** Customer acknowledges that, due to the unique characteristics of the Premises, Customer's needs, or selection of GPC Assets, the Service may not follow IESNA guidelines. **Customer waives any right to consequential, special, indirect, treble, exemplary, incidental, punitive, loss of business reputation, interruption of Service or loss of use (including loss of revenue, profits, or capital costs) damages in connection with the loss or interruption of Service, GPC Assets, or this Agreement, or arising from damage, hindrance, or delay involving the Service, GPC Assets, or this Agreement, whether or not reasonable, foreseeable, contemplated, or avoidable**. To the extent GPC is liable under this Agreement, and to the extent allowed by applicable law, GPC's liability is expressly limited to: (i) with respect to the Service purchased by Customer, the annual amount paid by Customer for the Service; or (ii) with respect to any other liability, to proven direct damages in an amount not to exceed $100.00. Customer is solely responsible for safety of the Premises; Customer agrees that GPC has no obligation to ensure safety of the Premises and that GPC has no liability for any personal injury, real or personal property damage or loss, or negative impact to Customer or any third party that occurs at the Premises.

11. **Risk Allocation.** Each party will be responsible for its own acts and the results of its acts, except as otherwise described in this Agreement.

12. **Georgia Security, Immigration, and Compliance Act.** Customer is a "public employer" as defined by O.C.G.A. § 13-10-91 and this is a contract for physical performance of services in Georgia. Compliance with O.C.G.A. § 13-10-91 is a condition of this Agreement and is mandatory. GPC will provide to Customer a contractor's affidavit for installation services as required by O.C.G.A. § 13-10-91. If GPC employs any subcontractor in connection with installation under this Agreement, GPC also will secure from each subcontractor an affidavit attesting to compliance with O.C.G.A. § 13-10-91.

13. **Default.** Customer is in default if Customer: (i) does not pay the entire amount owed to GPC within 45 days after the due date; (ii) terminates this Agreement without proper notice and prior to the end of the then-current Term; or (iii) breaches any material term, warranty, covenant, or representation of this Agreement. GPC's waiver of a past or concurrent default will not waive any other default. If a default occurs, GPC may: (a) immediately terminate this Agreement; (b) remove any GPC Asset from the Premises; or (c) seek any available remedy provided by law, including the right to collect any past due amount, or any amount due for the Service during the remaining Term.

14. **Miscellaneous.** This Agreement contains the parties' entire agreement relating to the Service, GPC Assets, and GPC Activity and replaces any prior agreement, written or oral. Subject to applicable law, GPC may modify the terms of this Agreement by providing 30 days' prior written notice of such modification to Customer. If Customer uses the Service or makes any payment for the Service on or after the modification effective date, Customer accepts the modification. GPC's address for notice is 1790 Montreal Circle, Tucker, GA 30084-6801; Customer's address for notice is stated on Page 1. Either party may update administrative or contact information (e.g., address, phone, website) at any time by written notice to the other. Customer will not assign, in whole or in part, this Agreement or any right or obligation it has under this Agreement; any such assignment without GPC's prior written consent will be void and of no effect. In this Agreement: (i) **"include(ing)"** means "include, but are not limited to" or "including, without limitation"; (ii) **"or"** means "either or both" ("A or B" means "A or B or both A and B"); (iii) **"e.g."** means "for example, including, without limitation"; and (iv) **"written"** or **"in writing"** includes email communication. Georgia law governs this Agreement. If a court rules an Agreement provision unenforceable to any extent, the rest of that provision and all other provisions remain effective.

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

SPLOST Transportation Projects

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

- Resolution
- To approve the amended State Highway System Revising Temporary State Route 920.

Presenter:

Roque Romero, Public Works/Cluster Lead

Agenda Item:

A Resolution of the Board of Commissioners to perfect the record of Resolution 23-143 regarding TSPLOST ROW Acquisition for SR81 Widening, Phase I due to an increase of funding by the Georgia Department of Transportation.

Background/Summary:

Georgia Department of Transportation (GDOT) has amended the existing order 3087B to clarify the milage of Temporary State Route 920 to be removed from the State Highway System.

Temporary State Route 920 (Jonesboro Road) from County Line to the City of McDonough limits will be revert to the county.

The project is budgeted.	Y	or	N	or	N/A
The project will require the use of Fund Balance. If yes, please state amount _____.	Y		or		N
The project will require funds.	Y		or		N
The project is grant funded and will require a ____% match; and the matched funds are budgeted.	Y		or		N
Is this request a Capital Project and part of the Capital Project List?	Y		or		N

Additional Comments / Recommendation:

BOARD OF COMMISSIONERS OF

HENRY COUNTY, GEORGIA

RESOLUTION NO. 23 - _____

A Resolution of the Board of Commissioners to perfect the record of Resolution 23-143 regarding TSPLOST ROW Acquisition for SR81 Widening, Phase I due to an increase of funding by the Georgia Department of Transportation.

WHEREAS, Georgia Department of Transportation (GDOT) provided right of way agreement in the amount of $8,000,000.00 for the TSPLOST Transportation Project: SR81 Widening Phase I (Postmaster Drive to Bethany Road); and

WHEREAS, after Resolution 23-143 was approved on May 16, 2023, GDOT sent a revised agreement where the GDOT increased their participation to $8,376,000.00; and

NOW THEREFORE BE IT RESOLVED, the Board of Commissioners of Henry County approves to correct and perfect the record of Resolution No.23-143 by changing the amount approved from $8,000.000.00 to the corrected amount of $8,376.00.00. The Chair and/or County Manager is hereby authorized to sign any and all necessary documentation for this resolution.

This 1st of August 2023.

HENRY COUNTY BOEARD OF COMMISSIONERS

BY: _____

Carotta Harrell, Chair

ATTEST:

_____

Stephanie Braun, County Clerk

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. 23-143

A Resolution of the Board of Commissioners approving a Right Of Way Agreement between Henry County and Georgia Department of Transportation for SR81 Widening Phase I.

WHEREAS, SPLOST V was approved by the voters in November 2019; and

WHEREAS, TSPLOST was approved by the voters in November 2021; and

WHEREAS, SR81 Widening Phase I (Postmaster Drive to Bethany Road) is an approved TSPLOST (TSP1102) transportation project, and also a 50/50 cost share District 1 (SP5110) and District 3 (SP5310) SPLOST V transportation project; and

WHEREAS, the Georgia Department of Transportation and Henry County proposes to let to construction SR81 Widening Phase I from Postmaster Drive to Bethany Road; and

WHEREAS, Henry County agrees to abide by all state and/or federal regulations, rules, laws, and guidelines when acquiring all necessary right of way for SR81 Widening Phase I; and

WHEREAS, the estimated right of way cost is $10,470,000.00, with GDOT participation of $8,000,000.00 and County participation of $2,470,000.00 or any amount over the $8,000,000.00 reimbursable; and

WHEREAS, if Henry County agrees to the above-mentioned, right of way is to be acquired by Henry County and GDOT would reimburse up to $8,000,000.00 for right of way acquisition cost for SR81 Widening Phase I; and

WHEREAS, staff recommends approving a Right Of Way Agreement between Henry County and Georgia Department of Transportation for SR81 Widening Phase I.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County approves a Right Of Way Agreement between Henry County and Georgia Department of Transportation for SR81 Widening Phase I (Postmaster Drive to Bethany Road). The Chair and/or County Manager is hereby authorized to sign all necessary documents for this resolution.

This 16 of May, 2023.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

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CONTRACT FOR ACQUISITION OF RIGHT OF WAY
STATE-AID OR FEDERAL-AID PROJECT
Reimbursable

PROJECT: N/A
LOCAL GOVERNMENT: Henry
STATE ROUTE: SR 81
P.I. NO.: 0015089

STATE OF GEORGIA
HENRY COUNTY

THIS AGREEMENT is made and entered into this 7/7/2023 day of _____, _____ by and between the **GEORGIA DEPARTMENT OF TRANSPORTATION** (hereinafter called the **DEPARTMENT**) and **HENRY COUNTY** (hereinafter called the **LOCAL GOVERNMENT**).

☒ **CFDA # 20.205 Highway Plan and Construction Cluster**
☐ **CFDA # 20.219 Recreation Trails Program**

WITNESSETH THAT:

WHEREAS, the **DEPARTMENT** and the **LOCAL GOVERNMENT** propose to let to construction the above indicated project located at **SR 81 FROM E OF SR 81 WE TO E OF CR 371/BETHANY ROAD,** with the cost of the right of way being distributed between the **LOCAL GOVERNMENT** and the **DEPARTMENT** as hereinafter specified; and

WHEREAS, rights of way lying on a designated state or federal route (on-system) are to be acquired in the **DEPARTMENT'S** name by the **LOCAL GOVERNMENT** when closed by deed; and

WHEREAS, rights of way lying on a designated state or federal route (on-system) requiring condemnation are to be condemned in the **LOCAL GOVERNMENT'S** name and then transferred to the **DEPARTMENT** by quit claim deed after the condemnation is complete and after the **LOCAL GOVERNMENT** has full and final possession of the right of way; and

WHEREAS, rights of way lying on a non-designated state or federal route (off-system) are to be acquired in the **LOCAL GOVERNMENT'S** name by the **LOCAL GOVERNMENT** when closed by deed and remain in the **LOCAL GOVERNMENT'S** name; and

WHEREAS, rights of way lying on a non-designated state or federal route (off-system) requiring condemnation are to be condemned in the **LOCAL GOVERNMENT'S** name and remain in the **LOCAL GOVERNMENT'S** name; and

WHEREAS, the **DEPARTMENT** is authorized to enter into this contract with the **LOCAL GOVERNMENT** by virtue of Section 32-2-2(a) of the Official Code of Georgia Annotated; and

WHEREAS, the **LOCAL GOVERNMENT** is authorized to enter into this contract by virtue of Sections 32-3-3(e), 32-4-41(6), 32-4-42, 32-4-61 and 32-5-25 of the Official Code of Georgia Annotated and by a certain resolution of the Board of Commissioners, adopted the 16 day of May, 2023; and

WHEREAS, said rights of way are to be acquired by **LOCAL GOVERNMENT** in accordance with certain specified requirements of the Federal-Aid Highway Act of 1970, as amended, and regulations of the **DEPARTMENT** in order for the construction cost of said project to be eligible for State or Federal participation.

NOW, THEREFORE, in consideration of Ten ($10.00) Dollars in hand paid to the **LOCAL GOVERNMENT,** the receipt of which is hereby acknowledged, and the mutual promises and covenants hereinafter set out, the **DEPARTMENT** and the **LOCAL GOVERNMENT** agree as follows:

ITEM I

The **DEPARTMENT** agrees to reimburse the **LOCAL GOVERNMENT Not to Exceed Eight Million Three Hundred Seventy-Six thousand DOLLARS and No CENTS ($8,376,000.00)** for eligible reimbursable right of way costs. Reimbursable right of way costs includes land and improvement costs and other costs as specified in 23 CFR 710.203(b).

Rights of way lying on a designated state or federal route (on-system) are to be acquired in the **DEPARTMENT'S** name by the **LOCAL GOVERNMENT** when closed by deed. Rights of way lying on a designated state or federal route (on-system) requiring condemnation are to be condemned in the **LOCAL GOVERNMENT'S** name and then transferred to the **DEPARTMENT** by quit claim deed after the condemnation is complete and after the **LOCAL GOVERNMENT** has full and final possession of the right of way. Rights of way lying on a non-designated state or federal route (off-system) are to be acquired in the **LOCAL GOVERNMENT'S** name by the **LOCAL GOVERNMENT** when closed by deed and remain in the **LOCAL GOVERNMENT'S** name. Rights of way lying on a non-designated state or federal route (off-system) requiring condemnation are to be condemned in the **LOCAL GOVERNMENT'S** name and remain in the **LOCAL GOVERNMENT'S** name.

Reimbursement of acquisition costs will be eligible after completion of the following: all land and improvement acquisition; completion of all property management; completion of all demolition; and, after all occupants have relocated off the project. Further, before any reimbursement of costs occurs, the **LOCAL GOVERNMENT** shall certify in writing to the **DEPARTMENT** that title to all parcels has been acquired and that all property management, all demolition and all relocation has been completed. Said certification will include a statement that "All parcels are vacant and immediately available for construction purposes".

Each valuation and damage expert utilized on this project must be selected from the **DEPARTMENT's** "Approved Appraiser List". The **DEPARTMENT** shall review and approve each selection prior to the **LOCAL GOVERNMENT** contracting with the appraiser. All appraisals will be submitted to the **DEPARTMENT** for review, for approval and to establish fair market value prior to negotiations.

The **LOCAL GOVERNMENT** is responsible for properly flagging, staking, and marking all required right of way and all required easement (temporary or permanent) surveyed boundary lines PRIOR to the appraiser inspecting and appraising the property and PRIOR to the on-site Negotiation Agent meeting with the property owner to review the required right of way and/or required easement(s).

Except as specified in **ITEM V** of this contract, all counter offers, administrative settlements and legal settlements authority above the fair market value must be reviewed and approved by the **DEPARTMENT** if the **LOCAL GOVERNMENT** desires that the **DEPARTMENT** participate in any increased settlement agreement above the fair market value. It is understood and agreed that the **DEPARTMENT** may participate in a court directed award above the fair market value subject to the availability of funds identified for the project. The **DEPARTMENT** will not be required to participate in any such award increase that is not supported by a court order. It is further agreed between the parties that the **DEPARTMENT** shall be the final arbiter of whether an increase in an award or expense will be reimbursable to the **LOCAL GOVERNMENT**.

ITEM II

The **LOCAL GOVERNMENT** shall ensure at the time of closing that the current, approved deed or easement document reflects the latest revised or current required right of way description and/or easement(s) description.

The **LOCAL GOVERNMENT** will provide its own all legal counsel associated with acquiring properties by deed.

The **LOCAL GOVERNMENT,** or its designated representative, will prepare all Condemnation Petitions in the name of the **LOCAL GOVERNMENT** and will provide all legal counsel and/or litigation associated with acquiring properties through condemnation.

After receipt of the approved and accepted certification from the **LOCAL GOVERNMENT** to the **DEPARTMENT** and where after all acquired parcels on designated state or federal routes, whether by deed or by condemnation, have been executed, quitclaimed, transferred in name from the **LOCAL GOVERNMENT** and recorded in the name of the **DEPARTMENT**, the **DEPARTMENT** will reimburse the **LOCAL GOVERNMENT** pursuant to **ITEM III** herein.

ITEM III

As set forth in **ITEM I** above, the DEPARTMENT will reimburse **Not to Exceed Eight Million Three Hundred Seventy-Six thousand DOLLARS and No CENTS ($8,376,000.00)** of eligible right of way costs. **The procedure for reimbursement is as follows:**

All files and reimbursement requests shall be directed to the District Local Government Right of Way Coordinator (DLGC) in the **Thomaston District Office.** All reimbursement matters shall first be reviewed at the District Level in accordance with current guidelines and policies. Reimbursement to **LOCAL GOVERNMENT** will be issued from the **General Office in Atlanta** following receipt of an invoice on the local government's letterhead, all approved documents and the accepted and approved **LOCAL GOVERNMENT** certification.

One copy of the following items shall be included for EACH parcel and activity cost to be reimbursed:

1) **Reimbursement of eligible costs associated with properties acquired by deed or easement:**

    a) Recorded Deed or Easement;
    b) Copy of the Approved Option;
    c) Executed Closing Statement;
    d) Copy of approved Review Appraisers Report (Form 532);
    e) DETAILED COST ESTIMATE ONLY IF NFS; and
    f) Approved Administrative Settlement Analysis (if applicable)

2) **Reimbursement of eligible costs associated with properties acquired through condemnation:**

    a) **Copy of the filed, recorded Condemnation Petition with identified docket number;**
    b) **Copy of receipt for monies deposited into court; and**
    c) **Copy of Quitclaim Deed from LOCAL GOVERNMENT to DEPARTMENT for on-system only on-system only; and**
    d) **Approved Settlement Authority Request (if applicable)**

3) **Reimbursement of eligible property management costs:**

    a) **Copy of verifiable and detailed invoice from the contractor and receipt for payment from the LOCAL GOVERNMENT and any fee contractors employed by the LOCAL GOVERNMENT for Property Management activities.**

4) **Reimbursement of eligible relocation costs:**

    a) **Copy of Relocation Payment Checks;**
    b) **Copy of Executed Relocation Claim Forms; and**

c) Copy of the Approval Authorization of Payment Amount

5) Reimbursement for any other cost(s) not specifically listed above MUST include an *invoice* and *any other supporting documentation* as may be requested by the DEPARTMENT.

Any deviation from or change in the above described procedure must be approved by the State Right of Way Administrator in the Atlanta General Office.

ITEM IV

The **LOCAL GOVERNMENT** will ensure that the demolition and removal in their entirety of all buildings, walls, fences, gates, underground storage tanks, other hazardous materials, signs, or any other improvements and structures of any nature or description, lying wholly or partially situated within the right of way and/or easement area, whether surface or subsurface shall be conducted in accordance with and pursuant to any and all pertinent state and federal laws, regulations and procedures, including but not limited to all current laws, regulations and procedures of the U.S. Environmental Protection Agency and the Georgia Environmental Protection Division.

Any demolition and removal shall be in accordance with procedures approved by the **DEPARTMENT**. The **DEPARTMENT** will not remove any improvements or structures as clearing and grubbing items.

Any and all contaminated properties will require the **DEPARTMENT's** approval before being acquired by the **LOCAL GOVERNMENT**.

ITEM V

The **LOCAL GOVERNMENT** has the authority to approve a counter offer or an administrative settlement up to $20,000 or 10% above the approved Fair Market Value. On legal settlement authority for condemned parcels, the **LOCAL GOVERNMENT** authority level is 20% or $20,000, whichever is greater. All other counter offers, administrative settlements and legal settlement authority on condemned parcels must be reviewed and approved by the **DEPARTMENT**, if the **DEPARTMENT** is to participate in any increased cost. Any modification whatsoever or any special provision included as an agreement to any document must first be approved and appropriately accepted by the **DEPARTMENT**. The DLGC in the **Thomaston District Office** will function as the **LOCAL GOVERNMENT** liaison with the **DEPARTMENT.** All counter offers, check requests, and any matters to be considered for agreement will be submitted through the DLGC.

Once a determination has been made by the General Office, the DLGC will notify the **LOCAL GOVERNMENT**, in writing, of either approval or rejection of the submitted proposal.

The **DEPARTMENT** will not participate in any portion of a counter proposal which is closed prior to **DEPARTMENT** review, approval and acceptance.

ITEM VI

During the life of this contract and prior to completion of the construction work and final acceptance of the project by the **DEPARTMENT**, the **LOCAL GOVERNMENT** agrees not to use convict labor in any way on the project.

ITEM VII

Once the environmental clearance is obtained and the right of way plans are approved, but prior to right of way authorization, the **LOCAL GOVERNMENT** can begin pre-acquisition activities at its own risk. However, acquisition activities including the making of offers cannot be made until the following has been completed: an acceptable project cost estimate has been submitted, reviewed and approved; right of way funds have been authorized in accordance with 23 CFR Part 710; and, the **DEPARTMENT** has issued a Notice to Proceed to the **LOCAL GOVERNMENT** for any eligible, reimbursable right of way acquisition activities.

The **LOCAL GOVERNMENT** agrees to defend itself from and against any and all suits, if any should arise, involving property titles and/or contaminated properties associated with the acquisition of Rights of Way by deed or condemnation.

ITEM VIII

The **LOCAL GOVERNMENT** will, as required by law, proceed within fifteen (15) days after being notified by the **DEPARTMENT** to acquire the rights of way for said project free of all encumbrances by gift, deed, easements or condemnation in accordance with the approved plans.

ITEM IX

The **LOCAL GOVERNMENT** will, in the right of way acquisition procedure, observe and comply with Title 49 Code of Federal Regulations Part 24; Title 23 Code of Federal Regulations Part 710; Georgia Laws 1972, p. 931, as amended; and, in accordance with the requirements as outlined in the Relocation Assistance Manual prepared by the **DEPARTMENT.** The **LOCAL GOVERNMENT** will be responsible for making payments to owners as required under this procedure for any incidental expenses for the transfer of real property for rights of way purposes and any other moving and relocation expenses as required under the law and determined to be proper by the **DEPARTMENT.** Appeals of relocation assistance benefits will be submitted to the **DEPARTMENT** for review. Response to an appeal will be the responsibility of the **DEPARTMENT**. The **LOCAL GOVERNMENT** will, in their acquisition of the right of way, comply with the procedures set forth in Attachment No. 1 - Memorandum of Instructions, attached hereto. During the performance of this contract, the **LOCAL GOVERNMENT** will also comply with the Regulations of the U. S. Department of Transportation relative to nondiscrimination in State Aid or Federally-assisted programs of said Department in accordance with the stipulations as indicated under APPENDIX A and APPENDIX E of Attachment No. 2, attached hereto.

The **LOCAL GOVERNMENT** shall also comply with all provisions as set forth in Attachment No. 2 - The United States Department of Transportation (USDOT) Standard Title VI/Non-

Discrimination Assurances, DOT Order No. 1050.2A, attached hereto, inclusive of APPENDIX A, APPENDIX B, APPENDIX C, APPENDIX D, and APPENDIX E of Attachment No. 2.

ITEM X

Where determined to be desirable, **LOCAL GOVERNMENT** will provide rodent control measures as required by the U. S. Department of Transportation prior to the demolition or removal of improvements located within the right of way of the project. The measures employed shall be in accordance with procedures approved by state and local laws and regulations governing rodent control.

ITEM XI

This Agreement sets forth the entire understanding between the Parties relating to the subject contained herein and supersedes all prior oral and written understandings, arrangements and agreements between the parties relating thereto. It is understood that no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless evidenced by an amendment to this Agreement signed by both the DEPARTMENT and the **LOCAL GOVERNMENT.**

ITEM XII

The **COUNTY** shall maintain all books, documents, papers, accounting records, and other evidence pertaining to costs associated with this Agreement and used in support of its activities and shall make such material available at all reasonable times during the period of this Agreement, and for three years from the date of final payment under this Agreement, for inspection by the **DEPARTMENT**, and any reviewing agencies, and copies thereof shall be furnished upon request.

The **COUNTY** shall comply with federal administrative procedures in accordance with the requirements of the Uniform Grant Guidance, 2 CFR Part 200, as well as related federal and state regulations and instructions. The **COUNTY** will ensure that appropriate corrective action is taken within three months after receipt of any audit for all instances of noncompliance.

ITEM XIII

1. **TIME IS OF THE ESSENCE IN THIS CONTRACT.**

2. **TERM OF CONTRACT. UNLESS OTHERWISE AMENDED BY THE MUTUAL WRITTEN AGREEMENT OF THE PARTIES HERETO, THIS CONTRACT WILL EXPIRE NO LATER December 31, 2026.**

3. This Agreement is made and entered into in Fulton County, Georgia, and shall be governed and construed under the laws of the State of Georgia.

4. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in force and unaffected to the fullest extent permitted by law and regulation.

5. This Agreement shall inure to the benefit of, and be binding upon the parties hereto, and their respective heirs, executors, successors and assigns.

6. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof.

7. The Preamble, Recitals, Attachments, and Appendices hereto are a part of this Agreement and are incorporated herein by reference.

{REMAINDER OF PAGE LEFT INTENTIONALLY BLANK}

IN WITNESS WHEREOF, this instrument has been and is executed on behalf of the **DEPARTMENT** by the Commissioner of the **DEPARTMENT** and on behalf of **LOCAL GOVERNMENT** being duly authorized to do so by the Board of Commissioners.

Executed on Behalf of the
GEORGIA DEPARTMENT OF
TRANSPORTATION

this _day of

7/7/2023
_____, 20 _.

APPPROVED

DocuSigned by:
BY: Russell R McMurry
76D6577D00844FA...
COMMISSIONER

Executed on Behalf of
HENRY COUNTY

this _ day of

6/23/2023
_____, 20_.

DocuSigned by:
BY: _____
5AACEA1D0F6A4DA...
CHAIRWOMAN
Henry County Board of Commissioners

This Contract was approved by the
HENRY COUNTY Board of Commission
at a meeting held on May 16, 2023.

DocuSigned by:
Stephanie Braun
82AB18C2BCA8474...
CLERK

ATTEST:

DocuSigned by:
74085B5B0FAC425...
TREASURER

DocuSigned by:
0EAEF617AE12486...
WITNESS

FEIN 58-6000842

RESOLUTION OF THE LOCAL GOVERNMENT

STATE OF GEORGIA
HENRY COUNTY

BE IT RESOLVED by the HENRY COUNTY Board of Commissioners and it is hereby resolved, that the foregoing attached Agreement, relative to P.I. 0015089, located in Henry County, Georgia be entered into by the HENRY COUNTY Board of Commissioners, and that Carlotta Harrell as Chairwoman, and Stephanie Braun as Clerk of Board of Commissioners, be and they are, thereby authorized and directed to execute the same for and in behalf of said Board of Commissioners.

PASSED AND ADOPTED, this 16 day of May, 20 23.

ATTEST: DocuSigned by: Stephanie Braun 62AB18C2BCA84Z4...
CLERK

BY: DocuSigned by: [signature] 0BA8B017AE12469...
WITNESS

STATE OF GEORGIA
HENRY COUNTY

I, Stephanie Braun as Clerk of Henry County Board of Commissioners do hereby certify that I am custodian of the books and records of the same, and that the above and foregoing copy of the original is now on file in my office and was passed by Henry County Board of Commissioners.

Witness by hand and official signature, this the 6/23/2023 day of _____, 20 _.

BY: DocuSigned by: Stephanie Braun 62AB18C2BCA84Z4...
CLERK

DocuSign Envelope ID: 5049CC7A-9CDA-441C-9CEB-B7C0D10F8C95

ATTACHMENT NO. 1

MEMORANDUM OF INSTRUCTIONS

These instructions are to set forth the procedures necessary for the Political Subdivisions of the State of Georgia to follow when acquiring right of way on highway projects where it is proposed to acquire or construct said project with Federal participation for on system projects. On systems projects are those on designated state or federal routes. The Political Subdivision shall make every effort to acquire expeditiously all real property when authorized to proceed.

The Political Subdivision may, when they consider it appropriate, attempt to secure the right of way by donation. To assure the property owner is fully informed of his rights, the request for donation must be made in writing and also set forth that they are entitled to full just compensation, if they so desire. A letter prepared by the Department will be made available to use as a guide. If a property owner requests payment of just compensation, the provisions of paragraph one (1) must be followed.

Nothing herein shall be construed to prevent a person whose real property is being acquired from making a gift or donation of such property, or any part thereof, or of any compensation paid therefore, after such person has been fully informed of his right to receive just compensation for the acquisition of his property.

1. At the initiation of negotiations each owner must be fully informed of his right to receive just compensation for the acquisition of his property. In order to assure just compensation is being offered, the following steps must be taken:

   A) A General Certified Appraiser and other valuation or damage experts, who is on the Department's approved list, must utilize an appropriate valuation method (appraisal/data book/cost estimate) as determined by the Department.

   B) The appraiser must give the owner or his designated representative an opportunity to accompany him during his inspection of the property. A statement is to be in the report that this opportunity was provided.

   C) The report must be adequately documented to support the conclusion of the appraiser and shall be prepared in accordance with the guidelines set forth by the Department.

   D) The Department must review the appraisal and approve in writing the estimated amount of just compensation to be offered to the property owner.

   E) The offer must be made in writing for the full amount of the aforesaid estimate of just compensation. Where appropriate, the written offer must state separately the amount for the real property being acquired and the amount attributable to damages to the remaining property.

2. No person occupying real property shall be required to move from his home, farm, or business without at least three (3) months written notice or two (2) months written notice from the time of the closing or condemnation.

3. The Department will furnish copies of letters, settlement and disbursements statements and such other forms, as it may deem necessary or desirable.

4. Copies of all letters, forms, deeds and status reports used in the acquisition of Rights of Way for this project must be forwarded to the Department upon request, for future reference.

5. The LOCAL GOVERNMENT will be responsible for determining benefits and preparing relocation assistance packages. Packages must be submitted to the Department for review and approval prior to offers of benefits being made.

6. Any consultant contracted for negotiation services for the acquisition of right of way for the LOCAL GOVERNMENT must hold either a Real Estate License and be affiliated with a broker, or hold a Real Estate Broker's License in accordance with OCGA Title 43 Chapter 40 unless identified as an exception under Title 43, Chapter 40 of the Official Code of Georgia Annotated. Said consultant must attend any present and all future mandatory training classes required by the DEPARTMENT.

ATTACHMENT NO. 2

The United States Department of Transportation (USDOT) Standard Title VI/Non-Discrimination Assurances
DOT Order No. 1050.2A

The Georgia Department of Transportation (herein referred to as the "Recipient"), **HEREBY AGREES THAT**, as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation (DOT), through the Federal Highway Administration, is subject to and will comply with the following:

Statutory/Regulatory Authorities

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 C.F.R. Part 21 (entitled Non-discrimination In Federally-Assisted Programs Of The Department Of Transportation-Effectuation Of Title VI Of The Civil Rights Act Of 1964);
- 28 C.F.R. section 50.3 (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964);

The preceding statutory and regulatory cites hereinafter are referred to as the "Acts" and "Regulations," respectively.

General Assurances

In accordance with the Acts, the Regulations, and other pertinent directives, circulars, policy, memoranda, and/or guidance, the Recipient hereby gives assurance that it will promptly take any measures necessary to ensure that:

> *"No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or* ort/v/ty, *"for which the Recipient receives Federal financial assistance from DOT including the Federal Highway Administration.*

The Civil Rights Restoration Act of 1987 clarified the original intent of Congress, with respect to Title VI and other Non-discrimination requirements (The Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973), by restoring the broad, institutional-wide scope and coverage of these non-discrimination statutes and requirements to include all programs and activities of the Recipient, so long as any portion of the program is Federally assisted.

Specific Assurances

More specifically, and without limiting the above general Assurance, the Recipient agrees with and gives the following Assurances with respect to its Federally assisted Federal Highway Program:

1. The Recipient agrees that each "activity," "facility," or "program," as defined in §§ 21.23(b) and 21.23(e) of 49 C.F.R. § 21 will be (with regard to an "activity") facilitated, or will be (with regard to a "facility") operated, or will be (with regard to a "program") conducted in compliance with all requirements imposed by, or pursuant to the Acts and the Regulations.

2. The Recipient will insert the following notification in all solicitations for bids, Requests For Proposals for work, or material subject to the Acts and the Regulations made in connection with all Federal Highway Programs and, in adapted form, in all proposals for negotiated agreements regardless of funding *source:*

   "The Georgia Department of Transportation, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."

3. The Recipient will insert the clauses of Appendix A and E of this Assurance in every contract or agreement subject to the Acts and the Regulations.

4. The Recipient will insert the clauses of Appendix B of this Assurance, as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, *use,* or improvements thereon or interest therein to a Recipient.

5. That where the Recipient receives Federal financial assistance to construct a facility, or part of a facility, the Assurance will extend to the entire facility and facilities operated in connection therewith.

6. That where the Recipient receives Federal financial assistance in the form, or for the acquisition of real property or an interest in real property, the Assurance will extend to rights to space on, over, or under such property.

7. That the Recipient will include the clauses set forth in Appendix C and Appendix D of this Assurance, as a covenant running with the land, in any future deeds, leases, licenses, permits, or similar instruments entered into by the Recipient with other parties:

   a. for the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
   b. for the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

8. That this Assurance obligates the Recipient for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the Assurance obligated the Recipient, or any transferee for the longer of the following periods:

   a. the period during which the property is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits; or
   b. the period during which the Recipient retains ownership or possession of the property.

9. The Recipient will provide for such methods of administration for the program as are found by the Secretary of Transportation or the official to whom he/she delegates specific authority to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the Acts, the Regulations, and this Assurance.

10. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Acts, the Regulations, and this Assurance.

By signing this ASSURANCE, the Georgia Department of Transportation also agrees to comply (and require any sub-recipients, sub-grantees, contractors, successors, transferees, and/or assignees to comply) with all applicable provisions governing the Georgia Department of Transportation access to records, accounts, documents, information, facilities, and staff. You also recognize that you must comply with any program or compliance reviews, and/or complaint investigations conducted by Georgia Department of Transportation. You must keep records, reports, and submit the material for review upon request to the Georgia Department of Transportation, or its designee in a timely, complete, and accurate way. Additionally, you must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

Georgia Department of Transportation gives this ASSURANCE in consideration of and for obtaining any Federal grants, loans, contracts, agreements, property, and/or discounts, or other Federal-aid and Federal financial assistance extended after the date hereof to the recipients by the U.S. Department of Transportation under the Federal Highway Program. This ASSURANCE is binding on Georgia, other recipients, sub-recipients, sub-grantees, contractors, subcontractors and their subcontractors', transferees, successors in interest, and any other participants in the Federal Highway Program. The person(s) signing below is authorized to sign this ASSURANCE on behalf of the Recipient.

Georgia Department of Transportation
(Name of Recipient)

by _____
(Signature of Authorized Official)

DATED 07/15/20

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, (hereinafter referred to as DOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. **Non-discrimination**: The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment**: In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non- discrimination on the grounds of race, color, or national origin.

4. **Information and Reports**: The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or Federal Highway Administration to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the Federal Highway Administration) as appropriate, and will set forth what efforts it has made to obtain the information.

5. **Sanctions for Noncompliance**: In the event of a contractor's noncompliance with the Non• discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

    a. withholding payments to the contractor under the contract until the contractor complies; and/or
    b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the Federal Highway Administration may direct

as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

APPENDIX B

CLAUSES FOR DEEDS TRANSFERRING UNITED STATES PROPERTY

The following clauses will be included in deeds effecting or recording the transfer of real property, structures, or improvements thereon, or granting interest therein from the United States pursuant to the provisions of Assurance 4:

NOW, THEREFORE, the U.S. Department of Transportation as authorized by law and upon the condition that the GDOT will accept title to the lands and maintain the project constructed thereon in accordance with and in compliance with **Title *23 U.S. Code § 107***, the Regulations for the Administration of Federal Aid for Highways; the policies and procedures prescribed by the Federal Highway Administration of the U.S Department of Transportation in accordance and in compliance with all requirements imposed by Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S Department of Transportation pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42 U.S.C. § 2000d to 2000d-4), does hereby remise, release, quitclaim and convey unto the GDOT all the right, title and interest of the U.S. Department of Transportation in and to said lands described in Exhibit A attached hereto and made a part hereof.

(HABENDUM CLAUSE)

TO HAVE AND TO HOLD said lands and interests therein unto GDOT and its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and will be binding on the GDOT, its successors and assigns.

The GDOT, in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person will on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed [,] [and]* (2) that GDOT will use the lands and interests in lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations and Acts may be amended [, and (3) that in the event of breach of any of the above-mentioned non- discrimination conditions, the Department will have a right to enter or re-enter said lands and facilities on said land, and that above described land and facilities will thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed prior to this instruction].*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary in order to make clear the purpose of Title VI.

APPENDIX C

CLAUSES FOR TRANSFER OF REAL PROPERTY ACQUIRED OR IMPROVED UNDER THE ACTIVITY, FACILITY, OR PROGRAM

The following clauses will be included in deeds, licenses, leases, permits, or similar instruments entered into by the GDOT pursuant to the provisions of Assurance 7(a):

A. The (grantee, lessee, permittee, etc. as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree [in the case of deeds and leases add "as a covenant running with the land"] that:

1. In the event facilities are constructed, maintained, or otherwise operated on the property described in this (deed, license, lease, permit, etc.) for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.) will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

B. With respect to licenses, leases, permits, etc., in the event of breach of any of the above Non-discrimination covenants, GDOT will have the right to terminate the (lease, license, permit, etc.) and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the (lease, license, permit, etc.) had never been made or issued.*

C. With respect to a deed, in the event of breach of any of the above Non-discrimination covenants, the GDOT will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the absolute property of the GDOT and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

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APPENDIX D

CLAUSES FOR CONSTRUCTION/USE/ACCESS TO REAL PROPERTY ACQUIRED UNDER THE ACTIVITY, FACILITY OR PROGRAM

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by GDOT pursuant to the provisions of Assurance 7(b):

A. The (grantee, licensee, permittee, etc., as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add, "as a covenant running with the land") that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations, as amended, set forth in this Assurance.

B. With respect to (licenses, leases, permits, etc.), in the event of breach of any of the above Non• discrimination covenants, GDOT will have the right to terminate the (license, permit, etc., as appropriate) and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, permit, etc., as appropriate) had never been made or issued.*

C. With respect to deeds, in the event of breach of any of the above Non-discrimination covenants, GDOT will there upon revert to and vest in and become the absolute property of GDOT and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

APPENDIX E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non- discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C.§ 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures Non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of Limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

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GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contract No. and Name: PI 0015089

Name of Contracting Entity: Henry County

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the Georgia Department of Transportation has registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.GA. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the Georgia Department of Transportation at the time the subcontractor(s) is retained to perform such service.

46460
EEV / E-Verify™ User Identification Number

July 2007
Date of Authorization

Shannan B. Sagnot
BY: Authorized Officer or Agent
(Name of Person or Entity)

June 28, 2023
Date

Director
Title of Authorized Officer or Agent

Shannan B. Sagnot
Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
28 DAY OF June, 20 23

DocuSigned by:
Notary Public 10AC4E80494AE...

[NOTARY SEAL]

My Commission Expires: 08/24/2025

* **or any subsequent replacement** operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603

Revised 8/22/11

moffatt & nichol

1201 Peachtree St, NE
Suite 1106
Atlanta, Georgia 30361

July 28, 2023

Mr. Roque Romero, PE
SPLOST Transportation Director
Henry County SPLOST Management
140 Henry Parkway
McDonough, Georgia 30253

re: SR 81 Widening from Lemon Street to Bethany Road
PI No. 0015089 Supplemental Agreement No. 5 for Additional Scope of Services

Dear Roque:

Moffatt & Nichol (M&N) submits this proposal to Henry County to request approval of a Supplemental Agreement for additional scope and fee related to the subject SR 81 Widening project. The scope includes researching and reviewing updated title information for approximately 125 parcels and revising parcel information and Right of Way plans where applicable. The original property research was conducted in 2017 by Seiler & Associates, Inc (Seiler), and there have been numerous property owner changes and property line configuration changes since then. Seiler has done some initial research using online tax assessor information (QPublic) and has found that since 2017, 45 parcels have changed ownership and 15 parcels have undergone property line configuration changes, through consolidation, re-platting, or lot division. Please note that there may be additional property owner and/or boundary changes that are not reflected in QPublic at this time.

Rather than preparing a quote for each of these changes over the next 12 to 18 months, M&N recommends incorporating all of these updates at one time, including updating the Inroads geometry file, Property Statistics Report and PROP file. Revisions to the property boundaries will require M&N to update the right-of-way and easement takes for each of the affected properties. M&N will incorporate these revisions into the approved Right of Way Plans and submit revised sheets to the County. This option would be significantly less expensive, reducing the number of right of way revisions needed, and requiring less time than addressing these revisions one-by-one.

This request also includes time for both M&N and Seiler to perform the necessary coordination and design changes that are anticipated with future proposed developments within the project limits, including the proposed development on the north side of SR 81 between Lake Dow Road and Society Street as well as the Airline Road Extension project. These tasks would be included in Special Studies and would require authorization by Henry County.

This request for supplemental agreement includes an increase in the engineering budget to complete the tasks as listed in Section 1 below.

1. PROFESSIONAL SERVICES

I. Updated Survey Database

A. Perform updated search of County records to obtain deeds, plats and plans relating to the project;

B. Review online tax assessor information (QPublic), new deeds listed in sales data, and furnished title information for approximately 125 individual parcels. Update parcel ownership information accordingly.

C. Includes addressing Highway 81 at Lake Dow new development (new parcel creation and ownership changes only), including boundary field work and additional right of way staking (addressed by the Surveyor once new parcels have been created in the public record by the developer).

D. Revise parcel information as presented in new deeds listed in sales data and furnished title information. Field locate new property and right-of-way corners, as needed to updated parcel property lines. Update right of way staking necessitated by parcel property line changes.

E. Prepare and provide updated InRoads geometry file (.alg), in accordance with GDOT standards for database preparation.

F. Prepare and provide updated InRoads Property Statistics Report file (.psr), in accordance with GDOT standards for database preparation; and

G. Prepare and provide updated Microstation "PROP.dgn" file containing right-of-way and property lines within and surrounding the database survey limits.

H. Prepare and provide Right of Way revisions per revised parcels above to Henry County and GDOT for approval.

I. Coordinate and incorporate necessary right of way changes due to previously mentioned development at Lake Dow Road.

J. Coordinate and incorporate necessary right of way changes per Henry County Water Authority comments and Snapping Shoals EMC.

K. Prepare updated field survey and DTM revisions for new improvements within Parcels 20A and 20B (Urgent Care and Starbucks).

II. Future Survey Database Updates (Special Studies)

A. Includes a maximum of fifteen (15) additional parcel ownership changes (addressed by the Surveyor, if discovered by The County and/or revealed in new title information).

B. Includes a maximum of fifteen (15) additional parcel configuration changes, because of parcel consolidations, re-platting or subdivision; along with additional property line field work and new right of way staking (addressed by the Surveyor, if discovered by The County and/or revealed by new title information).

C. Includes addressing other new developments, which may be disclosed, limited by the maximum number of parcels listed in Item IIB above.

D. Includes reviewing and addressing new or revised title search information, if periodically provided by Henry County.

E. Prepare and provide updated InRoads geometry file (.alg), in accordance with GDOT standards for database preparation; as needed.

F. Prepare and provide updated InRoads Property Statistics Report file (.psr), in accordance with GDOT standards for database preparation; as needed.

G. Prepare and provide updated Microstation "PROP.dgn" file containing right-of-way and property lines within and surrounding the database survey limits.

H. Coordinate and incorporate necessary design changes due to future developments within project limits, including design changes at the previously mentioned development at Lake Dow Road and Airline Road Extension.

Surveyor Notations:

- Based on our review of on-line tax assessor information (QPublic), within the construction limits subject to proposed right of way and easement acquisitions, approximately forty-five (45) parcels have changed ownership since 2017.

- Based on our review of on-line tax assessor information (QPublic), within the construction limits subject to proposed right of way and easement acquisitions, approximately fifteen (15) parcels have undergone property line configuration changes, through consolidation, re-platting, or lot division since 2017.

- The survey database update described above covers only the current construction limits subject to proposed right of way and easement acquisition (+/-125 parcels) and does not include additional parcels shown in the original database located outside the current construction limits.

- The work outlined in Item I of this proposal includes a comprehensive review of title information for approximately 125 individual parcels, to be provided by Henry County prior to or during this assignment. Right of way, property line and parcel ownership will be updated using the title information provided. If title information is furnished after the completion and delivery of this assignment, title information subsequently furnished will be addressed under Item II-Future Survey Database Updates.

- The Surveyor is not responsible for monitoring Qpublic to discover new ownership changes. These changes must be brought to the Surveyor's attention by Henry County.

- The Surveyor's work under Items I and II does not include new DTM, Quality Assurance Package or Survey Control Package GDOT submittals.

Proposal Exclusions:

1. Updated existing conditions such as pavement, curbing, storm pipes, utilities, etc. (other than Parcels 20A and 20B).
2. Updated InRoads DTM (other than Parcels 20A and 20B).
3. Updated GPS Quality Assurance Package.
4. Updated GDOT Survey Control Package.
5. New database submittal to GDOT.

2. SCHEDULE

The above work can begin immediately upon NTP from Henry County in order to not further delay the right of way acquisition process.

3. COMPENSATION FOR PROFESSIONAL SERVICES

M&N has prepared a Detailed Fee Proposal (Enclosure 1) for review as part of this request. The following is a summary of the existing contract value and proposed changes:

Current Contract Amount (including SA 1-4):	
Professional Services (M&N)	$1,367,155
Subconsultants (Survey, Geotechnical and Environmental)	$687,751
Special Studies Budget (Authorized by Henry County)	$44,588
TOTAL CURRENT CONTRACT AMOUNT	$2,099,494
Proposed Supplemental Agreement No. 5:	
Professional Services (M&N)	$56,384
Subconsultants (Survey)	$34,750
Special Studies Budget (requires Henry County authorization)	$61,851
TOTAL SUPPLEMENTAL AGREEMENT REQUESTED	$152,985
TOTAL CONTRACT AMOUNT IF APPROVED	**$2,252,479**

We appreciate your consideration of this request. Please contact me if you have any questions.

Kindest Regards,
MOFFATT & NICHOL

Nina Gailey, PE
Project Manager

Encl: (1) Detailed Fee Proposal

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: **N/A** Project:
PI No.: **0015089** County:
Prime: **Moffatt & Nichol** Contract Type: **31-Dec-2025**
Date: **29-Jun-2023** Fixed Fee %:

Cost Summary
By Phase / Discipline / Firm

v Formula Pulls Firm Name from each Discipline Tab

Include a column for each discipline tab included in the proposal.
Ensure formulas link to the corresponding discipline tab.

Phase	Phase Description	Total Fee	Moffatt & Nichol	Moffatt & Nichol	Moffatt & Nichol	Seiler & Associates	Sub Firm Name 4	Sub Firm Name 5	0	Sub Firm Name 8	0	
	Enter discipline provided by firm >>		Project Management	Roadway Design	Traffic Operations	Survey	Aerial Mapping	Utilities Investigation (SUE)	Geotech	Lighting	Geotech	
	Totals	**$ 152,984.50**	**$ -**	**$ 97,484.50**	**$ -**	**$ 55,500.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
1	Concept Development	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
2	Database Preparation	$ 34,750.00	$ -	$ -	$ -	$ 34,750.00	$ -	$ -	$ -	$ -	$ -	
3	Environmental Document	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
4	Preliminary Plans	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
5	Right of Way Plans	$ 56,383.88	$ -	$ 56,383.88	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
6	Final Plans	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
7	Construction Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
8	Special Studies	$ 61,850.62	$ -	$ 41,100.62	$ -	$ 20,750.00	$ -	$ -	$ -	$ -	$ -	
9	Public Involvement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Fixed Fee	$ 8,853.47	$ -	$ 8,853.47	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
		Tab Name>>	PM1	Rd1	Trf1	Srv1	Map1	SUE1	OMT1	Lt1		
	DBE (Yes or No)		No	No	No	No		Yes		Yes		
	DBE Participation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	DBE %											
	Contract DBE Goal %	0.0%										

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: **N/A** Project:
PI No.: **0015089** County:
Prime: **Moffatt & Nichol** Contract Type: **31-Dec-2025**
Date: **29-Jun-2023** Fixed Fee %:

Hours Summary
By Phase / Firm

Phase	Phase Description	Total Hours	Moffatt & Nichol	Moffatt & Nichol	Moffatt & Nichol	Seiler & Associates	Sub Firm Name 4	Sub Firm Name 5	0	Sub Firm Name 8	0	
			Project Management	Roadway Design	Traffic Operations	Survey	Aerial Mapping	Utilities Investigation (SUE)	Geotech	Lighting	Geotech	
	Totals	**622**	-	**622**	-	-	-	-	-	-	-	-
1	**Concept Development**	-	-	-	-	-	-	-	-	-	-	
2	**Database Preparation**	-	-	-	-	-	-	-	-	-	-	
3	**Environmental Document**	-	-	-	-	-	-	-	-	-	-	
4	**Preliminary Plans**	-	-	-	-	-	-	-	-	-	-	
5	**Right of Way Plans**	**368**	-	368	-	-	-	-	-	-	-	
6	**Final Plans**	-	-	-	-	-	-	-	-	-	-	
7	**Construction Services**	-	-	-	-	-	-	-	-	-	-	
8	**Special Studies**	**254**	-	254	-	-	-	-	-	-	-	
9	**Public Involvement**	-	-	-	-	-	-	-	-	-	-	

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: **N/A**
PI No.: **0015089**
Prime: **Moffatt & Nichol**
Date: **29-Jun-2023**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **SR 81 from Lemon Street to Bethany Road**
County: **Henry**
Contract Type: **Lump Sum**
Fixed Fee %: **10%**

Master Contract: **HC-16-54**
Contract Expiration: **31-Dec-2025**
Task Order No: **5**

Moffatt & Nichol

Discipline: **Roadway Design**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 175.58%	FCCM @ 0.30%	
		TOTALS ==>	622	$ 97,484.50	$ -	$ 8,853.47	$ 88,631.03	$ 32,126.66	$ 56,407.99	$ 96.38	
1	Concept Development		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
2	Database Preparation		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
3	Environmental Document		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
4	Preliminary Plans		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
5	Right of Way Plans		368	$ 56,383.88	$ -	$ 5,120.74	$ 51,263.14	$ 18,581.68	$ 32,625.71	$ 55.75	
6	Final Plans		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
7	Construction Services		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
8	Special Studies		254	$ 41,100.62	$ -	$ 3,732.73	$ 37,367.89	$ 13,544.98	$ 23,782.28	$ 40.63	
9	Public Involvement		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: **N/A**
PI No.: **0015089**
Prime: **Moffatt & Nichol**
Date: **29-Jun-2023**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **SR 81 from Lemon Street to Bethany Road**
County: **Henry**
Contract Type: **Lump Sum**
Fixed Fee %: **10%**

Master Contract: **HC-16-54**
Contract Expiration: **31-Dec-2025**
Task Order No: **5**

Moffatt & Nichol

Discipline: **Roadway Design**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase Level Summary - Labor

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

v Enter Employees Current Direct Labor Hourly Rate EXCLUDING ESCALATION

				Staff Type / Project Hourly Rates / Hours										
			Total	Principal	QA/QC Engineer	Project Manager	Engineer	Technician	Clerical Administrator				
	TOTALS ==>		622	24	36	104	240	208	10	-	-	-	-
1	Concept Development		-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation		-	-	-	-	-	-	-	-	-	-	-
3	Environmental Document		-	-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans		-	-	-	-	-	-	-	-	-	-	-
5	Right of Way Plans		368	16	12	56	120	160	4	-	-	-	-
6	Final Plans		-	-	-	-	-	-	-	-	-	-	-
7	Construction Services		-	-	-	-	-	-	-	-	-	-	-
8	Special Studies		254	8	24	48	120	48	6	-	-	-	-
9	Public Involvement		-	-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: **N/A**
PI No.: **0015089**
Prime: **Moffatt & Nichol**
Date: **29-Jun-2023**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **SR 81 from Lemon Street to Bethany Road**
County: **Henry**
Contract Type: **Lump Sum**
Fixed Fee %: **10%**

Master Contract: **HC-16-54**
Contract Expiration: **31-Dec-2025**
Task Order No: **5**

Moffatt & Nichol

Discipline: **Roadway Design**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Hours by Task

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: **N/A**
PI No.: **0015089**
Prime: **Moffatt & Nichol**
Date: **29-Jun-2023**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **SR 81 from Lemon Street to Bethany Road**
County: **Henry**
Contract Type: **Lump Sum**
Fixed Fee %: **10%**

Master Contract: **HC-16-54**
Contract Expiration: **31-Dec-2025**
Task Order No: **5**

Moffatt & Nichol

Discipline: **Roadway Design**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

			Total Hours	Principal	QA/QC Engineer	Project Manager	Engineer	Technician	Clerical Administrator	-	-	-	-
5	**Right of Way Plans**	**Assumptions / Notes**	**368**	**16**	**12**	**56**	**120**	**160**	**4**	**-**	**-**	**-**	**-**
	Discipline Management - Coordination Meetings	Includes coordination for Lake Dow development, utility owners and Airline Rd Extension.	**48**	8		40							
	~~Prepare Location and Design Report~~		-										
	~~Prepare Right-of-Way Plans~~		-										
	~~R/W Plan Review Revisions~~		-										
	~~Internal Quality Assurance Reviews~~		-										
	~~Preparing Staking and Deed Data~~		-										
	Revisions during Acquisition	Revisions due to owner changes (assume 50) and parcel divisions (assume 20). Lake Dow development, HCWA, Snapping Shoals EMC and Airline Rd Ext ROW revisions.	**320**	8	12	16	120	160	4				
			-										
			-										
			-										
			-										

			Total Hours	Principal	QA/QC Engineer	Project Manager	Engineer	Technician	Clerical Administrator	-	-	-	-
8	**Special Studies**	**Assumptions / Notes**	**254**	**8**	**24**	**48**	**120**	**48**	**6**	**-**	**-**	**-**	**-**
	Design changes from future developments within project limits	Assume up to 3	**254**	8	24	48	120	48	6				
			-										
			-										
			-										
			-										
			-										

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: **N/A**
PI No.: **0015089**
Prime: **Moffatt & Nichol**
Date: **29-Jun-2023**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **SR 81 from Lemon Street to Bethany Road**
County: **Henry**
Contract Type: **Lump Sum**
Fixed Fee %: **10%**

Master Contract: **HC-16-54**
Contract Expiration: **31-Dec-2025**
Task Order No: **5**

Seiler & Associates

Discipline: **Survey**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @	FCCM @	
		TOTALS ==>	-	$ 55,500.00	$ 55,500.00	$ -	$ -	$ -	$ -	$ -	
1	Concept Development		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
2	Database Preparation		-	$ 34,750.00	$ 34,750.00	$ -	$ -	$ -	$ -	$ -	
3	Environmental Document		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
4	Preliminary Plans		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
5	Right of Way Plans		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
6	Final Plans		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
7	Construction Services		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
8	Special Studies		-	$ 20,750.00	$ 20,750.00	$ -	$ -	$ -	$ -	$ -	
9	Public Involvement		-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: **N/A**
PI No.: **0015089**
Prime: **Moffatt & Nichol**
Date: **29-Jun-2023**

v Select Firm from Pulldown, Uses List on Project Tab

Project: **SR 81 from Lemon Street to Bethany Road**
County: **Henry**
Contract Type: **Lump Sum**
Fixed Fee %: **10%**

Master Contract: **HC-16-54**
Contract Expiration: **31-Dec-2025**
Task Order No: **5**

Seiler & Associates

Discipline: **Survey**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase Level Summary - Labor

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

v Enter Employees Current Direct Labor Hourly Rate EXCLUDING ESCALATION

Phase	Description		Total Hours	Staff Type / Project Hourly Rates / Hours: Survey Project Manager	RLS/ Chief Surveyor/ Manager	Survey Party Chief	Survey Technician/ CADD	Instrument Man	Field Crew – Rodman	Rodman / Flagman		
	TOTALS ==>		-	-	-	-	-	-	-	-	-	-
1	Concept Development		-	-	-	-	-	-	-	-	-	-
2	Database Preparation		-	-	-	-	-	-	-	-	-	-
3	Environmental Document		-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans		-	-	-	-	-	-	-	-	-	-
5	Right of Way Plans		-	-	-	-	-	-	-	-	-	-
6	Final Plans		-	-	-	-	-	-	-	-	-	-
7	Construction Services		-	-	-	-	-	-	-	-	-	-
8	Special Studies		-	-	-	-	-	-	-	-	-	-
9	Public Involvement		-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Phase	Description		Total Other Direct Costs	Other Direct Costs: Express/Mail /Courier	Lodging	Meals	Mileage	Reproduction /Printing	Equipment	Lump Sum		
	TOTALS ==>		$ 55,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 55,500	$ -	$ -
1	Concept Development		$ -									
2	Database Preparation		$ 34,750							$ 34,750		
3	Environmental Document		$ -									
4	Preliminary Plans		$ -									
5	Right of Way Plans		$ -									
6	Final Plans		$ -									
7	Construction Services		$ -									
8	Special Studies		$ 20,750							$ 20,750		
9	Public Involvement		$ -									

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 1, 2023

Department Requesting Agenda Item:

SPLOST Transportation Projects

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

- Resolution
- Additional Funds
- Budge Verification

Presenter:

Roque Romero, Public Works/Cluster Lead

Agenda Item:

A Resolution of the Henry County Board of Commissioners to approve a Change Order in the amount of $167,075.01 for South Ola Extension, located in District 1, utilizing SPLOST V funds.

Background/Summary:

There was an existing traffic signal at SR81 and North Ola / South Ola; and

The original scope did not include the replacement traffic signal at SR81 and North Ola / South Ola; and the cost to replace the traffic signal cost $256,673.08; and

$167,075.01 is available in the project account.

Financial Implications/Considerations:

The project is budgeted.	Y	or	N	or	N/A
The project will require the use of Fund Balance. If yes, please state amount _____.	Y	or	N		
The project will require funds.	Y	or	N		
The project is grant funded and will require a ____% match; and the matched funds are budgeted.	Y	or	N		
Is this request a Capital Project and part of the Capital Project List?	Y	or	N		

Additional Comments / Recommendation:

BOARD OF COMMISSIONERS OF

HENRY COUNTY, GEORGIA

RESOLUTION NO. 23 - _____

A Resolution of the Henry County Board of Commissioners to approve a Change Order in the amount of $167,075.01 for South Ola Extension, located in District 1, utilizing SPLOST V funds.

WHEREAS, South Ola Road Extension (Resolution 21-87) (SP5113) construction bid was approved by the BOC on March 16, 2021; and

WHEREAS, there was an existing traffic signal at SR81 and North Ola / South Ola; and

WHEREAS, the original scope did not include the replacement traffic signal at SR81 and North Ola / South Ola; and

WHEREAS, Georgia Department of Transportation required that the traffic signal had to be upgraded; and

WHEREAS, the cost to replace the traffic signal cost $256,673.08; and

WHEREAS, $167,075.01 is available in the project account; and

NOW THEREFORE BE IT RESOLVED, the Henry County Board of Commissioners of Henry County approves funding for replacement traffic signal at SR81 and North Ola / South Ola for $167,075.01. The Chair and/or County Manager is hereby authorized to sign any and all necessary documentation for this resolution.

This 1st of August 2023.

HENRY COUNTY BOEARD OF COMMISSIONERS

BY: _____

Carotta Harrell, Chair

ATTEST:

_____

Stephanie Braun, County Clerk

SPLOST V

District 1

SP5113
South Ola Road Extension

Total Budget	Fiscal Year	Encumb. Amt	Invoiced	Remaining Balance
2,703,528	2021		660,546	2,042,982
	2022		1,421,003	621,979
	2023	30,029	355,954	235,996
Total		**30,029.00**	**2,437,503.00**	**235,996.00**

** Total invoiced for 2022 does not include retainage placeholder; to be reversed in FY23

PROJECT TITLE
SP5113 South Ola Extension

BEGINNING BALANCE				.00
FUNDING SOURCES			TITLE	AMOUNT
SP5113	-CONTRIB	-IGA -	South Ola Extension	-20,000.00
			FUNDING SOURCE TOTAL	-20,000.00
EXPENSE STRINGS			TITLE	AMOUNT
SP5113	-SP-ROADS	-DISTRICT 1-325100	SP5113 Design Costs	88,747.00
SP5113	-SP-ROADS	-DISTRICT 1-325200	SP5113 ROW Costs	462,413.95
SP5113	-SP-ROADS	-DISTRICT 1-325400	SP5113 Construction Costs	1,910,850.82
SP5113	-SP-ROADS	-DISTRICT 1-325500	SP5113 Testing Costs	3,400.00
SP5113	-SP-ROADS	-DISTRICT 1-325600	SP5113 Utilities Costs	27,613.93
SP5113	-SP-ROADS	-DISTRICT 1-325800	SP5113 Miscellaneous Costs	100.00
SP5113	-SP-ROADS	-PRGM MGMT -51.1100	SP5113 Salaries	105,706.03
			EXPENSE TOTAL	2,598,831.73
ENDING BALANCE				2,578,831.73

****** TOTALS

BEGINNING BALANCE	.00
FUNDING SOURCE	-20,000.00
EXPENSE	2,598,831.73
ENDING BALANCE	2,578,831.73

REPORT TOTAL: 2,578,831.73

** END OF REPORT - Generated by Adrienne Robertson **

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

SPLOST Transportation Projects

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

- Budget Amendment
- Budget Verification for Selfridge Road
- New Interchange project Central Georgia EMC

Presenter:

Roque Romero, Public Works/Cluster Lead

Agenda Item:

A Resolution of the Henry County Board of Commissioners to approving a Budget Amendment in the amount of $100,000.00 and the Central Georgia EMC utility relocation estimate cost for Selfridge Road in the amount of $34,125.00.

Background/Summary:

Selfridge Road (SR4236) is an approved District 2 SPLOST IV transportation project.

Due to the construction of Selfridge Road, it will be necessary for Central Georgia EMC to relocate a portion of its facilities.

The estimated cost to relocate Henry County Water Authority's facilities is $34,125.00.

A Budget Amendment in the amount of $100,000.00 is needed for construction, utility relocation, and project management.

Staff recommends using $100,000.00 from New Interchange on I-75 South of SR155 (SP4011) a SPLOST IV County wide project.

The project is budgeted.	Y	or	N	or	N/A
The project will require the use of Fund Balance. If yes, please state amount _____.	Y		or		N
The project will require funds.	Y		or		N
The project is grant funded and will require a ____% match; and the matched funds are budgeted.	Y		or		N
Is this request a Capital Project and part of the Capital Project List?	Y		or		N

Additional Comments / Recommendation:

BOARD OF COMMISSIONERS OF

HENRY COUNTY, GEORGIA

RESOLUTION NO. 23 - _____

A Resolution of the Henry County Board of Commissioners to approving a Budget Amendment in the amount of $100,000.00 and the Central Georgia EMC utility relocation estimate cost for Selfridge Road in the amount of $34,125.00.

WHEREAS, SPLOST IV was approved by the voters in November 2013; and

WHEREAS, Selfridge Road (SR4236) is an approved District 2 SPLOST IV transportation project; and

WHEREAS, due to the construction of Selfridge Road, it will be necessary for Central Georgia EMC to relocate a portion of its facilities; and

WHEREAS, the estimated cost to relocate Henry County Water Authority's facilities is $34,125.00; and

WHEREAS, a Budget Amendment in the amount of $100,000.00 is needed for construction, utility relocation, and project management; and

WHEREAS, staff recommends using $100,000.00 from New Interchange on I-75 South of SR155 (SP4011) a SPLOST IV County wide project; and

NOW THEREFORE BE IT RESOLVED, the Board of Commissioners of Henry County approves a Budget Amendment in the amount of $100,000.00 for construction, utility relocation, project management and Central Georgia EMC utility relocation estimate cost for $34,125.00. The Chair and/or County Manager are hereby authorized to approve change orders less than $50,000.00. The Chair and/or County Manager is hereby authorized to sign all necessary documents for this resolution.

This 1st of August 2023.

HENRY COUNTY BOEARD OF COMMISSIONERS

BY: _____

Carotta Harrell, Chair

ATTEST:

_____

Stephanie Braun, County Clerk

Budget Amendment

From: Source of funds:

Fund / Dept / Div:			Name:	Or
Fund	3	2	SPLOST IV Fund	New Revenue
Dept	4	0	Public Works	Account
Division:	8	0	SPLOST Program	

Account #			Amount
Activity	Object	Account Name	
32400180	541400	New Interchange on I-75 (SP4011)	100,000
			0
			0
			0

SPLOST IV

County Wide Projects

SP4011
New Interchange on I-75 South of SR155

Total Budget	Fiscal Year	Encumb. Amt	Invoiced	Remaining Balance
5,500,000	2014		1,795	5,498,205
	2015		58,524	5,439,681
	2016		29,854	5,409,827
	2017		52,272	5,357,555
	2018		88,655	5,268,900
	2019		7,574	5,261,327
	2020		-	5,261,327
	2021		5,000,000	261,327
	2022		-	261,327
	2023		-	261,327
Total		**-**	**5,238,673.11**	**261,326.89**

-

SPLOST IV

District 2

SP4236
Selfridge Road

Total Budget	Fiscal Year	Encumb. Amt	Invoiced	Remaining Balance
2,225,569	2016		25,053	2,200,516
	2017		21,135	2,179,381
	2018		17,816	2,161,565
	2019		-	2,161,565
	2020		-	2,161,565
	2021		7,400	2,154,165
	2022		40,631	2,113,534
	2023	2,010,900	103,567	(933)
Total		**-**	**215,602.00**	**2,009,967.00**

-

Central Georgia EMC

923 S. Mulberry Street / Jackson, Georgia 30233 / Phone (770) 775-7857
Fax (770) 775-3022 / www.cgemc.com

PAYMENT AGREEMENT

The Henry County Board of Commissioners agrees to pay the actual cost of relocating The Central Georgia Electric Membership Corporation's electrical distribution facilities in conflict with the Self Ridge Road improvements. The estimated cost to perform this work is $34,124.09.

Upon completing the relocation of these facilities, The Central Georgia Electric Membership Corporation shall submit an invoice that includes all engineering, material, labor, overhead, and right-of-way procurement costs. The Henry County Board of Commissioners shall make payment within 30-days following the submission of the invoice, and payments received after 30 days are subject to a 5% late penalty.

Signed in the presence of:

_____	_____
Unofficial Witness	Authorized Representative
_____	_____
Notary Public	Print Name
Comm. Expires: _____	_____
	Title

A Touchstone Energy® Cooperative

Central Georgia Electric Membership Corporation - A Member-Owned Electric Cooperative
is an equal opportunity provider and employer.

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

STORMWATER

Action Type:

[x] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

GMC COST PROPOSAL
EVALUTION RESULTS

Presenter: ROQUE ROMERO, DIRECTOR STORMWATER

Agenda Item:

A Resolution of the Board of Commissioners to award a contract (RFQ#23-52) to Goodwyn Mills Cawood in the amount of $124, 800, for review and update of the Stormwater Utility Fee, utilizing Stormwater Enterprise Funds - Professional Services.

Background/Summary:

The Purchasing Department issued a Request for Qualifications (RFQ23-52) Stormwater Utility Fee; and

Stormwater Utility Fees have not been increased since the utility was established in 2006; and

Four (4) proposals were received and scored by an evaluation committee; and

Goodwyn Mills Cawood, from Atlanta, Georgia, had the highest score; and

Goodwyn Mills Cawood provided an estimated cost of $124, 800; and

Funding for Stormwater Utility Fee is available in the Stormwater Enterprise account Professional Services; and

Financial Implications/Considerations:

The project is budgeted.	**Y**	or	N	or	N/A
The project will require the use of Fund Balance. If yes, please state amount _____.	Y	or	**N**		
The project will require funds.	Y	or	**N**		
The project is grant funded and will require a ____% match; and the matched funds are budgeted.	Y	or	**N**		
Is this request a Capital Project and part of the Capital Project List?	Y	or	**N**		

Additional Comments / Recommendation:

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. 23- _____

A Resolution of the Board of Commissioners to award a contract (RFQ#23-52) to Goodwyn Mills Cawood in the amount of $124, 800, for review and update of the Stormwater Utility Fee, utilizing Stormwater Enterprise Funds - Professional Services.

WHEREAS, the Purchasing Department issued a Request for Qualifications (RFQ23-52) Stormwater Utility Fee; and

WHEREAS, Stormwater Utility Fees have not been increased since the utility was established in 2006; and

WHEREAS, four(4) proposals were received and scored by an evaluation committee; and

WHEREAS, Goodwyn Mills Cawood, from Atlanta, Georgia, had the highest score; and

WHEREAS, Goodwyn Mills Cawood provided a estimated cost of $124, 800; and

WHEREAS, funding for Stormwater Utility Fee is available in the Stormwater Enterprise account Professional Services; and

WHEREAS, staff recommends awarding the Stormwater Utility Fee to Goodwyn Mills Cawood ; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County hereby awards a contract for Stormwater Utility Fees to Goodwyn Mills Cawood, in the amount of $124,800, using Stormwater Enterprise Account - Professional Services. The Chair a/o County Manager are hereby authorized to approve change orders less than $50,000 and execute all necessary documents that are consistent with the scope and obligation approved in this resolution

This _____ of _____, 20_____.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Goodwyn Mills Cawood

6120 Powers Ferry Road NW
Suite 200
Atlanta, GA 30339

T (770) 952-2481
www.gmcnetwork.com

July 27, 2023

Henry County Purchasing Department
Attn: Dana J.Holder, Procurement Agent II, Purchasing
140 Henry Parkway
McDonough, GA 30253

Re: RFQ #23-52 Stormwater Utility Fee

Dear Ms. Holder,

Goodwyn Mills Cawood (GMC) is very pleased to be selected for the next phase of the final selection process and look forward to working with the County on an audit of the Stormwater Utility User Fee system. We believe our project understanding and our team's experience make us uniquely qualified to assist the County with this project. Further, our previous experience working with the County's Stormwater Utility Program and our current role assisting the County with stormwater permit compliance give our team a better understanding of where the County is and where they want to go.

We have completed the cost proposal sheet provided by the County and included some additional information and assumptions to help support our cost based on the tasks outlined in the RFQ submittal.

In consideration and review of the proposed cost, we have made the following assumptions and summarized our project approach below:

Project Management: This task consists of the establishment of a Project Team that includes GMC staff and County staff. GMC will host a kickoff meeting at the beginning of the process as well as 4 additional in person meetings. Other project coordination will be completed virtually as needed throughout the duration of the contract.

Assessment and Review of Existing Stormwater Program: This includes a review and updates to the current extent of service (EOS) and level of service (LOS) as well as a review and updates to the Capital Improvement Program based on meetings with County staff.

Impervious Surface GIS Database / Biling Account Update: GMC will perform a general update of the County's existing impervious area GIS database based on new developments. We assume the County will provide the existing database in a GIS format and new developments, as-builts, and other information will also be provided digitally. Our proposed cost includes an update to the existing database and not the development of an impervious area database from scratch. GMC also assumes the County will provide a digital copy of the existing billing database.

Existing Rate Structure and Alternatives: GMC will review the current rate structure and determine if the current method is effective from a funding, collections, and maintenance perspective.

Stormwater Action Plan: The Action Plan will include the amended EOS and LOS documents, proposed ordinance updates, billing recommendations, CIP updates, and other recommendations identified throughout this process.

www.gmcnetwork.com

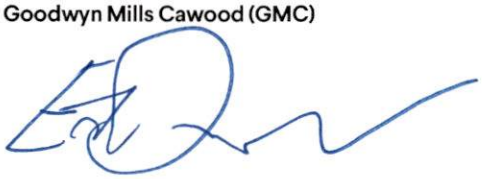
Public Education and Outreach Campaign: GMC will assist the County with Public Outreach. Our proposed cost includes the following items:

- Key Customer Meetings
- Public Meeting / Open House (2)
- Informational Brochure
- Frequently Asked Questions (FAQ) Document
- Content for Website
- Customer Notification Letters (we assume the County would handle production and mailing)
- Outreach materials for target audiences (we assume the County would handle production and mailing)
- Presentations to County Commision (2)

Customer Service Training: Our customer service training program is designed to assist people at the County that field calls and questions related to the stormwater user fee. The training is designed to give employees a general background of the stormwater program and the tools they need to handle customer inquiries. This task was listed as optional in the RFQ and was not included in our proposed cost. GMC can include a price for this task if requested or as we move further along in the selection process.

Thank you for your consideration of our proposal. We look forward to working with Henry County on the Stormwater Utility audit. Please feel free to contact me at any time with questions, clarification, or to request any additional information.

Sincerely,
Goodwyn Mills Cawood (GMC)



Ed DiTommaso, AICP, GISP
Vice President
(912) 596-3407 | ed.ditommaso@gmcnetwork.com

7 East Congress Street, Suite 504
Savannah, Georgia 31401

RFQ #23-52
Stormwater Utility Fee
COST PROPOSAL

(Note: Proposer must sign and submit their cost proposal in a separate sealed enveloped marked as "Cost Proposal.")

TOTAL COST PROPOSAL AMOUNT $ $124,800.00
(NUMBERS)

TOTAL COST PROPOSAL AMOUNT $ One hundred twenty four thousand eight hundred dollars
(WORDS)

Upon execution of the Contract Agreement, Henry County will not modify unit prices due to impediments such as fluctuations in labor, supply, or equipment costs. The Contractor shall submit bid prices factoring anticipation of varying economic trends and volatile costs deviations. Bid prices submitted by the Contractor shall be honored throughout the duration of the Contract. "

Goodwyn Mills Cawood, LLC
Company's Name

July 27, 2023
Date

Ed DiTommaso, VP Environmental East Region
Authorized Representative's Name
(Print or Type)

Authorized Representative's Signature

RFQ #23-52
Stormwater Utility Fee
Evaluation Results - July 13, 2023

Vendor Name	SPLOST	Public Works	Stormwater I	Stormwater II	Stormwater III	Totals
Goodwyn Mills Cawood, LLC Atlanta, GA	84	80	80	86	100	430
Integrated Science & Engineering, Inc. Newnan, GA	62	78	65	78	80	363
Raftelis Financial Consultants, Inc. Durham, NC	76	89	85	74	85	409
Lowe Engineers, LLC Atlanta, GA	87	75	75	70	90	397

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Tech Services

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. 711988808
2. 711988821
3. 711988837

Presenter:
Jesse Dobbs, Assistant Director

Agenda Item:

Resolution of the Board of Commissioners Authorizing the Recycling of Technology Surplus items and Equipment *(Presenter: Jesse Dobbs, Technology Services Assistant Director)(Exhibit 23)*

Background/Summary:

Currently, Technology Services has an abundance of old, dilapidated, unusable equipment. These items and equipment no longer maintain a serviceable function and the best course of action is to recycle said items through our county recycling center. Pending the approval, the recommendation is to authorize the Technology Services Director or his designee to identify and recycle the surplus items and equipment via the Henry County Recycling Center.

Financial Implications/Considerations:

none

Additional Comments/Recommendation:

Approve Technology Services to recycle surplus equipment.

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners Authorizing the Recycling of Technology Surplus items and Equipment

WHEREAS, technology items and equipment currently deemed unusable by the Technology Services Director no longer maintain a serviceable function and the approval of the Board of Commissioners can be designated as surplus property, and;

WHEREAS, our current recycling center recycles these types of equipment such as computers, monitors, printers, etc., and;

WHEREAS, the Board of Commissioners can authorize the Technology Services Director or his designee to recycle all applicable surplus property through the Henry County Recycling Center,

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County approve the technology items and equipment currently deemed unusable by the Technology Services Director, as surplus property and authorize the Technology Services Director or his designee to recycle said items through the Henry County Recycling Center. The Chair or County Manager is hereby authorized to execute all appropriate documentation to accomplish this process.

This 14th of August, 2023.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

GROSS WT. LBS.
NET WT. LBS.
TARE WT. LBS.
DATE
0175-3815
T740
1021
45685001

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Tech Services

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. BOC Henry County Government 07.20.2023 Software Solution (5 year payment)

Presenter:
Jesse Dobbs, Assistant Director

Agenda Item:

Resolution of the Board of Commissioners approving the purchase of a license from Surelock Technology (NCPA Contract #01-86), with a yearly cost of $80,000 for the first two years and $88,000 per year for the subsequent three years, resulting in a total five-year cost of $424,000. *(Presenter: Jesse Dobbs, Director of Technology Service)(Exhibit 24)*

Background/Summary:

This software system is used to monitor the Henry County network for any vulnerabilities or potential threats. The system detects when unauthorized equipment is added to the network. It alerts Technology Services when any system has a vulnerability, informs IT where the system is located so immediate action can be taken to correct this vulnerability.

This software also monitors all systems on the network and alerts Technology Services if any of these systems start to communicate with outside organizations that are classified as a threat. This allows monitoring of our network to make sure Henry County's data is not being compromised.

Financial Implications/Considerations:

The purchase of this software system from Surelock Technology, using NCPA Contract #01-86, for Henry County, year one and year two cost $80,000 per year, and years three, four, and five cost $88,000 per year for a total five-year cost of $424,000. This software will be billed yearly, and funds are available in the Technology Services Repairs and Maintenance Account.

Additional Comments/Recommendation:

Technology Services recommends approving the purchase of this software system for Henry County

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. 23-_____

A Resolution of the Board of Commissioners approving the purchase of a license from Surelock Technology. This purchase will be made through NCPA Contract #01-86, with a yearly cost of $80,000 for the first two years and $88,000 per year for the subsequent three years, resulting in a total five-year cost of $424,000.

WHEREAS, Henry County Technology Services' strategic plan for operational efficiency, the operation of significant software and hardware components throughout governmental operations, and;

WHEREAS, this software system monitors Henry County's network for any vulnerabilities or potential threats. The system detects when unauthorized equipment is added to the network. It alerts Technology Services when any system has a vulnerability and informs where the system is located, so IT can take immediate action to correct this vulnerability, and;

WHEREAS, this software also monitors all systems on the network and alerts Technology Services if any of these systems start communicating with outside organizations that are classified as a threat. This allows monitoring of the network to make sure any Henry County data is not being compromised, and;

WHEREAS, Technology Services recommends approving the purchase of this software system from Surelock Technology, using NCPA Contract #01-86, for Henry County at a year one and year two cost of $80,000 per year and years three, four and five cost of $88,000 per year, for a total five-year cost of $424,000. This software will be billed yearly, and funds are available in the Technology Services Repairs and Maintenance Account, and;

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County approves the purchase of this software system from Surelock Technology, using NCPA Contract #01-86, for Henry County at a year one and year two cost of $80,000 per year and years three, four and five cost of $88,000 per year for a total five-year cost of $424,000 and authorize the Chair of the Board of Commissioners or the County Manager to sign the associated documents.

This 14th of August, 2023.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

SureLock Technology
297 Industrial Park Dr NE, Suite A
Lawrencevile , Georgia 30046
United States
https://surelocktechnology.com/
(P) 678-712-5346

Quotation (Open)
Quote # : 248 1 rev of 1
Modified Date: Jul 20, 2023 05:47 PM GMT
Expiration Date: 08/19/2023
Description: Software Solution (5 year payment)

Bill To
Henry County Government
140 Henry Parkway
McDonough, GA 30253
United States
(P) 770-288-6848

Ship To
Henry County Government
140 Henry Parkway
McDonough, GA 30253
United States
(P) 770-288-6848

Sales Associates
Preparer: Romero, Samuel
E-mail: sromero@surelocktechnology.com
Phone: 6787125346 ext. 113
Account Manager: Horst, Matt
E-mail: mhorst@surelocktechnology.com

#	Description	Part #	Qty	Unit Price	Total
	NCPA Contract #01-86				
	Solution Year 1				
1	Essentials features include the following features for managed assets: • Asset discovery / inventory • Asset rationalization and optimization • Asset technical debt analysis • Asset compliance, Asset CMDB enrichment • Asset risk reduction • Standar • Asset risk reduction • Standard Support Included • Unlimited Virtual • Physical collectors purchased separately		1	$30,244.00	$30,244.00
2	Elite for managed & unmanaged assets features include : UI enhancements and enhanced data collection from all virtual and physical collectors in an Advanced deployment to support: Network traffic visualization, Network traffic destination sec		3	$6,829.00	$20,487.00
3	24x7x365 access to Enterprise Technical Support Onboarding & Deployment Assistance. Access to University with on demand and public remote instructor led training. -		1	$0.00	$0.00
4	Asset Vulnerability Management provides - Full vulnerability lifecycle management solution - Ongoing monitoring, dashboards, and reports for tracking vulnerability mitigation efforts - Integration with security automation and orchestration solutio - Integration with security automation and orchestration solutions - For 10000 - 14999 Assets. -		1	$29,269.00	$29,269.00
	Year 1 Subtotal				
				Subtotal	$80,000.00
	Solution Year 2				
5	Essentials features include thefollowing features for managed assets: • Asset discovery / inventory • Asset rationalization and optimization • Asset technical debt analysis • Asset compliance, Asset CMDB enrichment • Asset risk reduction • Standar • Asset risk reduction • Standard Support Included • Unlimited Virtual • Physical collectors purchased separately		1	$30,244.00	$30,244.00
6	Elite for managed & unmanaged assets features include : UI enhancements and enhanced data collection from all virtual and physical collectors in an Advanced deployment to support: Network traffic visualization, Network traffic destination sec		3	$6,829.00	$20,487.00
7	24x7x365 access to Enterprise Technical Support Onboarding & Deployment Assistance. Access to University with on demand and public remote instructor led training. -		1	$0.00	$0.00
8	Asset Vulnerability Management provides - Full vulnerability lifecycle management solution - Ongoing monitoring, dashboards, and reports for tracking vulnerability mitigation efforts - Integration with security automation and orchestration solutio - Integration with security automation and orchestration solutions - For 10000 - 14999 Assets. -		1	$29,269.00	$29,269.00
	Year 2 Subtotal				
				Subtotal	$80,000.00
	Solution Year 3				
9	Essentials features include the following features for managed assets: • Asset discovery / inventory • Asset rationalization and optimization • Asset technical debt analysis • Asset compliance, Asset CMDB enrichment • Asset risk reduction • Standar • Asset risk reduction • Standard Support Included • Unlimited Virtual • Physical collectors purchased separately		1	$33,269.00	$33,269.00
10	Elite for managed & unmanaged assets features include : UI enhancements and enhanced data collection from all virtual and physical collectors in an Advanced deployment to support: Network traffic visualization, Network traffic destination sec		3	$7,512.00	$22,536.00
11	24x7x365 access to Enterprise Technical Support Onboarding & Deployment Assistance. Access to University with on demand and public remote instructor led training. -		1	$0.00	$0.00
12	Asset Vulnerability Management provides - Full vulnerability lifecycle management solution - Ongoing monitoring, dashboards, and reports for tracking vulnerability mitigation efforts - Integration with security automation and orchestration solutio - Integration with security automation and orchestration solutions - For 10000 - 14999 Assets. -		1	$32,195.00	$32,195.00
	Year 3 Subtotal				
				Subtotal	$88,000.00
	Solution Year 4				
13	Essentials features include the following features for managed assets: • Asset discovery / inventory • Asset rationalization and optimization • Asset technical debt analysis • Asset compliance, Asset CMDB enrichment • Asset risk reduction • Standard • Asset risk reduction • Standard Support Included • Unlimited Virtual • Physical		1	$33,269.00	$33,269.00

	collectors purchased separately			
14	Elite for managed & $17,414.61 unmanaged assets features include : UI enhancements and enhanced data collection from all virtual and physical collectors in an Advanced deployment to support: Network traffic visualization, Network traffic destination sec	3	$7,512.00	$22,536.00
15	24x7x365 access to Enterprise Technical Support Onboarding & Deployment Assistance. Access to University with on demand and public remote instructor led training. -	1	$0.00	$0.00
16	Asset Vulnerability Management provides - Full vulnerability lifecycle management solution - Ongoing monitoring, dashboards, and reports for tracking vulnerability mitigation efforts - Integration with security automation and orchestration solutio - Integration with security automation and orchestration solutions - For 10000 - 14999 Assets. -	1	$32,195.00	$32,195.00
	Year 4 Subtotal			
			Subtotal	$88,000.00
	Solution Year 5			
17	Essentials features include the following features for managed assets: • Asset discovery / inventory • Asset rationalization and optimization • Asset technical debt analysis • Asset compliance, Asset CMDB enrichment • Asset risk reduction • Standar • Asset risk reduction • Standard Support Included • Unlimited Virtual • Physical collectors purchased separately	1	$33,269.00	$33,269.00
18	Elite for managed & unmanaged assets features include : UI enhancements and enhanced data collection from all virtual and physical collectors in an Advanced deployment to support: Network traffic visualization, Network traffic destination sec	3	$7,512.00	$22,536.00
19	24x7x365 access to Enterprise Technical Support Onboarding & Deployment Assistance. Access to University with on demand and public remote instructor led training. -	1	$0.00	$0.00
20	Asset Vulnerability Management provides - Full vulnerability lifecycle management solution - Ongoing monitoring, dashboards, and reports for tracking vulnerability mitigation efforts - Integration with security automation and orchestration solutio - Integration with security automation and orchestration solutions - For 10000 - 14999 Assets. -	1	$32,195.00	$32,195.00
	Year 5 Subtotal			
			Subtotal	$88,000.00

Subtotal:	**$424,000.00**
Tax (.0000%):	$0.00
Shipping:	$0.00
Misc:	$0.00
Total:	**$424,000.00**

Disclaimer: SureLock Technology resells products from numerous manufactures. It is common industry practice for manufacturers to offer incentives and rebates for product sales. This quote may contain products or services subject to such incentives. No representation or warranty to the contrary is made. SureLock Technology passed through to the buyer the terms and conditions of the original equipment manufacturers product, software licenses and warranties. Any exceptions must be negotiated directly with the original equipment manufacturer.

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Transportation Planning

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. CDAP Award Email

Presenter:
Sam Baker

Agenda Item:

Resolution to accept a Community Development Assistance Program grant in the amount of $100,000 from the Atlanta Regional Commission (ARC) for the development of the Henry County Bus Stops Creative Placemaking Plan with a local match in the amount of $25,000. *(Presenter: Sam Baker, Transportation Director)(Exhibit 25)*

Background/Summary:

The Atlanta Regional Commission (ARC) has a program called Community Development Assistance Program (CDAP) which provides funds to local governments on a competitive basis for projects and studies that make urban areas more conducive to walking, biking, and using public transportation and, in turn, less dependent on cars. ARC solicited applications from the local governments in its jurisdiction for CDAP grants. The grant requires a 20% local match. The Henry County Department of Transportation Planning, in response to the solicitation, submitted a grant application for $100,000 and committed to provide $25,000 local match from the department's FY 2024 budget, per Resolution 23-100. On May 10, 2023, ARC awarded Henry County a CDAP grant of $100,000.

Henry County is planning to start a new fixed-route local bus service in 2023. This service came out of a recommendation from the Henry County Transit Master Plan adopted in 2022. Using the CDAP grant, the Henry County Department of Transportation Planning will conduct a detailed tactical study, using consultant services, to develop the proposed bus route to a more transit-friendly corridor by designing bus stops, bus stop signs, bus stop shelters, landscape, sidewalks and crosswalks to make bus stops more accessible and attractive, flashing beacon lights to slow down vehicles to access bus more safely, and many other ideas under the concept called "transit creative placemaking". In addition, this plan may recommend additional land use policies and regulations for consideration by the Henry County Board of Commissioners to make the proposed bus route and its vicinity a more transit-friendly corridor.

Financial Implications/Considerations:

The project is budgeted.	**Y**	or	N
The project will require the use of Fund Balance.	Y	or	**N**
If yes, please state amount _____.			
The project will require funds.	**Y**	or	N
The project is grant funded and will require a 20% match;			

and the matched funds are budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments/Recommendation:

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO.23-

A Resolution of the Board of Commissioners Accepting Community Development Assistance Program Grant for the Development of the Henry County Bus Stops Creative Placemaking Plan

WHEREAS, Henry County developed and adopted the Henry County Transit Master Plan on January 5, 2022; and

WHEREAS, this master plan recommends starting a new fixed-route local bus service along a proposed route labeled LB-17; and

WHEREAS, Henry County has subsequently secured a federal grant and is now pursuing to start this new fixed-route local bus service on route LB-17 per the Henry County Transit Master Plan recommendation; and

WHEREAS, the Atlanta Regional Commission (ARC)'s Community Development Assistance Program (CDAP) provides planning assistance to local governments, community improvement districts, & non-profits across the metro Atlanta region to undertake local planning activities that advance the goals of the Atlanta Region's Plan; and

WHEREAS, ARC solicited applications for CDAP grants from the local governments in its region in 2022; and

WHEREAS, Henry County, in response, submitted a CDAP grant application requesting $100,000 to develop the Henry County Bus Stops Creative Placemaking Plan for the corridor along bus route LB-17 and agreeing to commit the required $25,000 local match, if granted, per Resolution 23-100; and

WHEREAS, the Atlanta Regional Commission has now granted Henry County a total of $100,000 of CDAP grant.

NOW, THEREFORE, BE IT RESOLVED, the Henry County Board of Commissioners hereby accepts the grant funds from ARC, agrees to provide a $25,000 local match, and utilize these funds to procure consultant services to develop the Henry County Local Bus Stops Creative Placemaking Plan. The Chair and/or County Manager is hereby authorized to sign all necessary documents for this resolution.

This 1st of August, 2023.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Jasmin C. Head

From: Shamsul I. Baker <sbaker@co.henry.ga.us>
Sent: Friday, July 28, 2023 3:01 PM
To: Jasmin C. Head
Subject: FW: CDAP Award Notification

Please see the email below and the following link to a press release:

https://atlantaregional.org/news/press-releases/arc-selects-five-recipients-for-2023-community-development-assistance-program/

Sam Baker, AICP
Director of
Transportation Planning
140 Henry Parkway
McDonough, GA 30253
770-288-7669
www.co.henry.ga.us

From: Mollie Bogle <MBogle@atlantaregional.org>
Sent: Wednesday, May 10, 2023 10:09 AM
To: Shamsul I. Baker <sbaker@co.henry.ga.us>
Cc: Samyukth Shenbaga <SShenbaga@atlantaregional.org>; Lauren Blaszyk <LBlaszyk@atlantaregional.org>; Paul Donsky <PDonsky@atlantaregional.org>; Olivia Haas <OHaas@atlantaregional.org>
Subject: [EXTERNAL] CDAP Award Notification

Dear Sam,

I am pleased to let you know that the Henry County Local Bus Service Creative Placemaking Plan has been selected for Grant Assistance as part of the 2023 Community Development Assistance Program (CDAP). Congratulations to Henry County and everyone who worked on this successful submittal! Henry County will be receiving $100,000 in grant funding from the Atlanta Regional Commission. If you have any questions about this grant amount, please contact me.

Following the announcement of LCI awards at the ARC board meeting this afternoon, our communications staff will be issuing a press release, which will be shared with you in a separate email. Please note that the amounts reflected in the press release do NOT include your local match. ARC requires that you acknowledge the agency as the grantor in all communications and materials regarding your project moving forward.

On Tuesday, June 6th at 2:30 PM, we are hosting an in-person Livable Centers Initiative (LCI) Project Sponsor Kickoff Meeting* in the Harry West Conference Center at ARC to go over contracting and program requirements for 2023. **Award recipients are required to attend this meeting**. If you cannot attend the meeting for any reason, please send a representative who will serve as an alternate for the project. Also, if someone else will be managing your project, please send me their contact information as soon as possible so I can add them to the calendar invite.

Finally, please send me three dates and times during the week of June 12th that you can meet via Microsoft Teams with ARC staff to discuss and refine the scope of work for your study.

If you have any other questions before June 6th, please reach out to me via email.

Congratulations again, and I look forward to working with you!

**Though this is a CDAP grant, the project will be funded through LCI. Therefore, you will be attending the LCI Project Sponsor Kickoff Meeting and following all LCI requirements throughout the duration of the project.*

Mollie Bogle, AICP
Principal Planner, Community Development
Atlanta Regional Commission
P | 470.378.1574
mbogle@atlantaregional.org
atlantaregional.org
International Tower
229 Peachtree Street NE | Suite 100
Atlanta, Georgia 30303

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:	**Department Requesting Agenda Item:**
August 14, 2023	County Manager
Action Type:	**Attachments/Exhibits for Agenda Item:**
Action Requested by BOC	None

Presenter:
Cheri Hobson-Matthews, County Manager

Agenda Item:

A Resolution of the Board of Commissioners approving to rename what is currently known as North Ola Park in McDonough Georgia to **Gary Barham Park** in honor of the late Commissioner Gary Barham who served as the Henry County District 3 Commissioner from 2013 to 2021. (*Presenter: Cheri Matthews, County Manager*)*(Exhibit 26)*

Background/Summary:

Commissioner Gary Barham was a fifth-generation Henry County native who grew up in McDonough and attended Henry County High School and Griffin Technical School. He retired from the City of McDonough as the Director of Public Works after a 31-year career in local government.

With a servant's heart for community, Mr. Barham was a volunteer firefighter, Little League coach, and umpire and was a major contributor to the growth and success of baseball and softball in Henry County.

Mr. Barham left an indelible mark on the Ola community and the many young people he coached and inspired at North Ola Park, and his legacy of public service and investment in youth sports continues through his sons who carry on the tradition of service.

The Henry County Board of Commissioners wishes to honor Commissioner Gary Barham and remember him for his outstanding service and dedication, by naming his beloved North Ola Park in McDonough to Gary Barham Park.

Financial Implications/Considerations:

Additional Comments/Recommendation:

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners approving the renaming of North Ola Park to Gary Barham Park in honor of Commissioner Gary Barham who served as the Henry County District 3 Commissioner from 2013 to 2021.

WHEREAS, Commissioner Gary Barham was a fifth-generation Henry County native who grew up in McDonough and attended Henry County High School and Griffin Technical School. He retired from the City of McDonough as the Director of Public Works after a 31-year career in local government; and

WHEREAS, with a servant's heart for community, Mr. Barham was a volunteer firefighter, Little League coach, and umpire and was a major contributor to the growth and success of baseball and softball in Henry County; and

WHEREAS, Mr. Barham left an indelible mark on the Ola community and the many young people he coached and inspired at North Ola Park, and his legacy of public service and investment in youth sports continues through his sons who carry on the tradition of service; and

WHEREAS, the Henry County Board of Commissioners wishes to honor Commissioner Gary Barham and remember him for his outstanding service and dedication, by naming his beloved North Ola Park in McDonough to Gary Barham Park.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County approves the renaming of North Ola Park to Gary Barham Park in honor of Commissioner Gary Barham who served as the Henry County District 3 Commissioner from 2013 to 2021.

This _____ of _____, 20___.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Department of Transportation

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. South Bethany Road - Bethany Lane, 2023 aerial, Exhibit A
2. Newpaper Ad language, South Bethany Rd, Rename of Portion
3. Prop Owner List - Renaming of Road candidate - Bethany Lane, 2023 aerial
4. 2023-7-31, Letterhead,Proposed Renaming of old alignment, South Bethany Rd

Presenter:
David Simmons

Agenda Item:

(Public Hearing) Resolution requesting approval of a road name change of a portion of South Bethany Road to Bethany Lane *(Presenter: Davis Simmons, DOT Interim Director)(Exhibit 27) (Note: No pre-registration required. Each speaker who comes forward during the Public Hearing will receive 3 minutes each)*

Background/Summary:

This item is a request to change the name of a portion of South Bethany Road to “Bethany Lane” as shown on Exhibit “A”.

As part of the Henry County SPLOST Project for South Bethany Road in about 2010, a portion of South Bethany Road was constructed on new alignment cutting across a section of the old alignment that is still known as South Bethany Road.

The old alignment and paved surface of South Bethany Road in question remains in place and has several homes located on this section of roadway. Staff proposes renaming this old alignment location to a different road name to provide for more clarity on addresses for the parcels that take access from this old alignment location. Therefore, it is proposed to rename the existing section of South Bethany Road to “Bethany Lane” as shown in Exhibit “A”.

There are eight (8) properties along the old alignment section of South Bethany Road proposed to be renamed as “Bethany Lane”, and the street mailing address numbers will remain the same, but the road name will change.

The Department of Transportation has notified the affected property owners of the request by certified mail and placed a legal advertisement in the Henry Daily Herald for Saturday, August 5th, Wednesday, August 9th, and Saturday, August 12th.

Financial Implications/Considerations:

No financial impact on the County.

Additional Comments/Recommendation:

Henry County Staff recommends approval.

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners approving a road name change for a portion of South Bethany Road to Bethany Lane

WHEREAS, it is requested that there be a road name change for a section of a public road known as South Bethany Road located in Land Lot 231 of the 2nd District of Henry County, Georgia;

WHEREAS, as part of a past Henry County SPLOST Project for South Bethany Road, a portion of South Bethany Road was constructed on new alignment cutting across a section of the old alignment that is still known as South Bethany Road; and

WHEREAS, the old alignment and paved surface of South Bethany Road remains in place, as has several homes located on this section of roadway, and staff proposes renaming this old alignment portion to a different road name to provide for more clarity on addresses for the parcels that take access from this old alignment location; and

WHEREAS, staff proposes to rename the existing section of South Bethany Road to "Bethany Lane" as shown in Exhibit "A"; and

WHEREAS, there are eight (8) properties with addresses of either South Bethany Road or Bethany Lane along the old alignment section of South Bethany Road proposed to be renamed as "Bethany Lane", and the street mailing address numbers will remain the same, but the road name will change; and

WHEREAS, the County has notified all affected property owners of the request to change the name by certified mail and placed a legal advertisement in the Daily Herald; and,

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County, at its public meeting duly assembled, that the old alignment segment of South Bethany Road shown marked on a map which is attached hereto marked Exhibit "A", and by reference made apart hereof, and a copy of which is on file in the office of this Board, is hereby changed to Bethany Lane.

This 14th of August, 2023.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

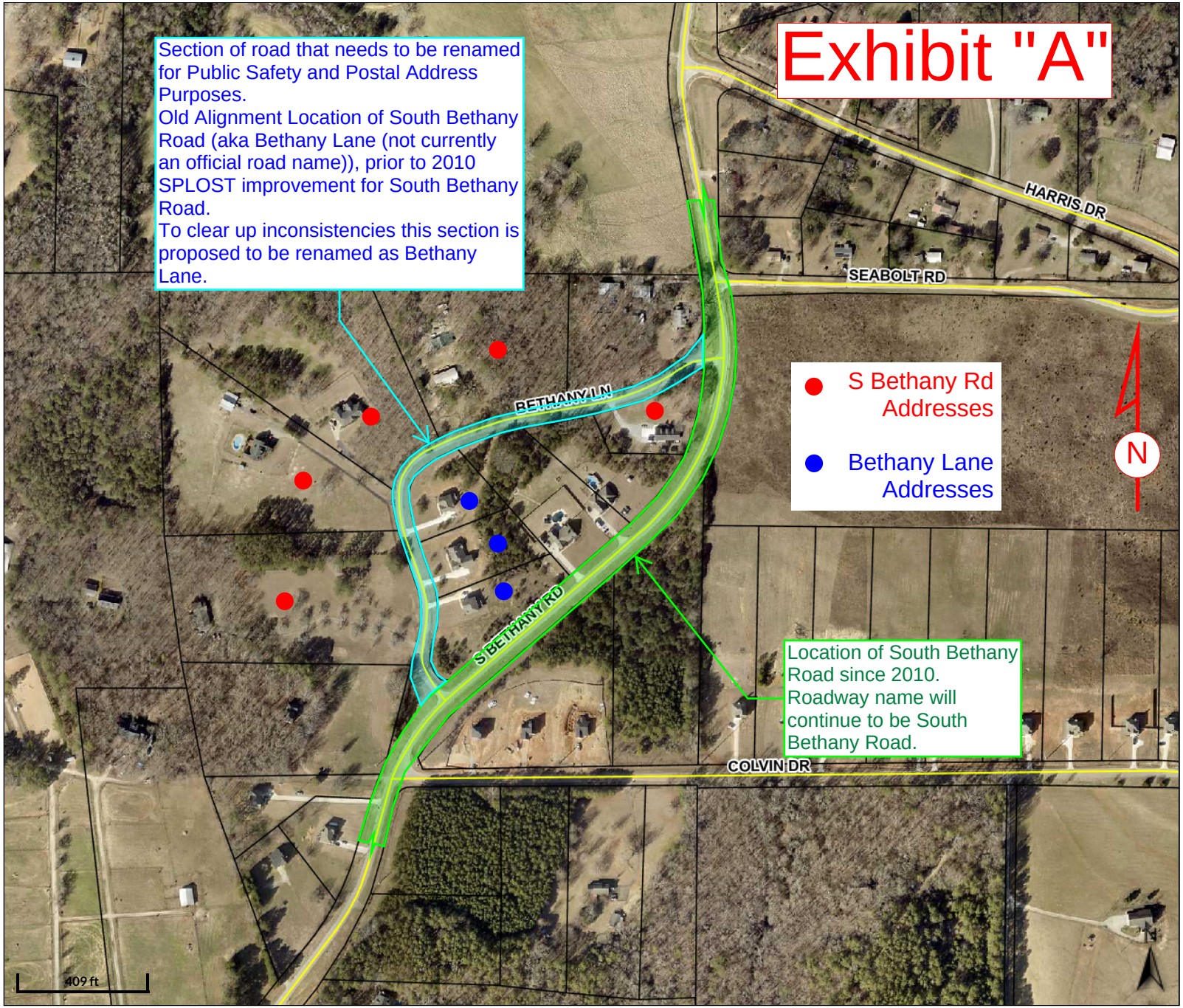
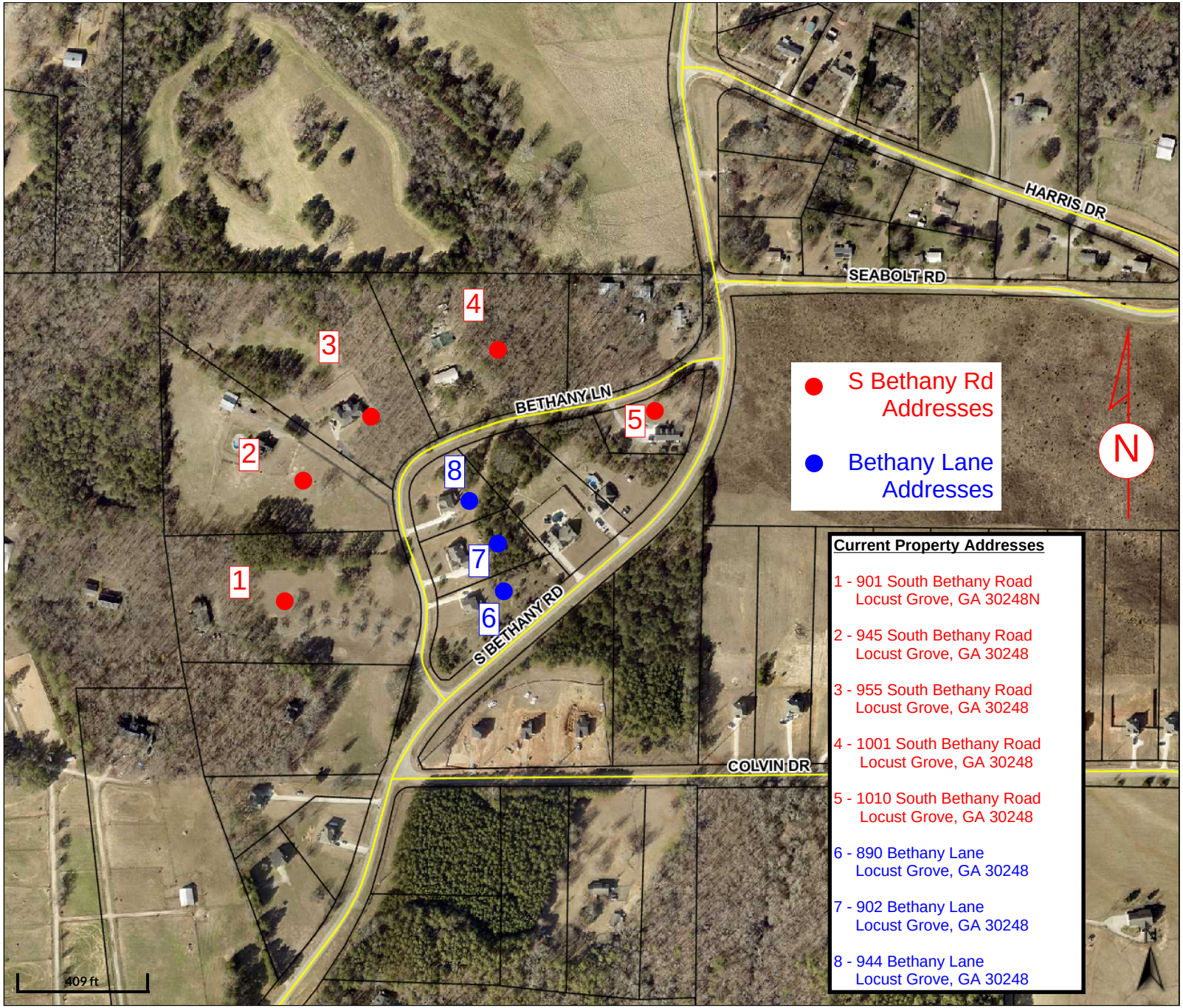


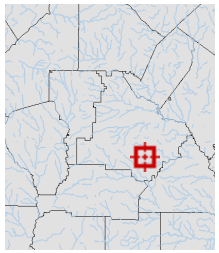
Exhibit "A"
Section of road that needs to be renamed for Public Safety and Postal Address Purposes.
Old Alignment Location of South Bethany Road (aka Bethany Lane (not currently an official road name)), prior to 2010 SPLOST improvement for South Bethany Road.
To clear up inconsistencies this section is proposed to be renamed as Bethany Lane.
HARRIS DR
SEABOLT RD
BETHANY LN
S BETHANY RD
COLVIN DR
S Bethany Rd Addresses
Bethany Lane Addresses
N
Location of South Bethany Road since 2010. Roadway name will continue to be South Bethany Road.
409 ft
Overview

PUBLIC HEARING

Notice is hereby given that the Henry County Board of Commissioners will consider the renaming of a portion of South Bethany Road located in land lot 231 of the 2nd District of Henry County. This request will be heard at the public meeting of the Board of Commissioners on August 14, 2023, at 6:30 p.m. at the Henry County Administration Building, 140 Henry Parkway, McDonough, GA. This meeting is open to all interested citizens.


HARRIS DR
SEABOLT RD
BETHANY LN
S BETHANY RD
COLVIN DR
1
2
3
4
5
6
7
8
S Bethany Rd Addresses
Bethany Lane Addresses
N
409 ft
Current Property Addresses
1 - 901 South Bethany Road Locust Grove, GA 30248N
2 - 945 South Bethany Road Locust Grove, GA 30248
3 - 955 South Bethany Road Locust Grove, GA 30248
4 - 1001 South Bethany Road Locust Grove, GA 30248
5 - 1010 South Bethany Road Locust Grove, GA 30248
6 - 890 Bethany Lane Locust Grove, GA 30248
7 - 902 Bethany Lane Locust Grove, GA 30248
8 - 944 Bethany Lane Locust Grove, GA 30248

Overview



HENRY COUNTY
Government

DEPARTMENT OF TRANSPORTATION

533 Hampton Road
McDonough, Georgia 30253
Telephone: 770-288-7623 (ROAD)
www.co.henry.ga.us/hcdot

July 31, 2023

Owner
Address 1
City, State ZIP

RE: Public Hearing – Proposed Renaming of a Portion of South Bethany Road

Dear Property Owner,

This letter is to advise you that the Henry County board of Commissioners will have a Public Hearing on Monday, August 14, 2023 at 6:30pm at the Henry County Administration Building located at 140 Henry Parkway, McDonough, GA regarding the renaming of a portion of South Bethany Road.

This portion of South Bethany Road proposed to be renamed is located within Land Lot 231 of the 2nd District, and it is the old alignment location of South Bethany Road prior to the present-day location of South Bethany Road (improved and paved by HC SPLOST in 2010).

Road is tentatively proposed to be named Bethany Lane. See the attached sketch for more information.

Should you have any questions or require additional information please email dsimmons@co.henry.ga.us or reach me by phone at 770-288-7641.

Sincerely,

David Simmons
Interim Director

Cc: Cheri Hobson-Matthews, County Manager
Roque Romero, PE, Director of Public Works
File

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Department of Transportation

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. Property Owner List - Holloway Rd
2. 2023-8-3, Letter to Property owners_Holloway Rd
3. Holloway Rd, tax map, abandonment area requested
4. PUBLIC HEARING Holloway Road Abandonment
5. 3812.0001 RW ABANDONMENT EXHIBIT, shaded, Exhibit A

Presenter:
David Simmons

Agenda Item:

(Public Hearing) Resolution to abandon and declare surplus a portion of Holloway Road Right of Way as shown on Exhibit "A". **District 4** *(Presenter: David Simmons, DOT Interim Director)(Exhibit 28)*
(Note: No pre-registration required. Each speaker who comes forward during the Public Hearing will receive 3 minutes each)

Background/Summary:

Henry County DOT has been requested to abandon and declare surplus an existing portion of Holloway Road right of Way as shown on the attached plat marked Exhibit "A", and more particularly shown on the attached plat and legal descriptions in the amount of 29,393.96 square feet (0.675 acres)

The abandonment and declaration of surplus property is necessary to combine several parcels with owners being represented by the applicant.

The area requested to be abandoned and declared surplus is currently an area having issues with illegal dumping, and serves no legal general public usage, outside of the parcel owners that are seeking abandonment for combination of parcels.

The applicant is aware of the communication tower located on one of the parcels and is in agreement to provide an easement for access to the communication tower.

The applicant is aware of existing utilities located within the existing R/W to be abandoned and understands that these utilities will remain in place.

The abandonment has been publicly advertised in the Henry Herald on August 5th, 9th, and 12th of 2023. All adjoining parcel owners to the abandonment area have been notified by certified mail.

Financial Implications/Considerations:

Financial implications are related to subsequent item for sale of property.

Additional Comments/Recommendation:

DOT Staff recommends approval of requested item.

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners to abandon and declare surplus a portion of Holloway Road Right of Way.

WHEREAS, the request is for the abandonment of a portion of Holloway Road Right of Way, located in Land Lot 79 of the 6th District of Henry County, Georgia; and

WHEREAS, the portion of Holloway Road right of Way sought to be abandoned is shown on the attached plat marked Exhibit "A", and more particularly being a cumulative area of 29,393.96 square feet (0.675 acres); and

WHEREAS, the abandonment and declaration of surplus property is necessary to combine several parcels with owners being represented by the applicant; and

WHEREAS, this portion of Holloway Road Right of Way is currently an area having issues with illegal dumping, and serves no legal general public usage, outside of the parcel owners that are seeking abandonment for combination of parcels; and

WHEREAS, the applicant is aware of the communications tower located on one of the parcels and is in agreement to provide an easement for access to the communication tower; and

WHEREAS, the applicant is aware of existing utilities located within the existing R/W to be abandoned and understands that these utilities will remain in place; and

WHEREAS, the abandonment has been publicly advertised in the Henry Herald on August 5th, 9th, and 12th of 2023. All adjoining parcel owners to the abandonment area have been notified by certified mail.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County, at its public hearing duly assembled, the aforementioned portion of Holloway Road Right of Way be abandoned and declared surplus, as shown on plat which attached hereto marked Exhibit "A", being 29,393.96 square feet (0.675 acres) and reference made a part hereof.

This _____ of _____, 20___.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Current Property Owner Addresses

1 - Holloway Crossing LLC
8685 Northshore Dr
Jonesboro, GA 30236

2 - Owner
83 Cleveland St
McDonough, GA 30253

3 - Greensboro City Development LLC
70 Macon St
McDonough, GA 30253

4, 5, & 7 - Jodeco Holloway QSR, LLC
2555 Whisper Wind Court
Roswell, GA 30076

6 - Zack B Hinton, Jr.
103 Keys Ferry St
McDonough, GA 30253

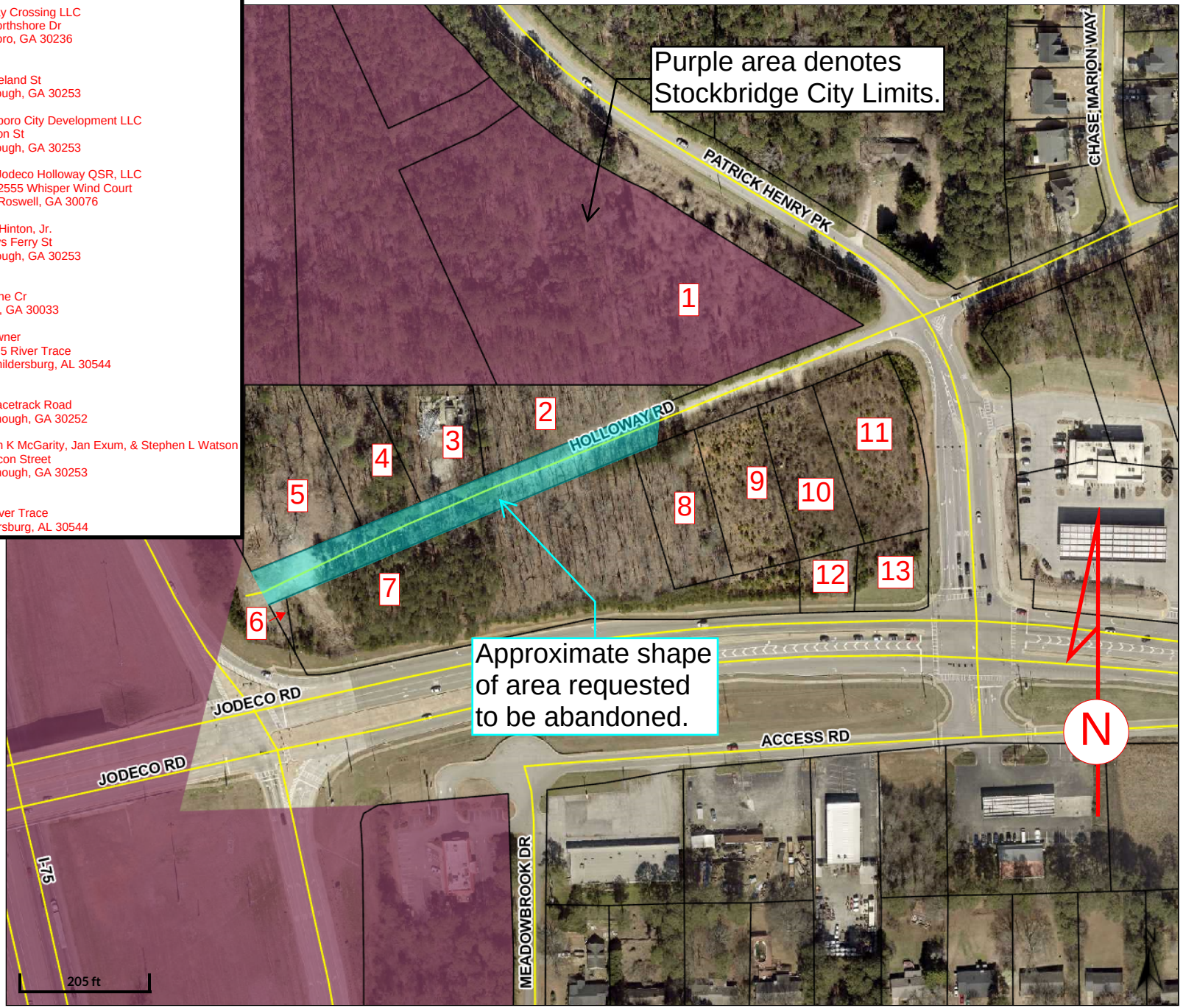
8 - Owner
3109 Vine Cr
Decatur, GA 30033

9 & 10 - Owner
205 River Trace
Childersburg, AL 30544

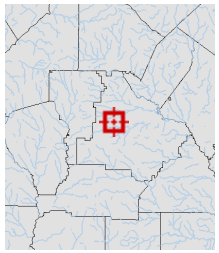
11 - Owner
964 Racetrack Road
McDonough, GA 30252

12 - Nathan K McGarity, Jan Exum, & Stephen L Watson
70 Macon Street
McDonough, GA 30253

13 - Owner
205 River Trace
Childersburg, AL 30544



Overview



HENRY COUNTY
Government

DEPARTMENT OF TRANSPORTATION

533 Hampton Road
McDonough, Georgia 30253
Telephone: 770-288-7623 (ROAD)
www.co.henry.ga.us/hcdot

CERTIFIED MAIL XXXX XXXX XXXX XXXX XXXX

August 3, 2023

Owner
Street Address
City, GA xxxxx

Re: Public Hearing – To Hear a Request for the Abandonment of a Portion of Holloway Road Right of Way

Dear Property Owner,

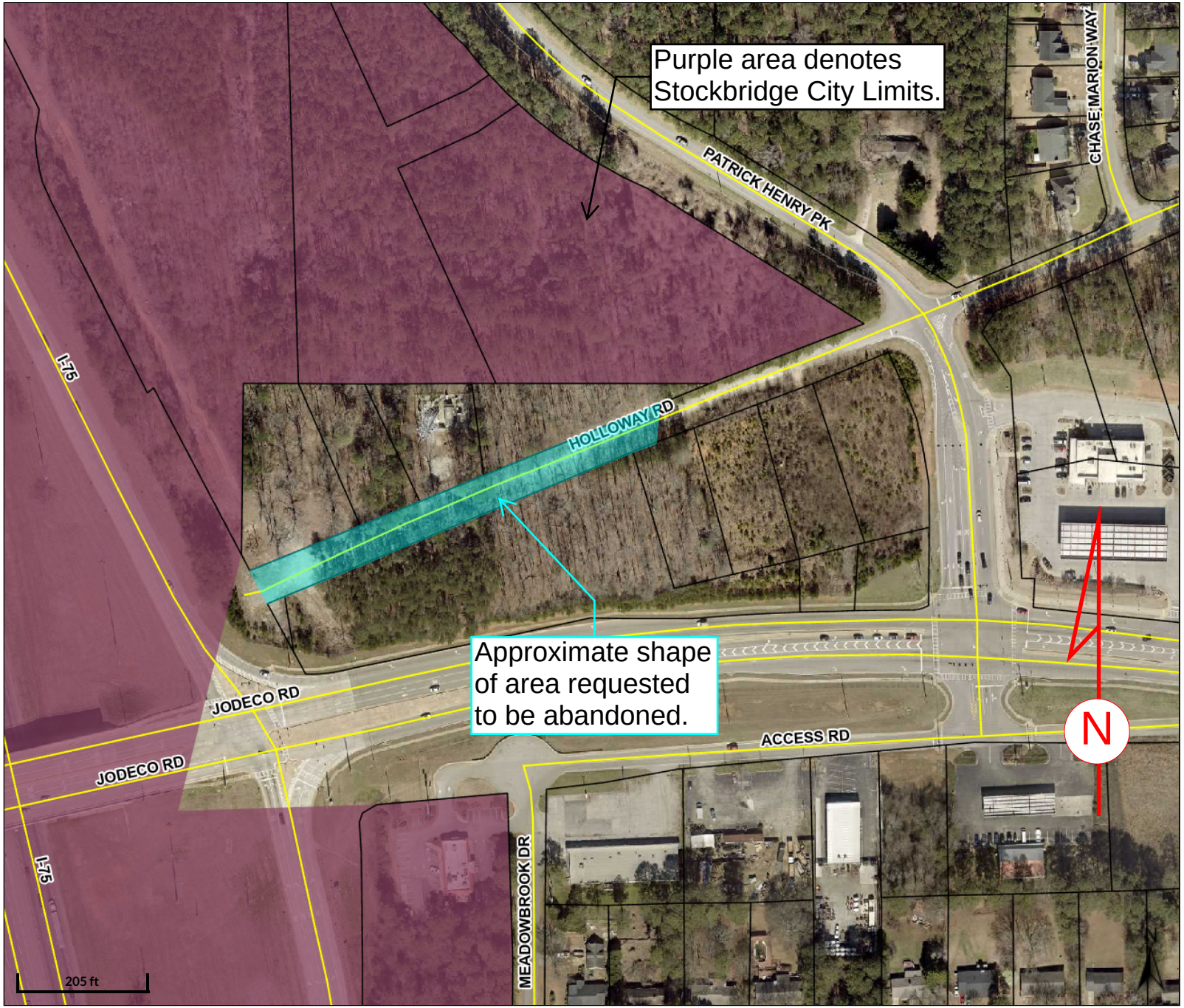
This is to advise you that the Henry County Board of Commissioners will hear the request to abandon a portion of Holloway Road Right of Way on August 14, 2023 at 6:30 p.m. This public hearing will be held at the Henry County Administration Building located at 140 Henry Parkway, McDonough, GA 30253.

See the attached sketch for more information on the area to be abandoned.

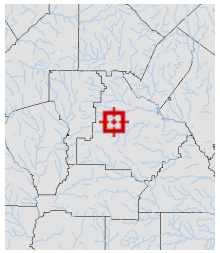
Should you have any questions or require additional information please email dsimmons@co.henry.ga.us or reach me by phone at 770-288-7641.

Sincerely,

David Simmons
Interim Director


Purple area denotes Stockbridge City Limits.
PATRICK HENRY PK
CHASE MARION WAY
I-75
HOLLOWAY RD
Approximate shape of area requested to be abandoned.
JODECO RD
JODECO RD
ACCESS RD
MEADOWBROOK DR
I-75
205 ft
N

Overview



PUBLIC HEARING

ABANDONMENT OF A PORTION OF

HOLLOWAY ROAD RIGHT OF WAY

Notice is hereby given that the Henry County Board of Commissioners will consider the abandonment of a portion of Holloway Road Right of Way located in land lot 79 of the 6th District of Henry County. This request will be heard at the Public Meeting of the Board of Commissioners on August 14th, 2023 at 6:30 p.m. at the Henry County Administration Building, 140 Henry Parkway, McDonough, Georgia.

This meeting is open to all interested citizens

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

TRACT	AREA
ROW TRACT 1A	0.099 ACRES (4,293.97 SQ. FT.)
ROW TRACT 2A	0.055 ACRES (2,384.84 SQ. FT.)
ROW TRACT 3A	0.069 ACRES (3,027.10 SQ. FT.)
ROW TRACT 4A	0.118 ACRES (5,151.89 SQ. FT.)
ROW TRACT 6A	0.308 ACRES (13,399.55 SQ. FT.)
ROW TRACT 7A	0.026 ACRES (1,136.61 SQ. FT.)

RIGHT OF WAY ABANDONMENT PLAT FOR:
JODECO HOLLOWAY QRS, LLC.
LAND LOTS 50, 51, 78, & 79 6TH DISTRICT
HENRY COUNTY, GEORGIA

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF HENRY COUNTY, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

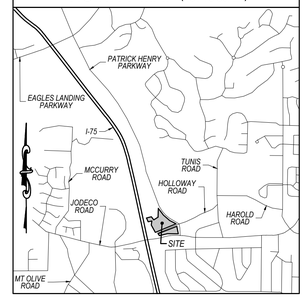
TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3360 — DATE 4-11-23

Exhibit "A"

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT-OF-WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND (IPF)
-E-	OVERHEAD POWER LINE		IRON PIN SET (IPS)
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
℄	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
℄	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION (FES)
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)

VICINITY MAP (NOT TO SCALE)



REFERENCES

1. PLAT OF SURVEY TITLED "BOUNDARY SURVEY FOR JODECO HOLLOWAY QRS, LLC." COMPLETED BY MOORE BASS CONSULTING, INC. DATED 11/15/22

Area requested to be abandoned and declared surplus

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: JODECO HOLLOWAY MIXED USE
CLIENT NAME: JODECO HOLLOWAY QRS, LLC.

REVISIONS
7/28/23 - REVISED ROW TRACT AREAS

3812.0001 RW ABANDONMENT
DATE 4/11/23
CONTRACT # A3812.0001
DRAWN BY AC

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 4/11/23

SHEET TITLE
HOLLOWAY ROAD RIGHT OF WAY ABANDONMENT

SHEET
1 OF 1

©Moore Bass Consulting

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Department of Transportation

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. 3812.0001 RW (Sale) EXHIBIT, shaded, Exhibit A
2. Holloway Rd, tax map, area to be sold
3. appraisal, pg 1 & 2, from Surplus Tract .675 Ac

Presenter:
David Simmons

Agenda Item:

Resolution authorizing the sale of county surplus property from abandoned Right of Way of Holloway Road shown on Exhibit “A”. *(Presenter: David Simmons, DOT Interim Director)(Exhibit 29)*

Background/Summary:

The Board of Commissioners heard the abandonment and declaration as surplus property of a portion of Holloway Road Right of Way prior to this agenda item earlier today (August 14, 2023) for the area shown highlighted on Exhibit “A”.

If the abandonment/declaration of surplus item was approved, this request is to authorize sale of the declared surplus property shown on Exhibit “A” per O.C.G.A. 32-7-3 & 32-7-4 per the appraisal.

The area in question available to be disposed of is 29,393.96 square feet (0.675 acres) and is highlighted on the attached plat marked Exhibit “A”.

Any entity that is to acquire this surplus property shall be aware of the communication tower located on one of the parcels that must take access thru this area to be sold, and shall agree to provide an easement for access to the communication tower if portion acquired is within the limits of this necessary easement for access.

Any entity that is to acquire this surplus property shall be aware of existing utilities located within the abandoned/declared surplus area and understands that these utilities will remain in place.

The county has had this area appraised, and the overall property is appraised at $35,600.

Financial Implications/Considerations:

Property appraised at $35,600.

Additional Comments/Recommendation:

Staff recommends approval

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners authorizing the sale of county surplus property from abandoned Right of Way of Holloway Road shown on Exhibit “A”.

WHEREAS, the Henry County Board of Commissioners abandoned and declared surplus a portion of Henry County Property as shown on Exhibit "A" containing 29,393.96 square feet (0.675 acres); and,

WHEREAS, O.C.G.A. 32-7-3 and 32-7-4 establish the procedure for disposing of such property; and,

WHEREAS, any entity that is to acquire this surplus property shall be aware of the communication tower located on one of the adjoining parcels that must take access thru this area to be sold, and shall agree to provide an easement for access to the communication tower if portion acquired is within the limits of this necessary easement for access; and,

WHEREAS, any entity that is to acquire this surplus property shall be aware of existing utilities located within the abandoned/declared surplus area to be sold, and understand that these utilities will remain in place; and,

WHEREAS, The county has had this area appraised, and the overall property is appraised at $35,600, which equates to about $1.21/square foot.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Henry County, Georgia, as follows:

1. The County Attorney is authorized and directed to offer to sell the property described in Exhibit "A" in accordance with the provisions of O.C.G.A. 32-7-4 for the amount as deterimed by the appraisal (the fair market value thereof).

2. Disbursement of the property is to be per O.C.G.A. 32-7-4, and the County Attorney is directed to prepare a quitclaim deed conveying title to said property, including that the conveyance is made subject to access to the communications tower located on parcel 053B-01030008, and subject to any utilities existing on the property at the time of this transfer, and the Chair of the Baord of Commissioners is authorized to execute, on behalf of Henry County, Georgia, a quitclaim deed conveying said property.

3. The County Clerk is authorized and directed to attest to the Chair's signature on such quitclaim deed.

This _____ of _____, 20___.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

TRACT	AREA
ROW TRACT 1A	0.099 ACRES (4,293.97 SQ. FT.)
ROW TRACT 2A	0.055 ACRES (2,384.84 SQ. FT.)
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ROW TRACT 7A	0.026 ACRES (1,136.61 SQ. FT.)

RIGHT OF WAY ABANDONMENT PLAT FOR:
JODECO HOLLOWAY QRS, LLC.
LAND LOTS 50, 51, 78, & 79 6TH DISTRICT
HENRY COUNTY, GEORGIA

SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF HENRY COUNTY, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

TIMOTHY M. WORLEY, GA REGISTERED LAND SURVEYOR NO. 3360 — DATE 4-11-23

GRAPHIC SCALE

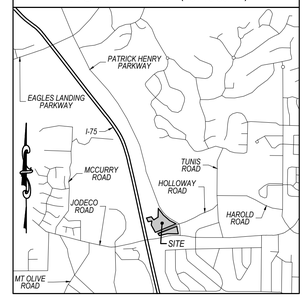
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

(GA WEST ZONE GRID NORTH)

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT-OF-WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND (IPF)
-E-	OVERHEAD POWER LINE		IRON PIN SET (IPS)
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
℄	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
℄	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION (FES)
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)

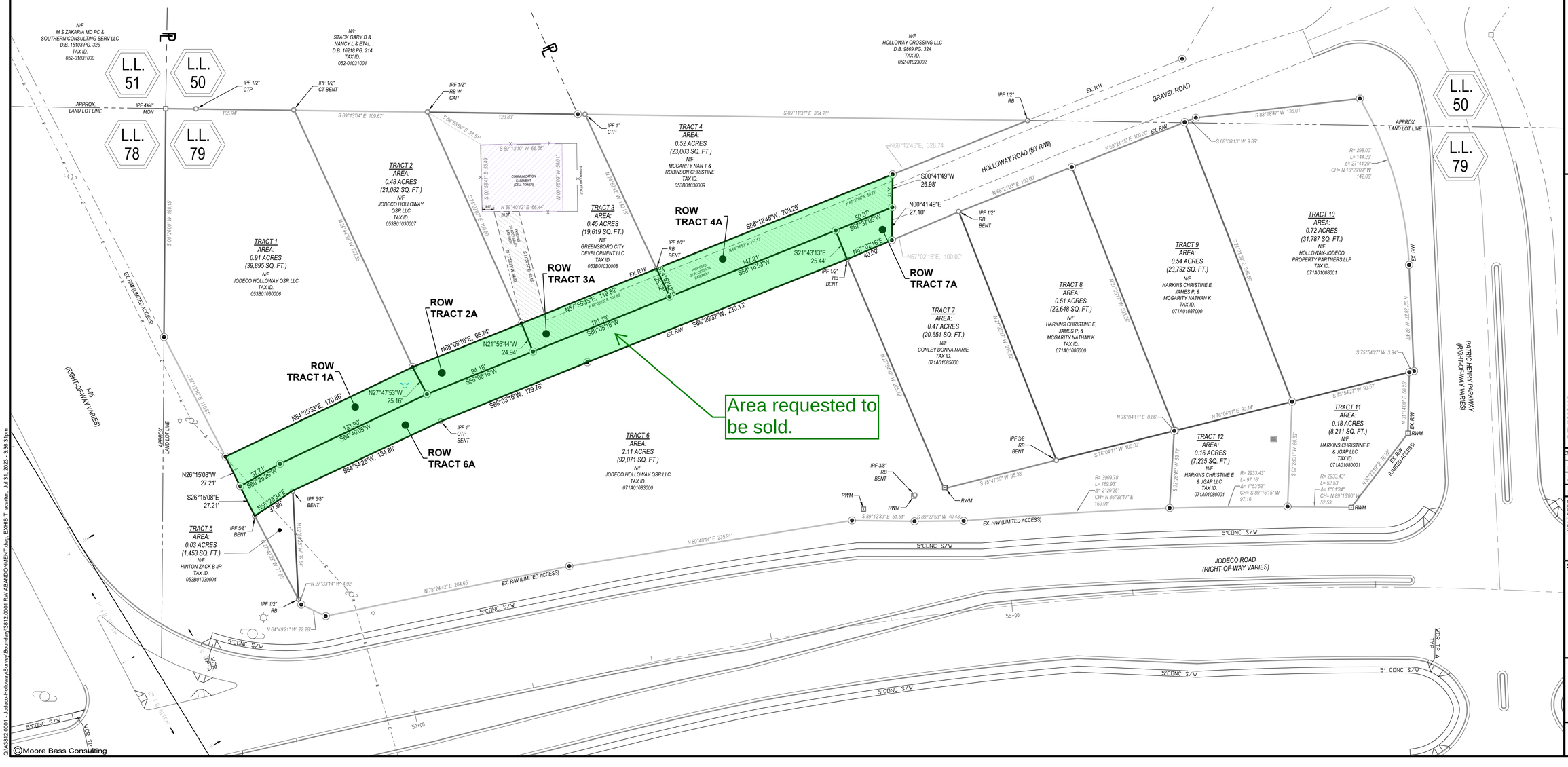
VICINITY MAP (NOT TO SCALE)



REFERENCES

1. PLAT OF SURVEY TITLED "BOUNDARY SURVEY FOR JODECO HOLLOWAY QRS, LLC." COMPLETED BY MOORE BASS CONSULTING, INC. DATED 11/15/22

Exhibit "A"



©Moore Bass Consulting

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: JODECO HOLLOWAY MIXED USE
CLIENT NAME: JODECO HOLLOWAY QRS, LLC.

REVISIONS
7/28/23 - REVISED ROW TRACT AREAS

3812.0001 RW ABANDONMENT
DATE 4/11/23
CONTRACT # A3812.0001
DRAWN BY AC

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

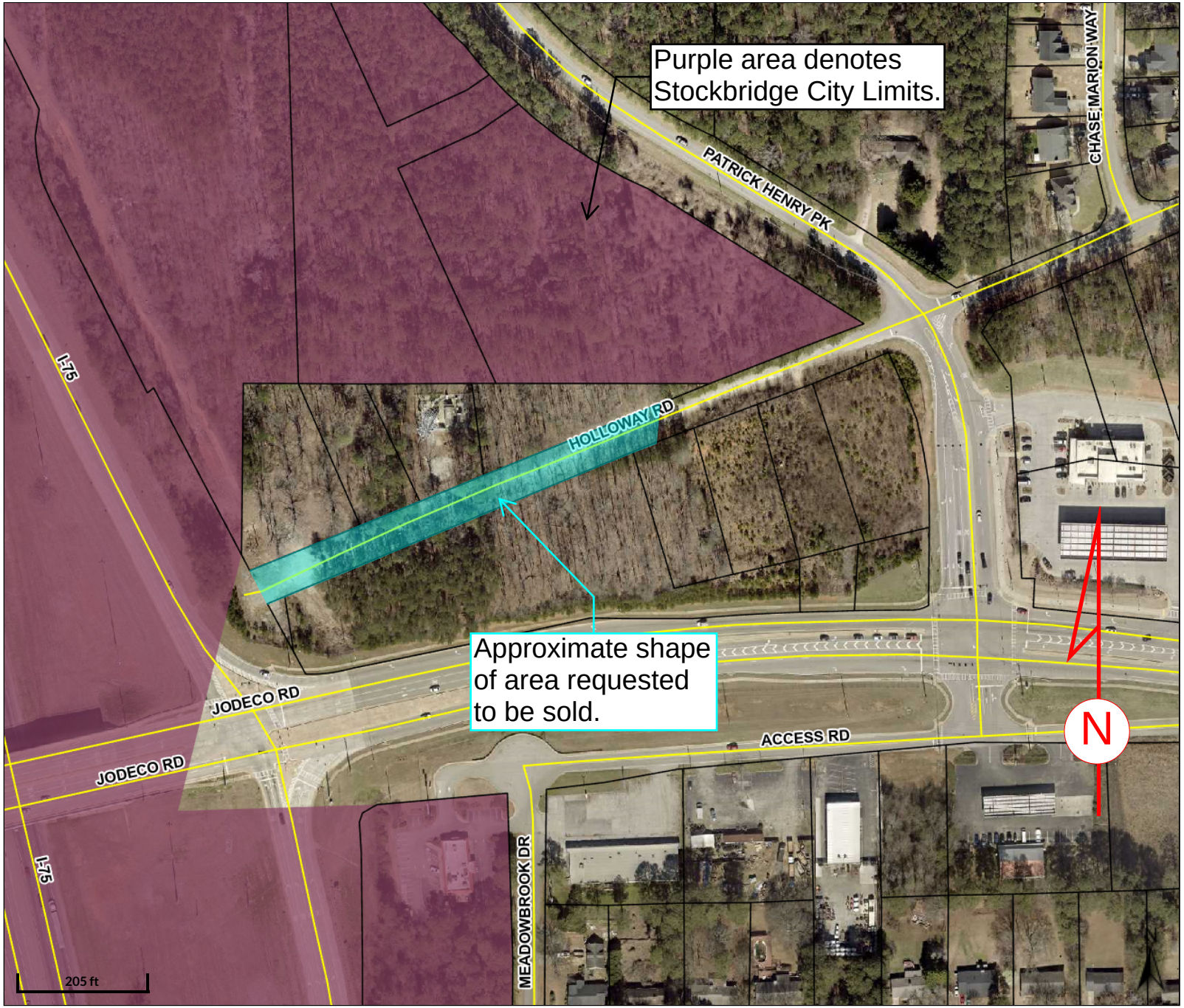
1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 4/11/23

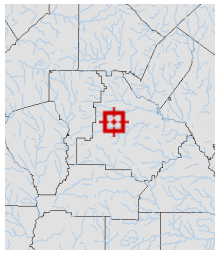
SHEET TITLE
HOLLOWAY ROAD RIGHT OF WAY ABANDONMENT

SHEET
1 OF 1

Q:\A3812.0001 - Jodeco-Holloway\Survey\Boundary\3812.0001 R/W ABANDONMENT.dwg, EXHIBIT, acarter, Jul 31, 2023 - 3:36:31pm


Purple area denotes Stockbridge City Limits.
PATRICK HENRY PK
CHASE MARION WAY
I-75
HOLLOWAY RD
Approximate shape of area requested to be sold.
JODECO RD
JODECO RD
ACCESS RD
MEADOWBROOK DR
I-75
205 ft
N

Overview



APPRAISAL OF
HOLLOWAY ROAD SURPLUS PROPERTY
PROPERTY OF HENRY COUNTY

DATE OF VALUATION: 17 July 2023

APPRAISED BY:
MICHAEL H. BIGGERS
275 N MILL PARKWAY
STOCKBRIDGE, GA 30281
770-954-0011

17 July 2023

Mr. David Simmons
Henry County DOT
533 Hampton Road
McDonough, GA 30253

RE: Real Estate Appraisal Report on
Property located at: Holloway Road
McDonough, GA

Dear Henry County DOT:

The purpose of the appraisal is to estimate the market value as a disinterested third party by rendering an unbiased analysis, opinion, or conclusion relating to the quality, utility, and value of identified real estate. The real estate has been appraised as though owned in Fee Simple and unencumbered, subject to the contingent and limiting conditions contained herein.

Pursuant to your request, I, the undersigned, do hereby certify that I have personally inspected the real estate described as:

.675 acres, Land Lots 50,51,78,& 79
District 6, Henry County

The term "Market Value", as defined by the USPAP, means..."The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus."

Based upon the logical analysis, judgment, and after a complete inspection of the above property, and after having considered all pertinent data affecting the valuation including the type, location, use, the sales of comparable properties, and the trend of the neighborhood, I am of the opinion that the market value or most probable selling price of the subject, as of the date of the appraisal, is:

$35,600.00

This appraisal has been made in conformity with the rules of the professional ethics of USPAP.

I further certify that I have no personal interest, present or contemplated, in the real estate covered by this report and that neither my employment to make this appraisal nor my compensation for it are contingent upon the value reported.

Your attention is directed to the appraisal report following.

Thank you for the privilege of serving you.

Respectfully submitted,

Michael H. Biggers

Henry County Planning & Zoning CITY OF STOCKBRIDGE AX-23-06

Commission District: 5
Commissioner: Kevin J. Lewis
Report Prepared by: Yaritza Nieves, Planner III

Applicant: Marketplace Storefronts, LLC
C/o Timothy Jones, Manager
1418 Dresden Drive
Suite 200
Brookhaven, GA 30319

Property Owners: Marketplace Storefronts, LLC
C/o Timothy Jones, Manager
1418 Dresden Drive
Suite 200
Brookhaven, GA 30319

Location: 2206 Jodeco Road
2250 Jodeco Road
Land Lot 78 of the 6th District

Parcel ID(s): 053-01017005
053-01017000

Request: Annexation and Rezoning

BOC Meeting: **August 14, 2023**

Lot Size: 20.138 +/- acres

Zoning History: The subject property is currently zoned C-2 (General Commercial) and MU (Mixed Use) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning files indicates that the subject property was rezoned from RA-200 to C-2 on January 3, 1967, by the Henry County Board of Commissioners. No record of zoning conditions were found.

A review of zoning files indicates that a portion of the subject property (14.568 +/- acres) was rezoned (RZ-22-06) from C-2 (General Commercial) to MU (Mixed Use) on November 29, 2022, by the Henry County Board of Commissioners with the following conditions:

Generally:

1. An architectural design review shall be conducted with Henry County Planning and Zoning and Building and Plan Review Departments before the application of any permits for all phases and uses. The project shall be constructed in substantial conformity with the attached

renderings.

2. The development shall not exceed 320 total residential units, or a net density of 16.0 dwelling units per acre net, whichever is fewer.

Infrastructure:

3. A Traffic Impact Study (TIS) shall be required. The owner/developer shall be responsible for all necessary improvements identified in the TIS and as required by Henry County Department of Transportation (HCDOT) and/or Georgia Department of Transportation (GDOT). All such improvements shall be completed before the issuance of the first certificate of occupancy. For any system related improvements identified by the TIS, the applicant/developer shall coordinate with HCDOT to determine the necessary requirements/mitigation measures to be met.

4. All entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit. All entrances shall have a deceleration lane and acceleration taper designed and constructed to HCDOT and/or GDOT standards.

5. No certificates of occupancy shall be issued until formal notice of completion is received from the Henry County Water Authority that construction of a gravity line along the Western Parallel Connector Sanitary Sewer Extension project is completed and able to provide sewer access to the subject property. The owner/developer shall work with the Henry County Water Authority to determine the necessary requirements needed for the sanitary sewer extension. The owner/developer shall coordinate with the Henry County Water Authority to determine the necessary requirements/mitigation measures to be met.

6. Interparcel connectivity will not be required. There shall be no full movement direct access to Jodeco Road other than main access point, with an additional right-in, right-out access point meeting the approval of HCDOT. One right-in, right-out access to the commercial development from Jodeco Road may be provided subject to approval by HCDOT.

7. Stormwater management facilities may be included as passive open space only if they are landscaped, maintained as a feature of the development, and walking trails are included around the entirety of each pond that shall connect to sidewalks or multi-use paths within the development. Stormwater management facilities which are not passive open space shall be secured by a decorative 5-foot-high fence. All driveways, access easements, emergency access easements shall be paved and dust free.

Overall Standards:

8. All apartment, retail, and mixed-use buildings shall be constructed as

modern style, with parapet walls and low-pitched roofs, as presented in the attached example renderings. It shall be the responsibility of the applicant to select materials that will allow for adherence to this design standard.

9. Planning and Zoning staff reserve administrative authority to adjust roof pitch standards.

10. All apartment and non-residential buildings shall be constructed of a mixture of at least two (2) of the following on all sides: brick, stone, stucco, cementitious fiberboard materials. A maximum of 33% cement fiberboard lap siding may be used as an accent unless otherwise conditioned.

11. The development shall have a grand-style monumental entrance comprised of a minimum of monument-based signage, masonry columns, and a boulevard entrance extending as far as the minimum throat length required by the Highway Corridor Overlay District.

12. Primary pedestrian crossings shall be distinguished through the use of featured materials such as brick pavers, cobblestones or architecturally treated concrete products.

13. The developer shall provide bicycle racks, benches, trash receptacles, decorative cross walks, planters, kiosks and other street furniture where appropriate throughout the development.

14. The development shall be substantially consistent with renderings and elevations presented to the Board of Commissioners on November 29, 2022.

15. The public space requirement, as per *Section 4.01.05* of the ULDC shall be accessible via a paved path and/or sidewalk. The public space(s) may include plazas, courtyards, atriums, pavilions, or other similar public spaces and shall include a sitting area. The required public space may be divided between the commercial portion and the residential portion of the development. The required public space shall be accessible to the public and be located outside of any gate(s).

Commercial Standards:

16. Permitted commercial uses shall be limited to the C-1 zoning district. Commercial development shall be in substantial compliance with the general layout as per the conceptual site plan presented to the Board of Commissioners November 29, 2022. In addition to C-1 uses prohibited by the ULDC, the following uses shall be prohibited:

    - Gas stations
    - Tattoo parlor
    - Body piercing shops
    - Vape and/or e-cigarette shops
    - Small Box Discount Stores
    - Boarding and rooming homes

- Automotive service, maintenance, and repair, including car washes

17. Property on the western side of the Western Parallel Connector shall be dedicated to commercial uses. At least one of the commercial buildings shall contain an area dedicated to rooftop dining subject to the review and approval of Planning and Zoning staff and the Building and Plan Review Department. Public access to a portion of the rooftop amenity area may contribute to the public open space requirement as per *Section 4.01.05* of the ULDC subject to review and approval of Planning and Zoning staff and the Building and Plan Review Department.

Residential Standards:

18. Any apartment component shall be developed as a gated modern resort-style residential community that shall be maintained and monitored at the property owner's expense.

19. All apartments shall have central internally facing access.

20. The number of apartment bedrooms shall not exceed three per unit.

21. The applicant agrees that the number of studio units, one-bedroom, and two-bedroom apartments shall be at least 90% of the unit count.

22. The applicant agrees that the number of three-bedroom apartments shall be no more than 10% of the unit count.

23. The minimum square footage of a studio apartment unit shall be a minimum of 500 square feet.

    a) A studio apartment unit shall be defined as a dwelling unit that has only one combined living and sleeping room. Said dwelling unit, however, may also have a separate room containing only kitchen facilities and also a separate room containing only sanitary facilities.

24. The average square footage of a one-bedroom apartment shall be a minimum of 700 square feet of heated space with an individual minimum of 650 square feet of heated space.

25. The minimum heated square footage of a two-bedroom apartment shall be 1,050 square feet.

26. The minimum heated square footage of a three-bedroom apartment shall be 1,300 square feet.

27. The multi-family residential community shall include an amenity package which shall include at a minimum:

    - Resort style pool with an outdoor fireplace / fire pit, cabana, and grilling area

- Dog Park
- Pocket parks
- Children's playground
- Fitness Center
- Conference Room / Meeting Space

Signage:

28. Landscaping for all ground/entrance signs shall comply with the approved landscaping plan as recorded on the final plat.

29. As per *Section 7.04.09* of the ULDC, a Master Sign Plan shall be required. The Master Sign Plan shall be submitted to the Planning and Zoning Department for approval. The Master Sign Plan shall be included on all development plans and final plats. All signage including, but not limited to, flags and flagpoles, shall be prohibited unless provisions for such signage are included in an approved Master Sign Plan.

Miscellaneous:

30. Ornamental fencing and landscaping will be provided along Jodeco Road, and maintained by the property owner, subject to review and approval of Planning and Zoning staff and the Building and Plan Review Department.

31. The design of the residential and commercial components shall match in consistency and complement each other.

32. A lighting design plan will be provided along Jodeco Road meeting the standards and intent of the Highway Corridor Overlay District, subject to review and approval of Planning and Zoning staff and the Building and Plan Review Department.

The portion of the subject property not included in the RZ-22-06 request (approximately 5.57 +/- acres located west of Feucht Road) remains zoned C-2.

Adjacent properties are as follows:

North: Unincorporated Henry County
South: City of Stockbridge
East: Unincorporated Henry County & City of Stockbridge
West: Unincorporated Henry County

Current Land Use: Undeveloped

Future Land Use: Mixed Use (up to 16.0 dwelling units per acre, net)

Proposed Zoning: As per the application materials, the City of Stockbridge proposes to annex the subject property from the current zoning classification of MU (Mixed Use) to an undisclosed equivalent City of Stockbridge zoning district.

Comments:

The owner of the subject property is requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, *O.C.G.A § 36-36-20*, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

The application packet was delivered to Henry County via verifiable delivery (electronic mail or e-mail) on August 4, 2023, and again via Certified Mail, on August 8, 2023, in accordance with *O.C.G.A. § 36-36-9*, and within the required timeframe as established by *O.C.G.A. § 36-36-6.*

The City of Stockbridge intends to annex the subject property consisting of 20.138 +/- acres from the current zoning classification of MU (Mixed Use) to an undisclosed equivalent City of Stockbridge zoning district. With the amendment and adoption of the City of Stockbridge Unified Development Code on March 14, 2022, the new PUD (Planed Unit Development) zoning district is now the only mixed use zoning district for the City of Stockbridge and encompasses the previous PTD (Planned Town Development), MUND (Mixed Use Neighborhood Development), and TND (Traditional Neighborhood Development) zoning districts.

The Future Land Use Map (FLUM), as part of the Henry County/Cities Joint 2040 Comprehensive Plan, designation of the subject property is Mixed Use, which is described in the Comprehensive Plan as areas which include parcels that are developed with a minimum of two uses as well as developments that may be sued for a mixture of uses as provided by ordinance. The Mixed Use FLUM designation supports developments with a density of up to 16.0 dwelling units per acre, net. The net density of the proposed development cannot be calculated with the materials provided to Planning staff. As long as the density of the proposed development does not exceed 16.0 dwelling units per net acre, the applicant's request would appear to be consistent with the land use designation of the subject property as described within the Henry County/Cities Joint 2040 Comprehensive Plan.

The subject property is within an area designated by the Henry County/Cities Joint 2040 Comprehensive Plan as an Activity Center Character Area. Activity Center Character Areas are described within the Henry County/Cities Joint 2040 Comprehensive Plan as the main retail and commercial district outside of traditional town centers within Henry Conty. These areas may have higher density of housing developed in a mixed use environment. Strategic policies for these areas are for new developments to demonstrate attention to existing adjacent include meeting the every day needs of neighboring communities, encouraging mixed use within sites and buildings, creating great public spaces and thoroughfares with well balanced, fiscally sound, infrastructure investments to promote reliable tris, encouraging parking management strategies and functioning as multi-modal hub with quality streetscapes and transportation amenities. Implementation policies include requiring sidewalks on both sides of the streets both external and internal to new development that connects to buildings, promoting high quality design of public space and public realm that is integrated within developments, encourage Green Infrastructure and reductions in impervious surface, encouraging active ground floor, pedestrian scale design,

and pedestrian amenities in new development and redevelopment of existing sites, and encouraging intra-parcel connectivity.

Per *O.C.G.A. 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation: It is Planning & Zoning staff's opinion that the annexation request would not create a significant change in the surrounding land uses and the future land use designation for the properties, as long as the density of the proposed development does not exceed 16.0 dwelling units per net acre.

While it is Planning & Zoning staff's opinion that there are no grounds for objection for this annexation request as per *O.C.G.A. 36-36-113*, Planning & Zoning Staff would encourage the City of Stockbridge to consider the zoning conditions placed upon the subject property as part of their recent zoning request (RZ-22-06) in their evaluation of this annexation and rezoning request. These zoning conditions are described in Resolution 22-320 which is attached hereto.

Planning & Zoning Staff would also encourage the City of Stockbridge to consider the newly adopted development standards for multifamily developments as per the approval of ULDC-AM-23-01 on June 20, 2023. The new development standards are described in Ordinance 23-08 which is attached hereto.

Attachments:

- Resolution 22-320 (RZ-22-06)
- RZ-22-06 Site Plan, dated July 18, 2022
- Ordinance 23-08 (ULDC-AM-23-01)
- Zoning Map
- Future Land Use Map
- Application Packet

RESOLUTION NO. 22-320

RESOLUTION REGARDING A REZONING REQUEST FROM C-2 (GENERAL COMMERCIAL) TO RM (MULTIFAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 2206 AND 2250 JODECO ROAD IN LAND LOT 78 OF THE 6TH DISTRICT CONSISTING OF 14.568 +/- ACRES

WHEREAS, Marketplace Storefronts, LLC of Brookhaven, GA requests a rezoning (**RZ-22-06**) from RA (Residential-Agricultural) to RM (Multifamily Residential) for property located at 2206 and 2250 Jodeco Road (053-01017005 & 053-01017000) in Land Lot 78 of the 6th District. The property consists of 14.568 +/- acres, and the request is for a mixed multi-family residential and commercial development.; and

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met; and

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record; and

WHEREAS, the Henry County Zoning Advisory Board reviewed, and recommended **denial** of the applicants request to rezone from C-2 (General Commercial) to RM (Multifamily Residential), but approval of a rezoning from C-2 (General Commercial) to MU (Mixed-Use) request on August 11, 2022;

NOW, THEREFORE, BE IT RESOLVED THAT the Henry County Board of Commissioners **denies** the applicant's request to rezone the property from C-2 (General Commercial) to RM (Multifamily Residential), but approval of a rezoning (20 +/-) from C-2 (General Commercial) to MU (Mixed Use) with the following conditions:

Generally:

1. An architectural design review shall be conducted with Henry County Planning and Zoning and Building and Plan Review Departments before the application of any permits for all phases and uses. The project shall be constructed in substantial conformity with the attached renderings.
2. The development shall not exceed 320 total residential units, or a net density of 16.0 dwelling units per acre net, whichever is fewer.

Infrastructure:

3. A Traffic Impact Study (TIS) shall be required. The owner/developer shall be responsible for all necessary improvements identified in the TIS and as required by Henry County Department of Transportation (HCDOT) and/or Georgia Department of Transportation (GDOT). All such improvements shall be completed before the issuance of the first certificate of occupancy. For any system related improvements identified by the TIS, the applicant/developer shall coordinate with HCDOT to determine the necessary requirements/mitigation measures to be met.
4. All entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit. All entrances shall have a deceleration lane and acceleration taper designed and constructed to HCDOT and/or GDOT standards.
5. No certificates of occupancy shall be issued until formal notice of completion is received from the Henry County Water Authority that construction of a gravity line along the Western Parallel Connector Sanitary Sewer Extension project is completed and able to provide sewer access to the

subject property. The owner/developer shall work with the Henry County Water Authority to determine the necessary requirements needed for the sanitary sewer extension. The owner/developer shall coordinate with the Henry County Water Authority to determine the necessary requirements/mitigation measures to be met.

6. Interparcel connectivity will not be required. There shall be no full movement direct access to Jodeco Road other than main access point, with an additional right-in, right-out access point meeting the approval of HCDOT. One right-in, right-out access to the commercial development from Jodeco Road may be provided subject to approval by HCDOT.
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Overall Standards:

8. All apartment, retail, and mixed-use buildings shall be constructed as modern style, with parapet walls and low-pitched roofs, as presented in the attached example renderings. It shall be the responsibility of the applicant to select materials that will allow for adherence to this design standard.
9. Planning and Zoning staff reserve administrative authority to adjust roof pitch standards.
10. All apartment and non-residential buildings shall be constructed of a mixture of at least two (2) of the following on all sides: brick, stone, stucco, cementitious fiberboard materials. A maximum of 33% cement fiberboard lap siding may be used as an accent unless otherwise conditioned.
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14. The development shall be substantially consistent with renderings and elevations presented to the Board of Commissioners on November 29, 2022.
15. The public space requirement, as per *Section 4.01.05* of the ULDC shall be accessible via a paved path and/or sidewalk. The public space(s) may include plazas, courtyards, atriums, pavilions, or other similar public spaces and shall include a sitting area. The required public space may be divided between the commercial portion and the residential portion of the development. The required public space shall be accessible to the public and be located outside of any gate(s).

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    - Tattoo parlor
    - Body piercing shops
    - Vape and/or e-cigarette shops
    - Small Box Discount Stores
    - Boarding and rooming homes

- Automotive service, maintenance, and repair, including car washes

17. Property on the western side of the Western Parallel Connector shall be dedicated to commercial uses. At least one of the commercial buildings shall contain an area dedicated to rooftop dining subject to the review and approval of Planning and Zoning staff and the Building and Plan Review Department. Public access to a portion of the rooftop amenity area may contribute to the public open space requirement as per *Section 4.01.05* of the ULDC subject to review and approval of Planning and Zoning staff and the Building and Plan Review Department.

Residential Standards:

18. Any apartment component shall be developed as a gated modern resort-style residential community that shall be maintained and monitored at the property owner's expense.
19. All apartments shall have central internally facing access.
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21. The applicant agrees that the number of studio units, one-bedroom, and two-bedroom apartments shall be at least 90% of the unit count.
22. The applicant agrees that the number of three-bedroom apartments shall be no more than 10% of the unit count.
23. The minimum square footage of a studio apartment unit shall be a minimum of 500 square feet.
    - A studio apartment unit shall be defined as a dwelling unit that has only one combined living and sleeping room. Said dwelling unit, however, may also have a separate room containing only kitchen facilities and also a separate room containing only sanitary facilities.
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25. The minimum heated square footage of a two-bedroom apartment shall be 1,050 square feet.
26. The minimum heated square footage of a three-bedroom apartment shall be 1,300 square feet.
27. The multi-family residential community shall include an amenity package which shall include at a minimum:
    - Resort style pool with an outdoor fireplace / fire pit, cabana, and grilling area
    - Dog Park
    - Pocket parks
    - Children's playground
    - Fitness Center
    - Conference Room / Meeting Space

Signage:

28. Landscaping for all ground/entrance signs shall comply with the approved landscaping plan as recorded on the final plat.
29. As per *Section 7.04.09* of the ULDC, a Master Sign Plan shall be required. The Master Sign Plan shall be submitted to the Planning and Zoning Department for approval. The Master Sign Plan shall be included on all development plans and final plats. All signage including, but not limited to, flags and flagpoles, shall be prohibited unless provisions for such signage are included in an approved Master Sign Plan.

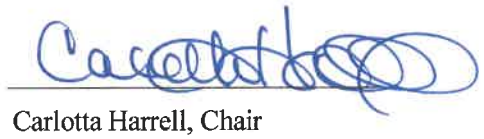
Miscellaneous:

30. Ornamental fencing and landscaping will be provided along Jodeco Road, and maintained by the property owner, subject to review and approval of Planning and Zoning staff and the Building and Plan Review Department.

31. The design of the residential and commercial components shall match in consistency and complement each other.
32. A lighting design plan will be provided along Jodeco Road meeting the standards and intent of the Highway Corridor Overlay District, subject to review and approval of Planning and Zoning staff and the Building and Plan Review Department.

BE IT SO RESOLVED THIS 29TH DAY OF November, 2022.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA



Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

LEASING

STORMWATER MANGEMENT
1.3 AC. +/-

COMMERCIAL LOT
1.5 AC. +/-

RETAIL BUILDING
9,600 SF +/-

COMMERCIAL LOT
1.3 AC. +/-

RETAIL BUILDING
9,600 SF +/-

COMMERCIAL LOT
1.3 AC. +/-

RETAIL BUILDING
17,750 SF +/-

FUTURE PARKWAY

MULTI-FAMILY
BUILDING 1

AMENITY AREA

MAIL KIOSK

DOG PARK

MULTI-FAMILY
BUILDING 2

AMENITY AREA

MULTI-FAMILY
BUILDING 3

MULTI-FAMILY
BUILDING 4

CAR WASH/
MAINTENANCE

DOG PARK

JODECO ROAD

INTERSTATE 75

(GA WEST ZONE)
GRID NORTH

SITE DATA		
GENERAL		
TOTAL SITE AREA	20	AC. +/-
PROPOSED USE	MULTIFAMILY / COMMERCIAL	
TOTAL NUMBER OF RESIDENTIAL UNITS	320	UNITS
TOTAL COMMERCIAL SF.	36,950	SF.
TOTAL PARKING PROVIDED:		
RESIDENTIAL:	640	SPACES
COMMERCIAL:	199	SPACES

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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P:\Jodeco Road Mixed Use\JODECO ROAD BASE3.dwg, Layout1, kimoore, Aug 04, 2022 - 4:20:41pm

Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

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TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
JODECO ROAD
MIXED USE

CLIENT NAME
TIM JONES

REVISIONS

JODECO ROAD BASE3

DATE 07-18-2022

CONTRACT #

DRAWN BY SDM

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE
CONCEPTUAL
SITE PLAN

SHEET
1

STATE OF GEORGIA

HENRY COUNTY

ORDINANCE NO. 23-8

AN ORDINANCE BY HENRY COUNTY GEORGIA, TO AMEND MULTIPLE SECTIONS OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) REGARDING MULTIFAMILY DEVELOPMENT STANDARDS AND TO LIFT A MORATORIUM RELATING TO MULTI-FAMILY RSIDENTIAL HOUSING; TO INCLUDE HORIZONTAL AND VERTICAL APARTMENTS, TOWNHOMES

WHEREAS, Henry County has been vested with substantial powers, rights and functions under Article IX, Sec. II., Par. I to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of Henry County; and

WHEREAS, Georgia law recognizes that local governments may impose a moratorium as an emergency measure to preserve the status quo when acting on behalf of the public welfare; and

WHEREAS, Henry County, Georgia has experienced a rapid increase of multi-family developments over the last decade which has brought about increased traffic and a burden on public safety services; and

WHEREAS, Henry County Board of Commissioners recognized the lack of adequate protections to the health, safety, and welfare specific to transportation related infrastructural problems; and

WHEREAS, Henry County Board of Commissioners anticipate a continued growth in population; and

WHEREAS, Henry County has a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics and the general welfare of the community; and in particular the lessening of congestion on Henry County streets, security of the public from crime and other dangers, promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the County including preservation of neighborhoods and community standards, and facilitation of the adequate provision of transportation and other public requirements; and

WHEREAS, Henry County Board of Commissioners considered it paramount that land use regulation occurs in the most orderly and predictable fashion with the least amount of confusion and disturbance to landowners and to the citizens of Henry County; and

WHEREAS, the Unified Land Development Code (ULDC) was adopted and made a part of the Henry County Code of Ordinances by the Henry County Board of Commissioners (BOC) on September 15, 2009; and

WHEREAS, Henry County Board of Commissioners deemed it important that the Henry County's ULDC address all concerns and therefore enacted a moratorium on all commercial and residential multi-family housing developments; to include horizontal and vertical apartments, townhomes, and duplexes within unincorporated Henry County, to allow for the review and revision of its ULDC; and

WHEREAS, on January 4, 2023, Henry County Board of Commissioners enacted an ordinance imposing a moratorium relating to commercial and residential multi-family housing; to include horizontal and vertical apartments, townhomes, and duplexes for an indefinite period not to exceed twelve (12) months; and

WHEREAS, staff has reviewed the ULDC and proposes to amend the ULDC (ULDC-AM-23-01) as it pertains to the development standards of multifamily developments; and

WHEREAS, *Section 12.02.11, Requirements for Amendments* of the ULDC outlines the procedural process for amendments to the Code; and

WHEREAS, County and State requirements for legal advertisement and a public hearing have been met;

WHEREAS, Henry County Board of Commissioners approval to amend the ULDC to provide for new and/or amended definitions, regulations standards for multifamily residential developments, as set out in this resolution will ensure that land use regulation occurs in an orderly and predictable fashion with the least amount of confusion and disturbance to landowners and to the citizens of Henry County.

NOW, THEREFORE, BE IT ORDAINED by the Henry County Board of Commissioners, and it is hereby ordained by the authority of the same, that

I.

Section 2.01.02 Residential Zoning Districts of the ULDC to be amended and read as follows:

2.01.02. Residential zoning districts. The following residential zoning districts are established:

Section 2.01.02(A-E) to remain unchanged.

F. R-5: Single-family residence zoning district. This district is intended to provide for detached single-family residential dwellings that are either site-built or industrialized on lots. This district is also intended to provide locations for the development of horizontal multifamily and townhome developments, where appropriate.

1. Development standards for detached single-family developments:

Minimum lot area	10,890 square feet
Minimum lot width	75 feet

Minimum front yard setback	25 feet from right-of-way line
Minimum side yard setback	10 feet
Minimum rear yard setback	25 feet
Maximum height	45 feet for new subdivisions, 35 feet for all other situations.
Minimum heated floor area	1,800 square feet
Curb and gutter	Required
Paved driveway	Required
Sewage system	Public sewer system
Water system	County water system

Zero lot line developments are allowed as an optional development pattern by right for single-family uses within this zoning district.

Horizontal multifamily and townhomes are allowed as an optional development pattern within this zoning district subject to multifamily standards in section 4.04.10.

2. Permitted uses and supplemental standards: See tables 2.03.02 and 2.03.03.
3. Accessory uses: See table 2.03.04.
4. Development Standards for Horizontal Multifamily and Townhomes: See section 4.04.10. subject to architectural and site plan review by Henry County Architectural Review Committee.

Section 2.01.02(G) to remain unchanged.

H. RM: Multifamily residential district. This district is intended to provide locations for the development of multifamily residences or cluster housing developments.

1. Development standards:

Minimum lot area	43,560 square feet or one acre in area
Minimum lot width	100 feet
Minimum front yard setback	60 feet from right-of-way line
Minimum side yard setback	15 feet
Minimum rear yard setback	20 feet
Maximum height	65 feet for new development, 50 feet for all other situations.
Minimum heated floor area	See section 4.04.10. for multifamily standards
Curb and gutter	Required
Paved driveway	Required
Sewage system	Public sewer system
Water system	County water system

2. Permitted uses and supplemental standards: See tables 2.03.02 and 2.03.03.

3. Accessory uses: See table 2.03.04.
4. Multifamily standards: See section 4.04.10. subject to architectural and site plan review by Henry County Planning and Zoning.

I. RS: Residential suburban district. This district is intended to provide locations for a combination of two (2) of the following: single-family, duplex, or multifamily developments.

1. Development standards:

Minimum lot area	217,800 square feet or five acres in area
Minimum lot size per unit	See section 4.04.10. for multifamily standards
Minimum lot width	60 feet
Minimum front yard setback	25 feet from right-of-way line
Minimum side yard setback	10 feet
Minimum rear yard setback	25 feet
Maximum height	45 feet for new development, 35 feet for all other situations.
Minimum heated floor area	1,800 square feet for single-family homes 1,000 square feet per dwelling unit for duplexes See section 4.04.10. for multifamily standards
Curb and gutter	Required
Paved driveway	Required
Sewage system	Public sewer system
Water system	County water system

2. Permitted uses and supplemental standards: See tables 2.03.02 and 2.03.03.
3. Accessory uses: See table 2.03.04.
4. Multifamily standards: See section 4.04.10. subject to architectural and site plan review by Henry County Planning and Zoning.

J. RMH: Mobile or manufactured home development district. This district is intended to provide locations for mobile or manufactured homes in parks, subdivisions, or other similar unified development arrangements on lots. See section 4.03.16 for manufactured home park standards. This district is also intended to provide locations for the development of horizontal multifamily and townhome developments, where appropriate.

1. Development standards.

Minimum lot area	30,000 square feet with septic system and county water 18,000 square feet with public sewer and county water
Minimum lot width	125 feet
Minimum front yard setback	60 feet from right-of-way line
Minimum side yard setback	15 feet

Minimum rear yard setback	40 feet
Maximum height	35 feet
Minimum heated floor area	1,000 square feet
Curb and gutter	Required
Paved driveway	Required
Sewage system	Septic tank permitted or public sewer system
Water system	County water system

Horizontal multifamily and townhomes are allowed as an optional development pattern within this zoning district subject to multifamily standards in section 4.04.10.

2. Permitted uses and supplemental standards: See tables 2.03.02 and 2.03.03.
3. Accessory uses: See table 2.03.04.
4. Development Standards for Horizontal Multifamily and Townhomes: See section 4.04.10. subject to architectural and site plan review by Henry County Planning and Zoning.

II.

Section 4.04.05 Design Standards for multifamily developments of the ULDC to be added and read as follows:

4.04.05. Design standards for multifamily developments.

The intent of this section is to provide aesthetic standards for exterior architectural design for all new multifamily residential developments.

A. *Variations.* Administrative waivers permit a practice that is not consistent with a specific provision of this section, but is justified by its intent or purpose, or by hardship. The administrator or their designee shall have the authority to approve or disapprove administratively a request for an administrative waiver in accordance with section 11.03.00, administrative waiver, in addition to granting relief from the following:

1. Development standards
2. Architectural standards
3. Site planning and amenities
4. Landscape and signage

B. *Townhome Units and Developments*. To address the increasing density of units, the monotony of such developments, and life safety requirements involved with such concentrated developments, the standards below shall be applicable to all new townhome units and developments. The standards as described in this section shall apply to all townhome developments, regardless of the zoning district which the units and/or development is located. If there is a conflict between this section and any other code section within the ULDC, the Henry County Planning and Zoning Department Director is authorized to determine the appropriate applicability and interpretation.

1. *Definitions*

    a. *Townhouse:* One (1) of a series of three (3) or more attached dwelling units on separate lots which are separated from each other by a coincidental property line and party wall partitions. The structure must meet all front, rear and side yard setback requirements in the zoning district in which it is located, except for the coincidental property line and wall. Each dwelling unit must be separately metered for all utilities, have access to a public street and the coincidental property line and wall must be fire-rated and extend from the foundation or ground (whichever is lower) to the roof decking of the structure. Each dwelling unit shall contain rooms for living, sleeping, toilet facilities and one (1) kitchen.

2. *Development Standards*

    a. All townhomes shall comply with the following minimum requirements:

        i. Minimum lot area shall be dependent on the zoning district development standards found in section 2.01.00 for the overall development.

        ii. Minimum Lot width: Twenty-four (24') feet per dwelling unit for those with front entry garage and twenty (20') feet for feet per dwelling unit for those with rear entry garages.

        iii. Minimum setbacks:

            1. Front Yard Setback: 20 feet for front entry townhomes; 10 feet for rear entry townhomes

            2. Side Yard Setback: 10 feet or building separation of 20 feet

            3. Rear Yard Setback: 10 feet for front entry townhomes; 20 feet for rear entry townhomes

        iv. Minimum square footage: 1,200 square feet of heated floor space.

        v. Townhomes shall have a two-car garage. Rear alley access shall be a minimum of 12 feet in width and shall meet Henry County Department of Transportation (HCDOT) and Henry County Fire Department (HCFD) standards and requirements when rear entry garages are provided.

        vi. All dwelling units, including rear entry units, shall be located on a public or private right of way meeting HCDOT and HCFD standards and requirements.

        vii. The owner/developer shall coordinate with utility providers to determine utility placement along street corridor as well as placement of services. This may determine the need to avoid placing trees in front of the townhomes near driveways for front entry dwelling units. Developers shall ensure all utility placement and services are acceptable to all utility providers and coordinate with the HCDOT.

b. The administrator or their designee shall provide final approval for all elevations and site plans before any permits are issued.

3. *Architectural Standards*. Unless otherwise approved by the Board of Commissioners at the time of zoning action, the following architectural standards shall apply:

   a. At least one-third (1/3) of the exterior front and rear façade of each dwelling unit shall be constructed of ornamental brick or stone and shall include a minimum three-foot masonry water table on all sides; the remainder of the front façade shall consist of a combination of two (2) or more of the following materials: brick, stone, cementitious fiberboard products, or board & batten, depending on the style/theme of the development.

   b. All end units shall consist of a combination of two (2) or more of the following materials: brick, stone, cementitious fiberboard products, and/or board & batten with a maximum of one-third (1/3) percent cementitious products permitted.

   c. No vinyl materials shall be permitted; including in the eaves and soffits. All eaves shall be at least one (1') foot in depth.

   d. Decorative gables, vents and dormers shall be required.

   e. No roof line shall be shared by more than two (2) individual units in a row of townhomes and shall be accomplished by height offsets of at least twenty-four inches (24").

   f. Minimum roof pitch of 4/12 required; low slope roofs permitted subject to Administrative Waiver approval by the Henry County Planning and Zoning Department Director, or their designee.

   g. Adjoining dwelling units shall be constructed with staggered or offset front elevations by a minimum of one foot (1').

   h. Adjoining dwelling units shall have differentiation in architecture for windows, entries, façades, and shall be constructed of complimentary building materials.

   i. There shall be no more than six (6) units in a row. Elevations may only be replicated once within a single unit set.

   j. All yards shall be sodded with exception of landscaped and buffer areas, including corner lots.

   k. The developer/builder shall be responsible for notating the percentage breakdown of materials on each building plan submitted for review and will be verified by the Henry County Building and Plan Review Department.

4. *Site Planning and Amenities*

   a. All rental townhome developments shall be gated. Gates shall be maintained and monitored at the developer/owner's expense.

   b. All new townhome developments shall install underground utilities and implement decorative pedestrian lights/streetlights consistent with the

requirements of the Highway Corridor Overlay District, as per section 4.05.00.

c. All townhome developments shall provide guest parking throughout the development at a rate of 1 parking space per every four (4) units. Guest parking shall not be located in alleyways. Guest parking shall meet all HCDOT standards and requirements.

d. There shall be in-ground and permanent trash receptacles distributed throughout the development, maintained and monitored at the developer/owner's expense, including along walking trails.

e. A townhome development of 50 units or fewer shall provide a minimum of the following:

    i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.

f. A townhome development of 51-100 units shall provide a minimum of the following:

    i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.

    ii. 1,000 square feet cabana with electric/natural gas fire pit and grilling areas

g. A townhome development in excess of 100 units shall provide a minimum of the following:

    i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.

    ii. 1,500 square feet clubhouse with fire pit and grilling areas

    iii. Resort style pool

    iv. Fitness facility, and/or sports recreation facilities

h. There shall be paved walking trails throughout the development connecting to residential areas, amenity areas, and sidewalks. Walking trails shall not be installed within any buffer areas. There shall be paved resting/meeting areas with benches located throughout and outside of the walking trail path.

i. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way for those homes that will not be served individually by the United States Postal Service. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of chapter 5.

C. *Horizontal Multifamily*

1. *Definitions*

a. *Horizontal multifamily apartment:* A residential development which provides for the clustering or grouping of attached and/or detached apartment units on a singular lot with an undivided ownership interest of the common areas of land and its appurtenances.

b. *Horizontal multifamily condominium:* A residential development which provides for the clustering or grouping of dwelling units, attached or detached, with each unit owned in fee simple title, on a multi-unit property with an undivided ownership interest in common with other owners of the common areas of land and its appurtenances.

2. *Development Standards*

a. All developments shall comply with the following minimum requirements:

i. Minimum lot area shall be dependent on the zoning district development standards found in section 2.01.00 for the overall development.

ii. Minimum lot area per unit: 4,750 square feet

iii. Minimum Lot width: 45 feet

iv. Minimum setbacks:

1. Front Setback: 20 feet

2. Side Yard Setback: 5 feet or building separation of 10 feet

3. Rear Yard Setback: 20 feet

v. Minimum square footage: 1,200 square feet of heated floor space.

viii. All dwelling units shall have a two-car garage. Rear alley access shall be a minimum of 12 feet of width and shall meet Henry County Department of Transportation (HCDOT) and Henry County Fire Department (HCFD) standards and requirements when rear entry garages are provided.

ix. All dwelling units, including rear entry units, shall be located on a public or private right of way meeting HCDOT and HCFD standards and requirements.

vi. The owner/developer shall coordinate with utility providers to determine utility placement along street corridor as well as placement of services. This may determine the need to avoid placing trees in front of the horizontal multifamily near driveways for front entry dwelling units. Developers shall ensure all utility placement and services are acceptable to all utility providers and coordinate with the HCDOT.

b. The administrator or their designee shall provide final approval for all elevations and site plans before any permits are issued.

3. *Architectural Standards*. Unless otherwise approved by the Board of Commissioners at the time of zoning action, the following architectural standards shall apply:

    a. At least one-third (1/3) of the exterior front and rear façade of each dwelling unit shall be constructed of ornamental brick or stone and shall include a minimum three-foot masonry water table on all sides; the remainder of the front façade shall consist of a combination of two (2) or more of the following materials: brick, stone, cementitious fiberboard products, or board & batten, depending on the style/theme of the development.

    b. The owner/developer shall be responsible for notating the percentage breakdown of bedroom units on each building plan submitted for review and will be verified by the Henry County Building and Plan Review Department.

    c. Decorative gables, vents and dormers shall be required.

    d. Minimum roof pitch of 4/12 required; low slope roofs permitted subject to Administrative Waiver approval by the Henry County Planning & Zoning Department Director, or their designee.

    e. Adjacent dwellings shall have differentiation in architecture for windows, entries, facades, and shall be constructed of complimentary building materials.

    f. There shall be no more than six (6) attached units in a cluster. Elevations may only be replicated once within a single unit set.

    g. All yards shall be sodded with exception of landscaped and buffer areas, including corner lots.

    h. The developer/builder shall be responsible for notating the percentage breakdown of materials on each building plan submitted for review and will be verified by Henry County Building and Plan Review Department.

4. *Site Planning and Amenities*

    a. All rental horizontal multifamily developments shall be gated. Gates shall be maintained and monitored at the developer/owner's expense.

    b. All developments shall install underground utilities and implement decorative pedestrian lights/streetlights consistent with the requirements of the Highway Corridor Overlay District, as per section 4.05.00.

    c. All developments shall provide guest parking throughout the development at a rate of 1 parking space per every four (4) units. Guest parking shall not be located in alleyways. Guest parking shall meet all HCDOT standards and requirements.

    d. There shall be in-ground and permanent trash receptacles distributed throughout the development, maintained and monitored at the developer/owner's expense, including along walking trails.

    e. A development of 50 units or fewer shall provide a minimum of the following:

i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.

f. A development of 51-100 units shall provide a minimum of the following:

i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.

ii. 1,000 square feet cabana with electric/natural gas fire pit and grilling areas

g. A development in excess of 100 units shall provide a minimum of the following:

i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.

ii. 1,500 square feet clubhouse with fire pit and grilling areas

iii. Resort style pool

iv. Fitness facility and/or sports recreation facilities

h. There shall be paved walking trails throughout the development connecting to residential areas, amenity areas, and sidewalks. Walking trails shall not be installed within any buffer areas. There shall be paved resting/meeting areas with benches located throughout and outside of the walking trail path.

i. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way for those homes that will not be served individually by the United States Postal Service. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of chapter 5 of the ULDC.

D. *Apartments/Condominiums*

1. *Definitions*

a. *Apartment:* a room or suite of rooms, with sleeping, bathroom, and kitchen accommodations, designed and used as a residence, physically separated from and located in a building containing a number of such rooms/suites of rooms, designed for occupancy by families living independently of each other and not owned in a fee simple title.

i. *Studio Apartment:* An apartment unit containing only one habitable room.

b. *Condominium:* The ownership in fee simple title of a single unity in a multi-unit structure and an undivided ownership interest, in common with other owners of the common elements of the structure, including the common areas of land and its appurtenances.

2. *Development Standards*

a. All apartment/condominium developments shall comply with the following minimum requirements:

   i. Studio apartment/condominium units – minimum 450 square feet of heated square footage

   ii. One-bedroom apartment/condominium – minimum 600 square feet of heated square footage

   iii. Two-bedroom apartment/condominium – minimum 900 square feet of heated square footage

   iv. Three-bedroom apartment/condominium – minimum 1,200 square feet of heated square footage

   v. Four-bedroom apartment/condominium – minimum 1,500 square feet of heated square footage

b. The administrator or their designee shall provide final approval for all elevations and site plans before any permits are issued.

3. *Architectural Standards*. Unless otherwise approved by the Board of Commissioners at the time of zoning action, the following architectural standards shall apply:

   a. The exterior finish of all elevations for all new structures shall be constructed of brick, stone, and/or with a maximum of 35 percent cementitious fiberboard products per façade. There shall be a minimum three-foot masonry water table on all sides.

   b. No vinyl materials permitted; including in the eaves and soffits.

   c. A minimum roof pitch of 4/12 required; low slope roofs permitted subject to Administrative Waiver approval by the Henry County Planning & Zoning Department Director, or their designee.

   d. There shall be a minimum of four (4) offsets on at least two (2) sides for each individual apartment/condominium building.

   e. The owner/developer shall be responsible for notating the percentage breakdown of bedroom units on each building plan submitted for review and will be verified by the Henry County Building & Plan Review Department.

   f. All new apartment/condominium developments' air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and adjacent properties by utilizing walls, fencing, roof elements, or landscaping.

   g. All apartment/condominium development shall be interior access only.

4. *Site Planning and Amenities*

   a. All apartment/condominium developments shall be gated. Gates shall be maintained and monitored at the developer/owner's expense.

   b. All apartment developments are required to install underground utilities and implement decorative pedestrian lights/streetlights consistent with the

requirements of the Highway Corridor Overlay District, as per section 4.05.00.

c. All apartment/condominium developments shall have a minimum of two entrances meeting all Building and Fire/Life Safety codes.

d. There shall be security cameras throughout the development and shall be registered with the Henry County RTCC (Real Time Crime Center).

e. Parking requirements for apartment/condominium communities shall be as follows:

   i. 1 space per studio unit

   ii. 1.5 spaces per 1-2 bedroom unit

   iii. 2 spaces per 3-4 bedroom unit

f. Dumpsters and trash receptacles.

   i. Dumpsters shall be located where they are not visible from adjacent residentially zoned properties and shall be adequately screened from view from all other adjacent properties and streets.

   ii. Dumpsters shall be fully enclosed either within a building, by a solid brick or stone wall at least six feet (6') in height, or a landscaped buffer not less than 10 feet (10') in width.

   iii. Dumpsters shall be set back a minimum of five (5) feet from all property lines and outside any buffers/landscape areas.

   iv. Dumpsters shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles.

   v. There shall be in-ground and permanent trash receptacles distributed throughout the development, maintained and monitored at the developer/owner's expense, including along walking trails.

g. A centralized amenity area shall be provided and shall consist of, at a minimum, the following:

   i. A minimum 1,000 square feet cabana or 1,500 square foot clubhouse; and fire pit and grilling areas

   ii. A resort style pool

   iii. Fitness facility and/or sports recreation facilities

   iv. Children's playground(s) with benches

   v. Dog park(s)

h. There shall be paved walking trails throughout the development connecting to residential areas, amenity areas, and sidewalks. Walking trails shall not be installed within any buffer areas. There shall be paved resting/meeting areas with benches located throughout and outside of the walking trail path.

i. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way for those homes that will not be served individually by the United States Postal Service. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of chapter 5 of the ULDC.

E. *Landscape and sign standards.*

1. A minimum fifty foot (50') wide enhanced landscape strip and/or adequate undisturbed buffer shall be maintained along all exterior streets (not to prohibit access to the site). The landscape strip and/or buffer shall be planted with a combination of shrubs and trees where vegetation is disturbed, or non-existent, meeting the requirements listed in chapter 5 of the ULDC. The landscape strip and/or buffer shall be subject to Planning and Zoning approval prior to the issuance of a land disturbance permit.

2. Except as provided in this subsection, signage shall comply with the regulations in chapter 7 of the ULDC, and/or Section 4.05.00, where applicable. Ground signs and entrance signs shall be monument based, with bases constructed of brick or stone with accents consistent with the architecture and exterior composition of the development. The location for ground signs and entrance signs shall be approved as part of the development plan. Plans for the development shall include the location and ownership responsibility for all signs. All signs shall comply with all other requirements per the ULDC and shall obtain approved permits before installation.

3. For any multifamily development located on MU (Mixed Use) zoned property, a Master Sign Plan shall receive Planning and Zoning Department approval prior to, and included on, development plans, per section 7.04.00.

4. Stormwater management facilities shall meet the standards of section 8.04.00 of the ULDC.

5. All driveways, access easements, emergency access easements shall be paved and dust free.

6. Except as provided in this subsection, landscaping standards shall comply with the regulations of chapter 5 of the ULDC. Each development shall submit a substantial landscaping and buffer plan at the time of development plan submittal. Necessary screening and privacy vegetation shall be reviewed by the Henry County Planning and Zoning and Building and Plan Review Departments. The plan reviewer(s) shall be authorized to require the modification of proposed landscape strip and/or buffers in instances where the intent of this code has not been met.

III.

Appendix A of the ULDC to be amended and read as follows:

Appendix A. Definitions

Apartment means a room or suite of rooms, with sleeping, bathroom, and kitchen accommodations, designed and used as a residence, physically separated from and located in a building containing a number of such rooms/suites of rooms, designed for occupancy by families living independently of each other and not owned in a fee simple title.

Studio apartment. An apartment unit containing only one habitable room.

Horizontal multifamily apartment a residential development which provides for the clustering or grouping of attached and/or detached apartment units on a singular lot with an undivided ownership interest of the common areas of land and its appurtenances.

Horizontal multifamily condominium means a residential development which provides for the clustering or grouping of dwelling units, attached or detached, with each unit owned in fee simple title, on a multi-unit property with an undivided ownership interest in common with other owners of the common areas of land and its appurtenances.

IV.

It is the intention of the BOC, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Henry County, Georgia.

V.

All ordinances, parts of ordinances, or regulations in conflict herewith are hereby repealed.

VI.

Should any section, part or provision of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof not specifically declared to be invalid or unconstitutional.

VII.

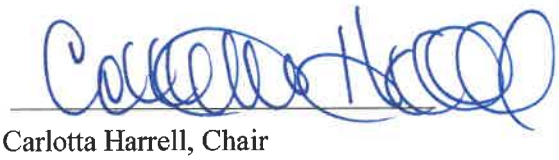
This ordinance shall take effect and be in force from and after the date of its adoption, the public welfare demanding it.

VII.

The Henry County Board of Commissioners does hereby lift the 12 months moratorium. Applications, development permits, variances, or licenses or other permits of any kind (including occupational tax licenses) shall be accepted by Henry County and its Departments pertaining to multi-family housing developments; to include horizontal and vertical apartments, townhomes, and duplexes uses to be located or operated on any property located within unincorporated area of Henry County, Georgia.

BE IT SO ORDAINED, THIS 20TH DAY OF JUNE, 2023.

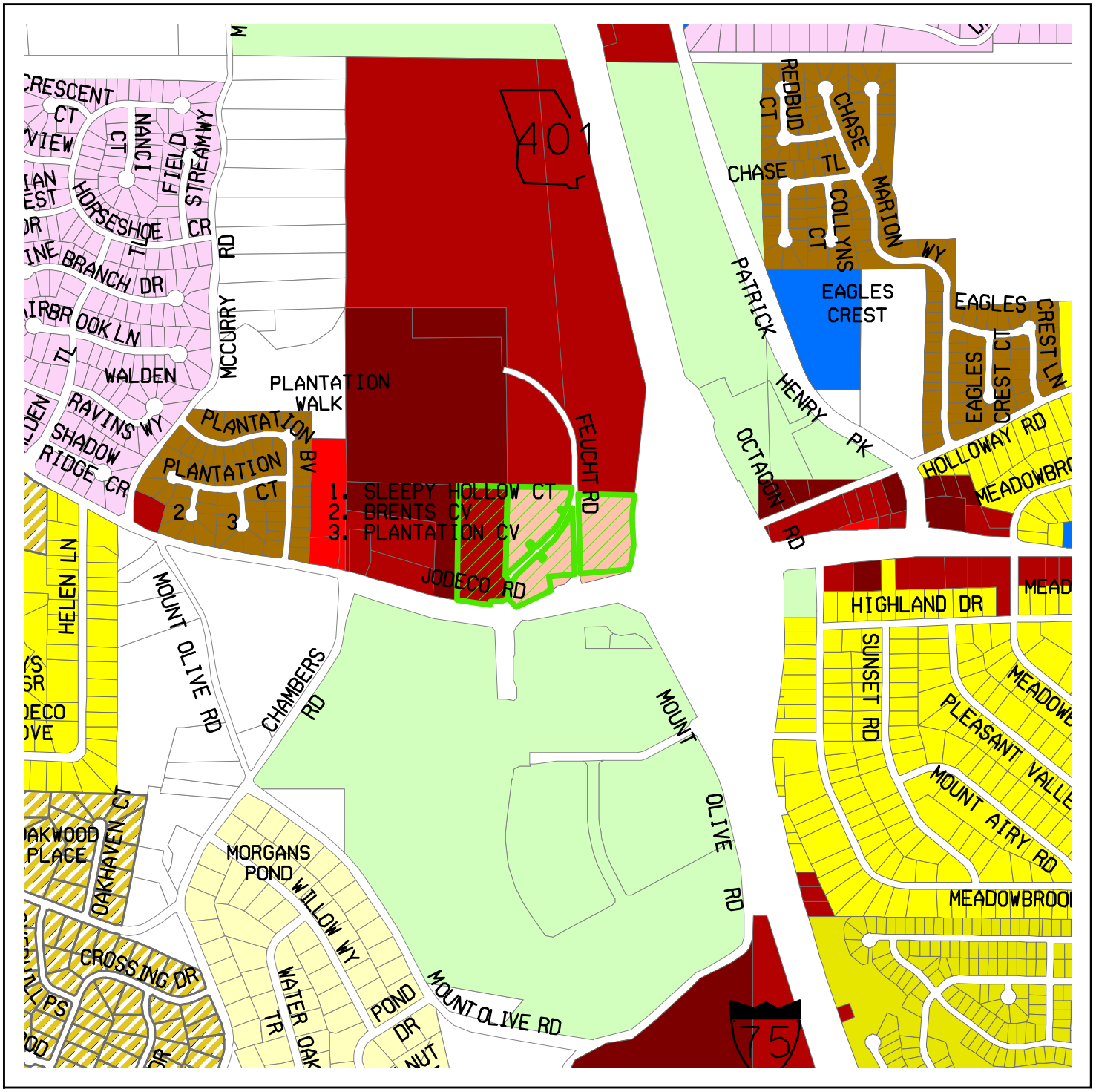
BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA



Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk



Legend

Request

- AX-23-06

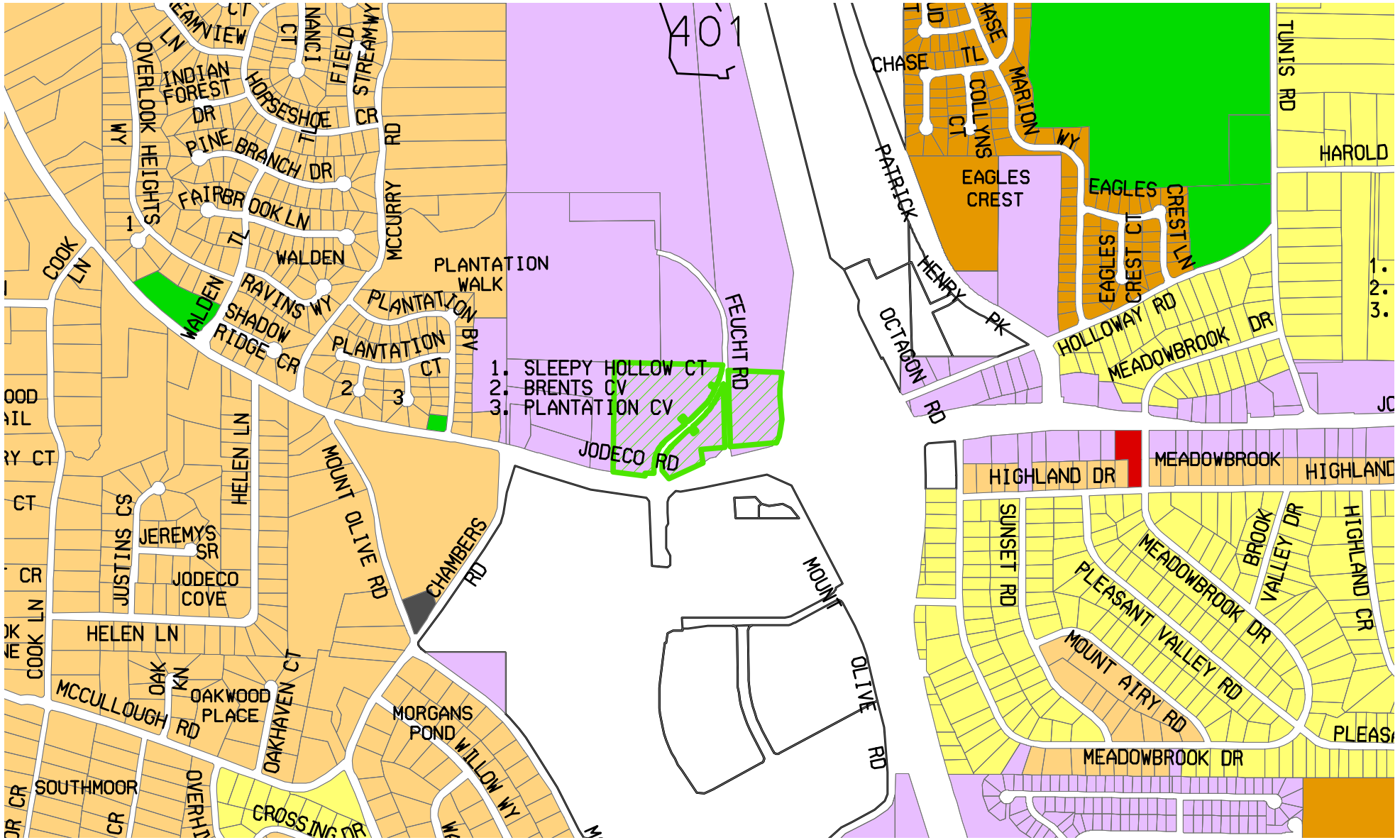
- RS
- RMH
- RM
- RD
- RA
- R-4
- R-3
- R-2
- R-1
- PD
- OI
- MU
- MR2
- MR1
- M-2
- M-1
- DTRC
- DTMU
- CITY
- C-3
- C-2
- C-1

Scale: 1"= 1000'

Current Zoning Map

This map is for graphical representation only. It is not a legal document.

Future Land Use Map



Request
AX-23-06

FLU
CITY

MX - Mixed Use
RR - Rural Residential
LD - Low Density Residential
MD - Medium Density Residential
HD - High Density Residential
COM - Commercial
OI - Office Institutional
INDUS - Industrial
PI - Public/Institutional
PRC - Park/Recreation/Conservation
TCU - Transportation/Communication/Utilities

Stockbridge
Where Community Connects

4640 North Henry Blvd., Stockbridge, GA 30281
City Hall: (770) 389-7900 FAX: (770) 389-7912

August 3, 2023

VIA CERTIFIED MAIL

Attn: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

RE: Request for Annexation of Property Into the City of Stockbridge:
2250 and 2206 Jodeco Road

Please be advised that the City of Stockbridge has received an application for the proposed annexation of three tracts of land located at 2250 and 2206 Jodeco Road. The applicant, Marketplace Storefronts, LLC, is proposing to build a mixed-used development. The property is zoned Mixed-Use (MU) in the county and will be assigned a similar zoning district in the City of Stockbridge

Staff has enclosed for your review the annexation application along with the aerial photos of the three tracts of land.

Please provide the City of Stockbridge with an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please contact me directly at (678) 833-3340.

Best regards,

R. Ryan Anderson

Ryan Anderson, Chief Planner

Community Development Department

Cc: Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Planning & Economic Development / Cluster

Enclosures and Attachments

CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

☑ **NON-REFUNDABLE APPLICATION FEE - $50.00**

Payment: Check or Money Order Payable to the City of Stockbridge.

☑ **APPLICATION FORM**

Two Original (2) Copies: Complete and signed with original signatures.

☑ **PETITION FOR ANNEXATION**

Two (2) Original Copies: The Annexation Petitions must be notarized and signed by the owner or authorized applicant. (The petition for the 60% Method must clearly indicate if the applicant is an elector or a landowner.)

☑ **CONSENT OF OWNER(S)**

Original: If the property owner does not sign the application and/or petition, submit a notarized affidavit signifying the approval or consent of all owners. (An affidavit form is attached.) Use additional affidavits, if necessary, for multiple owners.

☑ **PLAT OF SURVEY AND/OR LEGAL DESCRIPTION**

Original and One (1) copy - Submit an accurate, as-built survey showing all improvements on the site, to scale. The survey must be completed by a registered surveyor and must be reproducible. If a photocopy is submitted, the original seal must be visible and the survey must still be to scale. The survey must not be more the 1 year old.

☑ **VERIFIED LEGAL DESCRIPTION FORM**

Original and One (1) Copy - Submit one original, signed copy of the verified legal description form and 1 copy. Forms should be typed and include acreage. If the legal description does not fit on one form, additional forms shall be used and numbered accordingly.

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☑ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 2250 & 2206 Jodeco Road in Land Lot 78 of the 6th District

Is this property contiguous to the city limits? ☑ Yes ☐ No

LAND USE AND ZONING

County: Henry

County Zoning Classification: Mixed Use

Present Land Use: Undeveloped

Requested Zoning Classification: Mixed Use

PROPERTY OWNER

Name: Marketplace Storefronts, LLC, Timothy Jones, Manager

Mailing Address: 1418 Dresden Drive, Suite 200, Brookhaven GA 30319

Telephone: (404) 268-8888

Email: tjones@taloninc.net

Signature: _____

Date: 07/07/2023

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: Marketplace Storefronts, LLC, Timothy Jones, Manager

Mailing Address: 1418 Dresden Drive, Suite 200, Brookhaven GA 30319

Telephone: (404) 268-8888

Email: tjones@taloninc.net

Signature: _____

Date: 07/07/2023

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____ Date: _____

Marketplace Storefronts, LLC

PETITION FOR ANNEXATION

July 20, 2023

City of Stockbridge
4640 North Henry Boulevard
Stockbridge, GA 30281

Property Address: 2250 & 2206 Jodeco Road

I, Timothy Jones, being the Manager of Marketplace Storefronts, LLC, petition for annexation into the City of Stockbridge on behalf of Marketplace Storefronts LLC, the 100% owner of the above referenced parcels.

Regards,

Timothy Jones, Manager

Rachel Rauch
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Sept. 24, 2024

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: Timothy Jones, Manager, Marketplace Storefronts, LLC

Property Address: 2250 & 2206 Jodeco Road in Land Lot 78 of the 6th District

Telephone: (404) 268-8888 Email: tjones@taloninc.net

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: _____ Date: 07/07/2023

Personally appeared before me

_____

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Lea Smithson
Notary Public

7/7/23
Date

(Affix Seal Here)

LEA SMITHSON NOTARY PUBLIC WALTON COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 4, 2024

Print

TRACT 1

All of that tract or parcel of land lying and being in Land Lot 78, 6th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" iron pin and plastic cap placed at the intersection of the north land lot line of Land Lot 78 with the west right-of-way line of Feucht Road (having a variable right-of-way), thence running along said right-of-way line of Feucht Road the following metes and bounds; S 01°45'46" E a distance of 19.49' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 172.64', with a radius of 665.25', with a chord bearing of S 15°20'30" W, with a chord length of 172.16' to a point; N 67°13'25" W a distance of 39.00' to a point; S 23°36'40" W a distance of 18.25' to a point; S 65°33'14" E a distance of 39.00' to a point; run along the arc of a curve turning to the right with an arc length of 135.72', with a radius of 665.25', with a chord bearing of S 30°17'26" W, with a chord length of 135.48' to a point; S 48°48'24" W a distance of 48.96' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 57.38', with a radius of 656.25', with a chord bearing of S 42°48'52" W, with a chord length of 57.36' to a concrete monument found; S 44°40'51" E a distance of 5.50' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 33.84', with a radius of 661.75', with a chord bearing of S 46°47'02" W, with a chord length of 33.83' to a point; S 48°14'56" W a distance of 39.91' to a concrete monument found; N 41°45'12" W a distance of 55.50' to a point; S 48°14'56" W a distance of 30.00' to a point; S 41°45'12" E a distance of 55.50' to a point; S 48°14'56" W a distance of 35.00' to a point; S 50°09'29" W a distance of 145.17' to a concrete monument found; run along the arc of a curve turning to the left with an arc length of 22.28', with a radius of 279.54', with a chord bearing of S 47°40'24" W, with a chord length of 22.28' to a point; run along the arc of a compound curve turning to the left with an arc length of 151.20', with a radius of 280.00', with a chord bearing of S 28°12'58" W, with a chord length of 149.37' to a concrete monument found; S 77°15'14" E a distance of 3.50' to a concrete monument found; run along the arc of a curve turning to the left with an arc length of 71.89', with a radius of 276.50', with a chord bearing of S 05°17'52" W, with a chord length of 71.69' to a concrete monument found; S 02°09'03" E a distance of 25.00' to a concrete monument found; S 89°45'16" W a distance of 67.91' to a point; S 00°35'24" W a distance of 59.00' to a concrete monument found on the north right-of-way line of Jodeco Road (having a variable right-of-way); thence running along said right-of-way line of Jodeco Road the following metes and bounds; run along the arc of a curve turning to the right with an arc length of 34.14', with a radius of 2032.48', with a chord bearing of N 88°55'43" W, with a chord length of 34.14' to a concrete monument found; N 79°50'44" W a distance of 98.08' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 133.26', with a radius of 2020.48', with a chord bearing of N 84°00'38" W, with a chord length of 133.23' to a 1/2" iron pin and plastic cap placed; thence leaving said right-of-way line of Jodeco Road, N 01°35'19" E a distance of 866.10' to a 1/2" iron pin and plastic cap placed on the north line of Land Lot 78; thence running along said land lot line, S 89°17'07" E a distance of 804.51' to a 1/2" iron pin and plastic cap placed and the **POINT OF BEGINNING**.

Said Tract 1 containing 11.282 acres.

TRACT 2

All of that tract or parcel of land lying and being in Land Lot 78, 6th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at 1/2" iron pin and plastic cap placed at the intersection of the north right-of-way line of Jodeco Road (having a variable right-of-way) with the northeast mitered right-of-way line of Feucht Road (having a variable right-of-way); thence running along said mitered right-of-way N 41°30'45" W a distance of 80.84' to a 1/2" iron pin and plastic cap placed on the east right-of-way line of Feucht Road; thence running along said right-of-way line of Feucht Road the following metes and bounds; N 02°09'03" W a distance of 5.00' to a point; run along the arc of a curve turning to the right with an arc length of 178.80', with a radius of 223.50', with a chord bearing of N 20°46'03" E, with a chord length of 174.07' to a point; run along the arc of a compound curve turning to the right with an arc length of 17.84', with a radius of 223.68', with a chord bearing of N 43°50'11" E, with a chord length of 17.83' to a point; N 46°20'23" E a distance of 145.17' to a concrete monument found; N 48°14'56" E a distance of 35.00' to a concrete monument found; S 41°45'04" E a distance of 44.00' to a concrete monument found; N 48°14'56" E a distance of 30.00' to a concrete monument found; N 41°45'04" W a distance of 44.00' to a concrete monument found; N 48°14'56" E a distance of 39.91' to a concrete monument found; run along the arc of a curve turning to the left with an arc length of 346.03', with a radius of 707.25', with a chord bearing of N 34°13'56" E, with a chord length of 342.59' to a concrete monument found at the intersection of the east right-of-way line of Feucht Road with the west original right-of-way line of Feucht Road (being 50 feet wide); thence running along said west original right-of-way line of Feucht Road the following metes and bounds; S 01°46'58" E a distance of 479.25' to a 1/2" iron pin and plastic cap placed; S 04°33'51" E a distance of 95.58' to a 1/2" iron pin and plastic cap placed; thence leaving said original right-of-way line of Feucht Road the following metes and bounds; S 89°15'36" W a distance of 199.71' to a 1-1/2" open top pipe found; S 10°37'35" E a distance of 81.71' to a 1/2" iron pin and plastic cap placed on the north right-of-way line of Jodeco Road; thence running along said right-of-way line of Jodeco Road along the arc of a curve turning to the right with an arc length of 237.30', with a radius of 2013.45', with a chord bearing of S 80°57'06" W, with a chord length of 237.16' to a 1/2" iron pin and plastic cap placed and the **POINT OF BEGINNING**.

Said Tract 2 containing 3.547 acres.

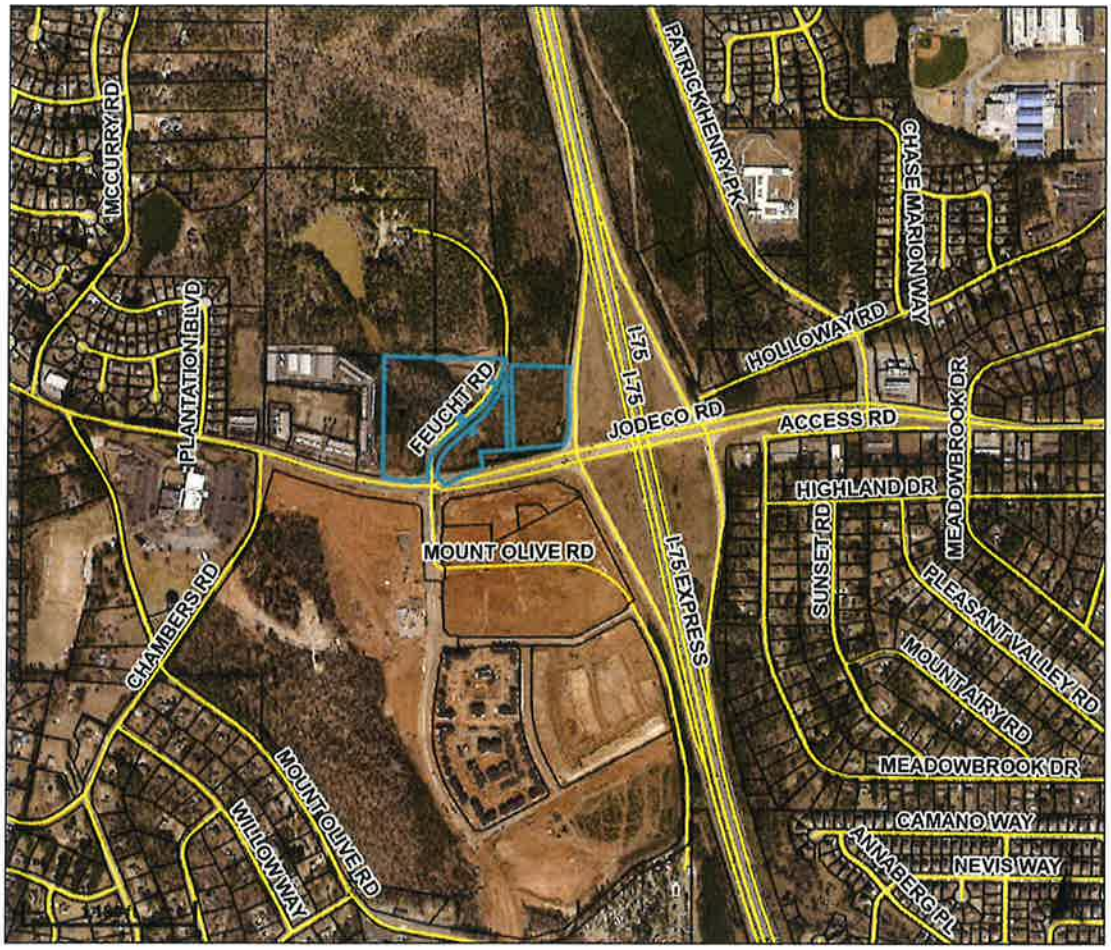
TRACT 3

All of that tract or parcel of land lying and being in Land Lot 78, 6th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" iron pin and plastic cap placed at the intersection of the north land lot line of Land Lot 78 with the west right-of-way line of Interstate 75 (having a variable right-of-way), thence running along said right-of-way line of Interstate 75 the following metes and bounds S 04°39'00" W a distance of 240.90' to a point; run along the arc of a curve turning to the left with an arc length of 211.31', with a radius of 1225.92', with a chord bearing of S 00°36'39" W, with a chord length of 211.05' to a concrete monument found at the northwest mitered right-of-way line of Interstate 75 and Jodeco Road; thence running along said mitered right-of-way line, S 27°03'48" W a distance of 274.88' to a 1/2" iron pin and plastic cap placed; thence leaving said mitered right-of-way, S 76°57'30" W a distance of 200.92' to a 1/2" iron pin and plastic cap placed on the original east right-of-way line of Feucht Road (being 50 feet wide); thence running along the original east property line of Feucht Road the following metes and bounds; N 12°54'07" W a distance of 41.23' to a concrete monument found; N 03°48'42" W a distance of 56.71' to a 1/2" iron pin and plastic cap placed; N 01°44'50" W a distance of 649.47' to a 1/2" iron pin and plastic cap placed on the north line of Land Lot 78; thence leaving said right-of-way line of Feucht Road and running along said land lot line, S 89°17'07" E a distance of 375.39' to a 1/2" iron pin and plastic cap placed and the **POINT OF BEGINNING**.

Said Tract 3 containing 5.309 acres.

qPublic.net™ Henry County, GA



Overview

Legend

- Parcels
- Roads

Parcel ID	053-01017005	**Class**	C	**Owner**	MARKETPLACE	**Land Value:**	$1.8831e+006			
Property Address	2250 JODECO RD	**Acreage**	20.238	**Address**	STOREFRONTS LLC 1418 DRESDEN DRIVE SUITE 200 ATLANTA GA 30319	**Building Value:**	$0	**Last 2 Sales**		
District	County/UnIncorp					**Misc Value:**	$0	**Date**	**Price**	**Reason** **Qual**
								4/22/2008	$5,400,000	n/a Q
								7/29/2005	$3,300,000	n/a Q
						Total Value:	$1883100			

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 8/3/2023
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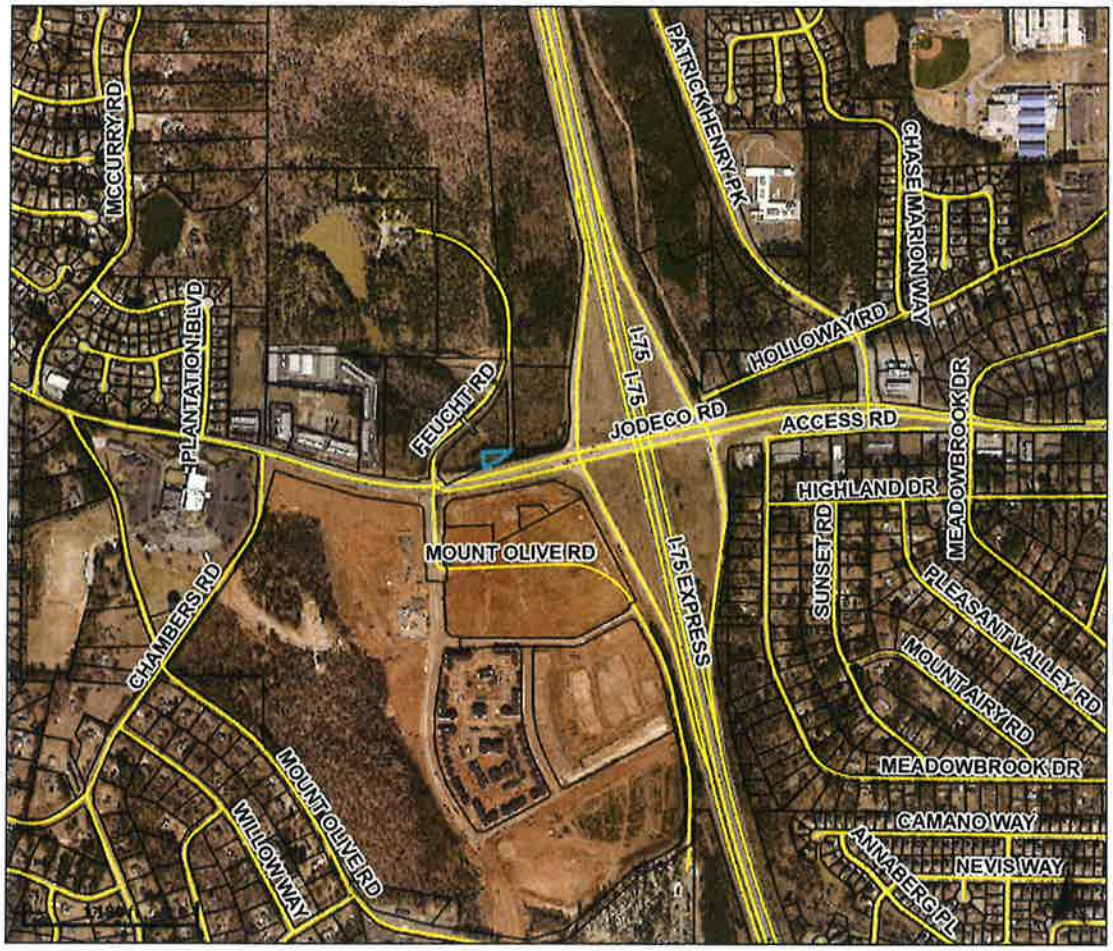

Overview

Legend

- Parcels
- Roads

Parcel ID	053-01017000	**Class**	C	**Owner**	MARKETPLACE	**Land Value:**	$29400			
Property Address	2206 JODECO RD	**Acreage**	0.27	**Address**	STOREFRONTS LLC 1418 DRESDEN DR BROOKHAVEN GA 30319	**Building Value:**	$0	**Last 2 Sales**		
District	County/UnIncorp							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$0	2/3/2021	$30,000	n/a	Q
								10/27/2010	$0	GOVERNMENT	U
						Total Value:	$29400			

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 8/3/2023
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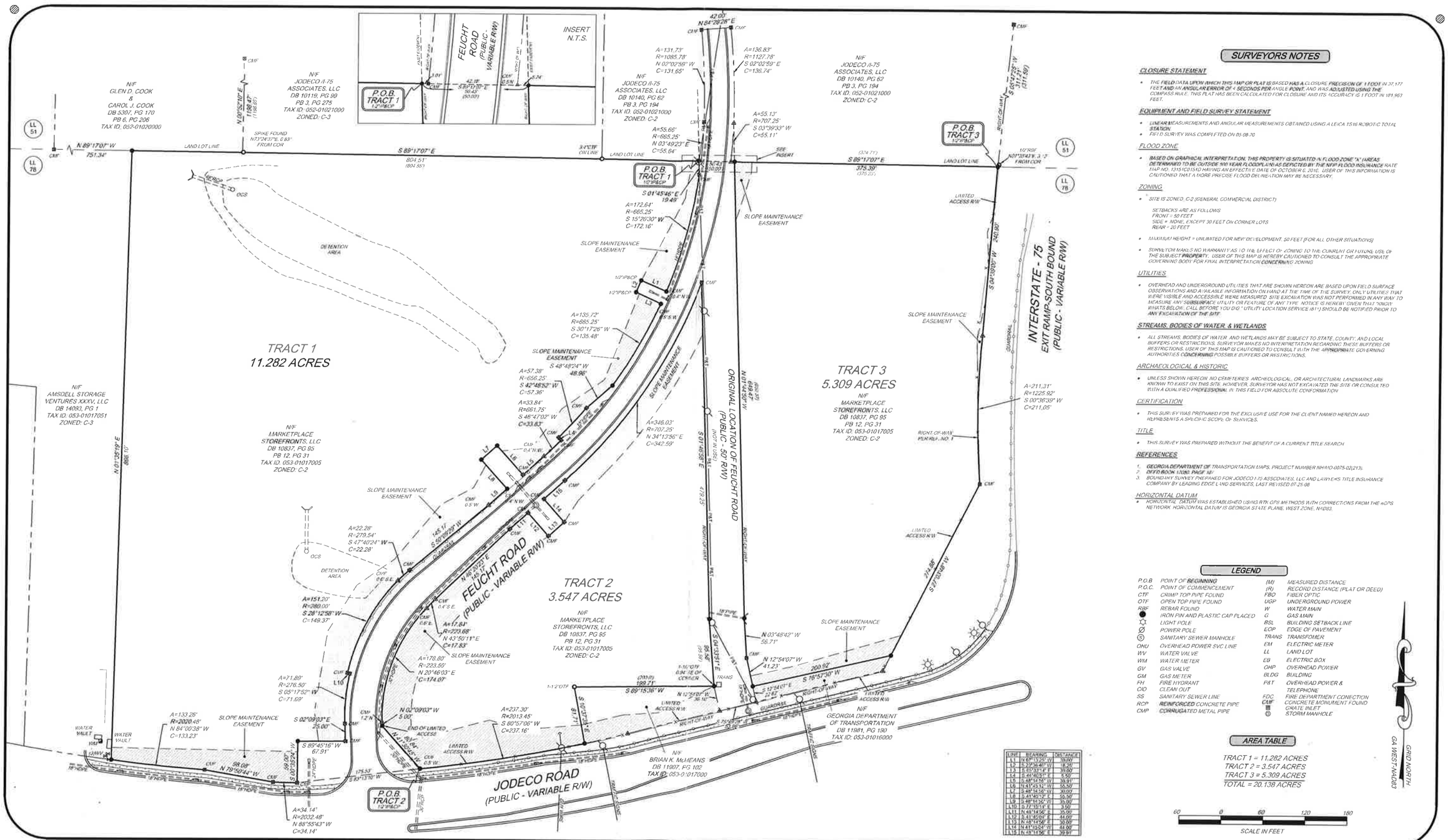
Developed by Schneider GEOSPATIAL


INSERT N.T.S.
FEUCHT ROAD (PUBLIC - VARIABLE R/W)
P.O.B. TRACT 1 1/2"PKCP
N/F GLEN D. COOK & CAROL J. COOK DB 5307, PG 170 PB 6, PC 206 TAX ID: 052-01020000
N/F JODECO I-75 ASSOCIATES, LLC DB 10119, PG 99 PB 3, PG 275 TAX ID: 052-01021000 ZONED: C-3
N/F JODECO I-75 ASSOCIATES, LLC DB 10140, PG 62 PB 3, PG 194 TAX ID. 052-01021000 ZONED: C-2
N/F JODECO I-75 ASSOCIATES, LLC DB 10140, PG 62 PB 3, PG 194 TAX ID. 052-01021000 ZONED: C-2
P.O.B. TRACT 3 1/2"PKCP
N/F AMSDELL STORAGE VENTURES XXXV, LLC DB 14093, PG 1 TAX ID: 053-01017051 ZONED: C-3
N/F MARKETPLACE STOREFRONTS, LLC DB 10837, PG 95 PB 12, PG 31 TAX ID. 053-01017005 ZONED: C-2
N/F MARKETPLACE STOREFRONTS, LLC DB 10837, PG 95 PB 12, PG 31 TAX ID. 053-01017005 ZONED: C-2
N/F MARKETPLACE STOREFRONTS, LLC DB 10837, PG 95 PB 12, PG 31 TAX ID: 053-01017005 ZONED: C-2
P.O.B. TRACT 1 1/2"IPS&CP
TRACT 1 11.282 ACRES
TRACT 2 3.547 ACRES
TRACT 3 5.309 ACRES
INTERSTATE - 75 EXIT RAMP-SOUTH BOUND (PUBLIC - VARIABLE R/W)
ORIGINAL LOCATION OF FEUCHT ROAD (PUBLIC - 50' R/W)
JODECO ROAD (PUBLIC - VARIABLE R/W)
P.O.B. TRACT 2 1/2"PKCP
N/F GEORGIA DEPARTMENT OF TRANSPORTATION DB 11981, PG 180 TAX ID: 053-01016000
N/F BRIAN K. McMEANS DB 11907, PG 102 TAX ID: 053-01017000
SLOPE MAINTENANCE EASEMENT
DETENTION AREA
LAND LOT LINE
LIMITED ACCESS R/W
RIGHT-OF-WAY MONUMENT NO. 1
SPIKE FOUND N71°24'37"E, 0.83' FROM COR
1/2"RBF N37°34'47"E, 3.13' FROM COR
WATER VAULT
GUARDRAIL
TRAFFIC SIGNS
N 89°17'07" W 751.34'
S 89°17'07" E 804.51' (804.55')
S 89°17'07" E 375.39' (375.25')
N 01°25'19" E 868.10'
S 01°45'46" E 19.49'
N 84°28'28" E 42.00'
S 04°43'25" W 211.47' (211.59')
S 08°36'26" W 1,087.24'
N 01°49'29" W 648.47' (649.37')
S 01°45'58" E 619.29' (619.37')
S 01°37'24" E 81.71'
N 03°48'42" W 56.71'
N 12°54'07" W 41.23'
S 16°57'30" W 200.92'
S 12°54'07" E 22.82'
S 89°15'36" W 199.71' (200.0')
S 89°45'16" W 67.91'
N 79°50'44" W 98.08'
S 02°09'03" E 25.00'
N 02°09'03" W 5.00'
S 00°13'10" W 175.53'
N 01°25'19" E 1,188.42' (1,188.61')
A=131.73' R=1085.78' N 02°07'59" W C=131.65'
A=136.83' R=1127.78' S 02°02'59" E C=136.74'
A=55.66' R=665.25' N 03°49'23" E C=55.64'
A=55.13' R=707.25' S 03°39'33" W C=55.11'
A=172.64' R=665.25' S 15°20'30" W C=172.16'
A=135.72' R=665.25' S 30°17'26" W C=135.48'
A=57.38' R=656.25' S 42°48'52" W C=57.36'
A=33.84' R=661.75' S 46°47'02" W C=33.83'
A=346.03' R=707.25' N 34°13'56" E C=342.59'
A=211.31' R=1225.92' S 00°36'39" W C=211.05'
A=237.30' R=2013.45' S 80°57'06" W C=237.16'
A=133.26' R=2020.48' N 84°00'38" W C=133.23'
A=34.14' R=2032.48' N 88°55'43" W C=34.14'
A=22.28' R=279.54' S 47°40'24" W C=22.28'
A=151.20' R=280.00' S 26°12'58" W C=149.37'
A=71.89' R=276.50' S 05°17'52" W C=71.69'
A=17.84' R=223.68' S 43°50'11" E C=17.83'
A=176.80' R=223.50' N 20°46'03" E C=174.07'
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16
1-1/2"OTF
1-1/2"RBF
1-1/2"OTF 0.38' S/E OF CORNER
1/2"IPS&CP
CMF
CTF
OCS
TRANS
SIGN
SEE INSET
SEE INSET 1
42.18' S 89°17'07" E 50.43' (50.00')
145.17' S 85°09'09" W
145.17' N 46°20'23" E
3.91' EAST MARGIN
3.34' WEST MARGIN
WEST MARGIN
EAST MARGIN
BACK OF WALK
BACK OF CURB
0.4' N/E
0.4' N/W
0.5' W
0.5' E
0.6' E
0.4' S/E
0.4' S/W
0.5' S/E
0.5' W
0.4' N/E
0.4' N/W
0.5' N/W
0.5' S/W
0.5' S/E
0.5' W
0.6' S/

HENRY COUNTY COMPREHENSIVE PLAN 2045

PUBLIC HEARING #2 | 8.14.23

AGENDA

1. Project Overview
2. Major Needs and Opportunities
3. Future Land Use
4. Final Steps

01 | PROJECT OVERVIEW

PROJECT TEAM

County Staff

Touissant Kirk
Planning & Zoning Director

Kamau As-Salaam
Interim Assistant Director

Yaritza Nieves
Planner III

Kenta Lanham
Planner II

Faith Palmer
Planner I

Consultants

Allison Stewart-Harris
Project Manager/Senior Planner, TSW

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PROJECT GOAL

Rehaul 2018 Comprehensive Plan!

We need to address the coming growth in a proactive, thoughtful way. How can we balance density with preserving more rural areas?

We will accomplish this goal by:

- Evaluating recent development patterns
- Analyzing existing plans, particularly around infrastructure
- Working with the community on a vision for growth
- Providing an action-oriented plan to put Henry County in the driver's seat

PROCESS & SCHEDULE

Project Initiation
(In Progress)

- Kick-Off Meeting
- Consultants analyze 2018 comprehensive plan and supporting documents
- Report of Accomplishments
- Public Hearing #1
- Stakeholder interviews
- Introduce plan to the community
- Identify key assets and challenges

Land Use Update + Other Elements
April to June 2023

- Land use analysis, including a public workshop focused on specific parts of the County
- Steering Committee #2
- Future Community Map and Land Use Map updates
- Steering Committee #3

Implementation
June to July 2023

- Develop action-oriented implementation strategies to address the key assets + challenges
- Create the Community Work Program (your to-do list!)

Final Plan + Adoption
August to October 2023

- Create and share Draft Comprehensive Plan Update
- Once blessed by the community and Commission, shepherd plan through state and regional approval process
- Adopt the plan by its deadline in October

Public Participation

ENGAGEMENT + TECHNICAL WORK

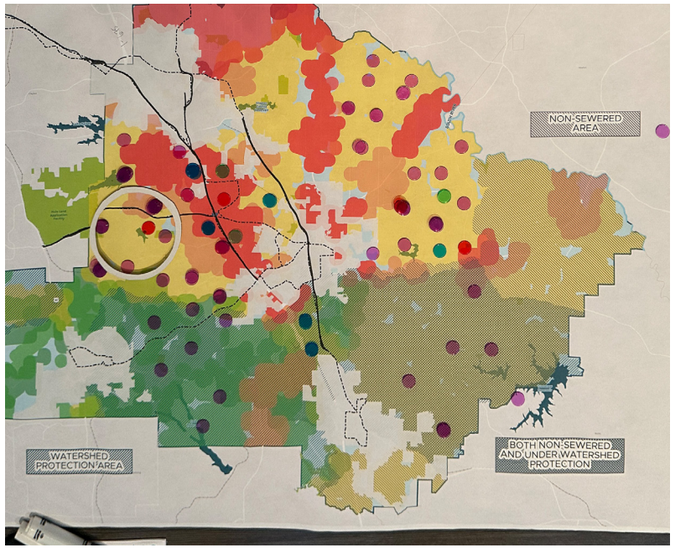
ENGAGEMENT:

- 2 Public hearings
- Stakeholder interviews
- 3 Public workshops
- 3 Steering Committee meetings
- 2 Online surveys

TECHNICAL WORK:

- Updated Report of Accomplishments
- Analyzed existing plans
- Future land use map focus group
- Land use and infrastructure analysis
- Development of new future land use approach
- Update of Comprehensive Plan document
- Community Work Program

ENGAGEMENT



60+ attendees at EACH Public Workshop

1,000+ respondents to the online surveys

02 | MAJOR NEEDS + OPPORTUNITIES

FIVE MAJOR NEEDS + OPPORTUNITIES

1. Traffic
2. Development process feels unpredictable and not aligned with infrastructure
3. Lack of things to do/ entertainment
4. Lack of housing diversity
5. Desire for more transparent, accessible communication

#1: ADDRESS TRAFFIC

NEED

The current transportation infrastructure in Henry County does not meet the demand, leading to high levels of congestion and increased travel times.

KEY INITIATIVES

1. Evaluate proposed transportation projects for alignment with updated future land use policy
2. Require stronger connectivity in the Unified Land Development Code (ULDC)
3. Begin investing in the multi-modal network of the Central District as soon as possible
4. Identify specific alignments for key greenways and trails projects
5. Influence the demand side of transportation
6. Complete current transportation projects on budget with clear updates on project status

#2: ALIGN DEVELOPMENT + INFRASTRUCTURE

NEED

Both members of the Henry County community and the broader development community expressed frustration that development decisions do not appear to follow the future land map, nor do they seem to consider infrastructure constraints.

KEY INITIATIVES

1. Commit to the new land use policy direction
2. Develop a more detailed plan for the Central District of incorporated Henry County (along Jonesboro Road)
3. Update the ULDC
4. Streamline the development process

#3: MORE THINGS TO DO!

NEED

Henry County residents want greater access to diverse and wide-ranging places

KEY INITIATIVES

1. Leverage and promote existing assets
2. Conduct a retail and recreation leakage study
3. Align policies and incentives to enable destination development
4. Begin activing the Central District
5. Promote retail and commercial options closer to home

#4: BETTER HOUSING DIVERSITY

NEED

Current development patterns have resulted in a lack of variety and options for residents when looking for housing within the county.

KEY INITIATIVES

1. Revise the ULDC to enable more residential types
2. Allow Accessory Dwelling Units (ADUs)
3. Create incentives for developers who incorporate workforce housing units into projects
4. Reduce impact of rising housing costs through reducing parking requirements and streamlining development process
5. Conduct a Housing Needs Assessment

#5: TRANSPARENT COMMUNICATIONS

NEED

Residents perceive a lack of transparency and access to information from the County.

KEY INITIATIVES

1. Improve the County's website
2. Communicate with the audience in mind
3. Clarify and expand opportunities for input

03 | FUTURE LAND USE

FUTURE LAND USE PLANNING

Two land use maps:

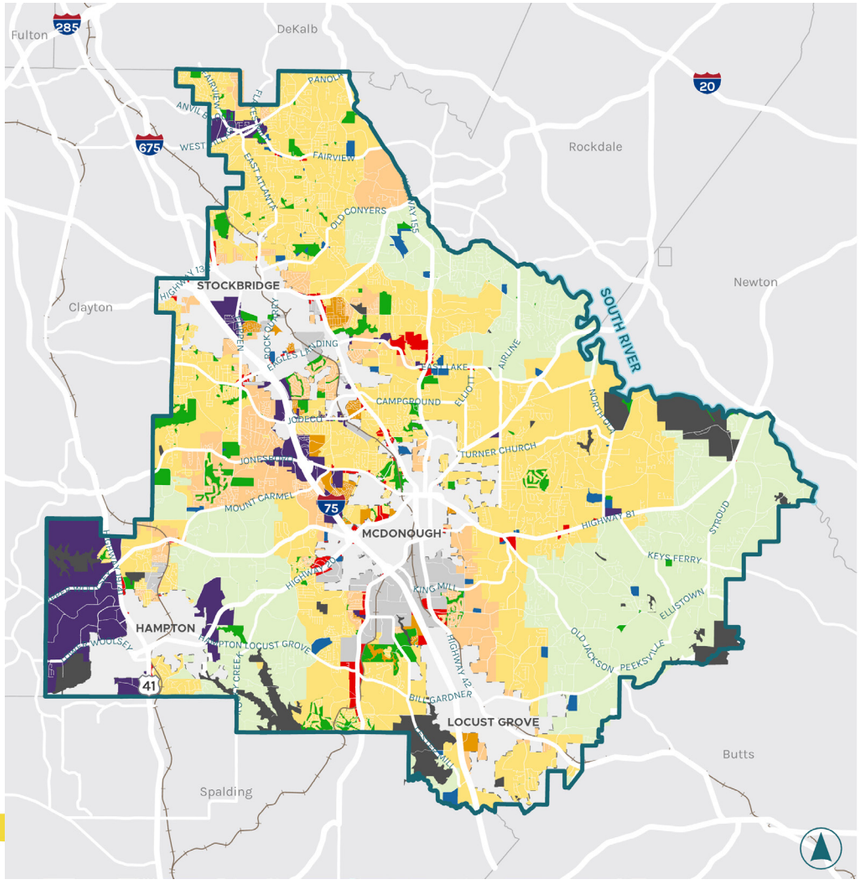
1. Future Land Use Map

2. ~~Future Community Map~~ Development + Infrastructure Strtategy Map

FUTURE LAND USE MAP

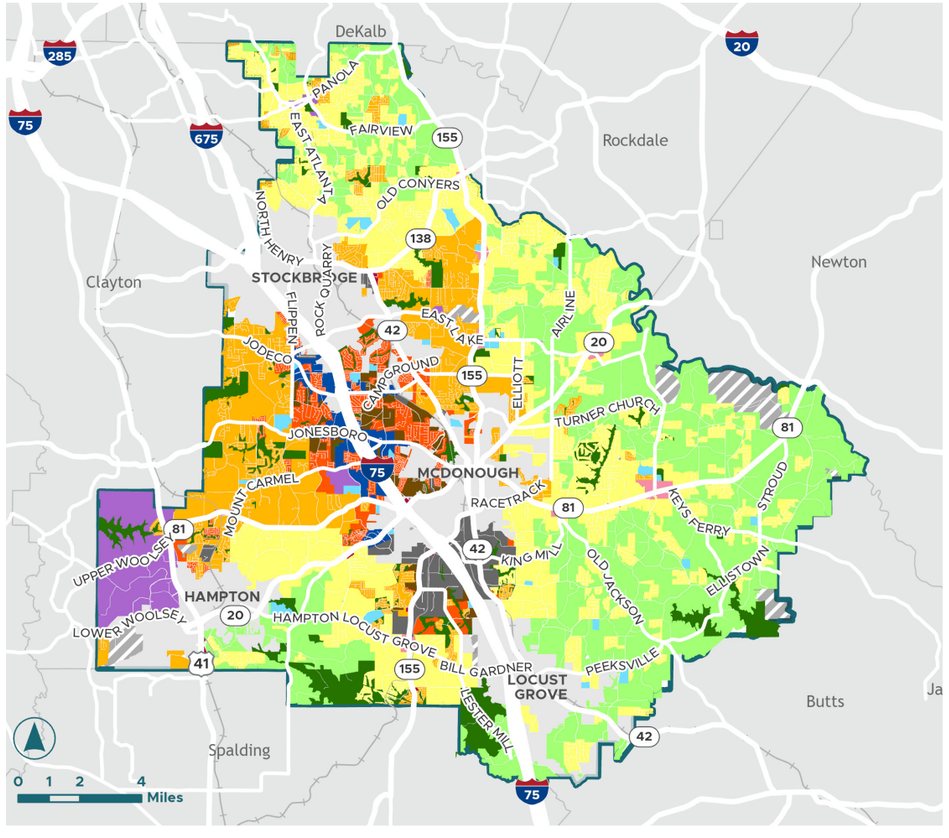
Current Plan

- 11 land uses
- “Spot” changes, inconsistent



Draft Update

- 14 land uses
- More nuance, more description, more accurate



FUTURE LAND USE MAP

Draft Update Land Uses

COLOR	DESIGNATION
	RURAL RESIDENTIAL 0-1 dwelling unit/acre
	LOW DENSITY SUBURBAN RESIDENTIAL 0-2 dwelling units/acre
	MEDIUM DENSITY SUBURBAN RESIDENTIAL 0-4 dwelling units/acre
	HIGH DENSITY SUBURBAN RESIDENTIAL 0-8 dwelling units/acre
	URBAN RESIDENTIAL 4-12 dwelling units/acre
	LOW DENSITY MIXED USE 0-8 dwelling units/acre
	HIGH DENSITY MIXED USE 8-20 dwelling units/acre

COLOR	DESIGNATION
	VILLAGE 1-2 stories
	COMMERCIAL 1-5 stories
	OFFICE-INSTITUTIONAL 1-5 stories
	PUBLIC-INSTITUTIONAL n/a
	INDUSTRIAL 1-5 stories
	PARK/OPEN SPACE
	UTILITIES

FUTURE LAND USE MAP

LOW DENSITY SUBURBAN RESIDENTIAL

ESCRIPTION

is category is one of the largest land use in terms of reage within Henry County and consists of single-family mes on fairly large lots (most between 0.5 and 1.0 re in size). It is intended to maintain the lower density gle-family character of unincorporated Henry County, t with improved aesthetics and roadway connectivity. If project is near a proposed Henry County Trail segment, ght of way or trail construction should be provided.

OLICY CONSIDERATIONS

New curb cuts along streets and roadways should be discouraged when alternative access is available

Wide vegetated buffers should be required along existing roadways to help screen new residences and preserve the rural character of the corridor

- As much as possible, larger subdivisions (over 50 lots) should contribute to local roadway connectivity by avoiding dead-ends/single entry points
- If the project is within 1 mile of a planned or existing multi-use trail, the development should provide a minimum 5-foot sidewalks with a minimum 3-foot grass buffer on the roadway; where applicable, as an alternative the development can provide a different method of access (minimum 5-feet wide) to a feeder trail system that does not use the roadway right-of-way
- No subdividing into flag lots
- Consider implementing residential design guidelines that reflect the desired character of houses within Henry County

IGURE 17. LOW DENSITY SUBURBAN RESIDENTIAL DETAILS

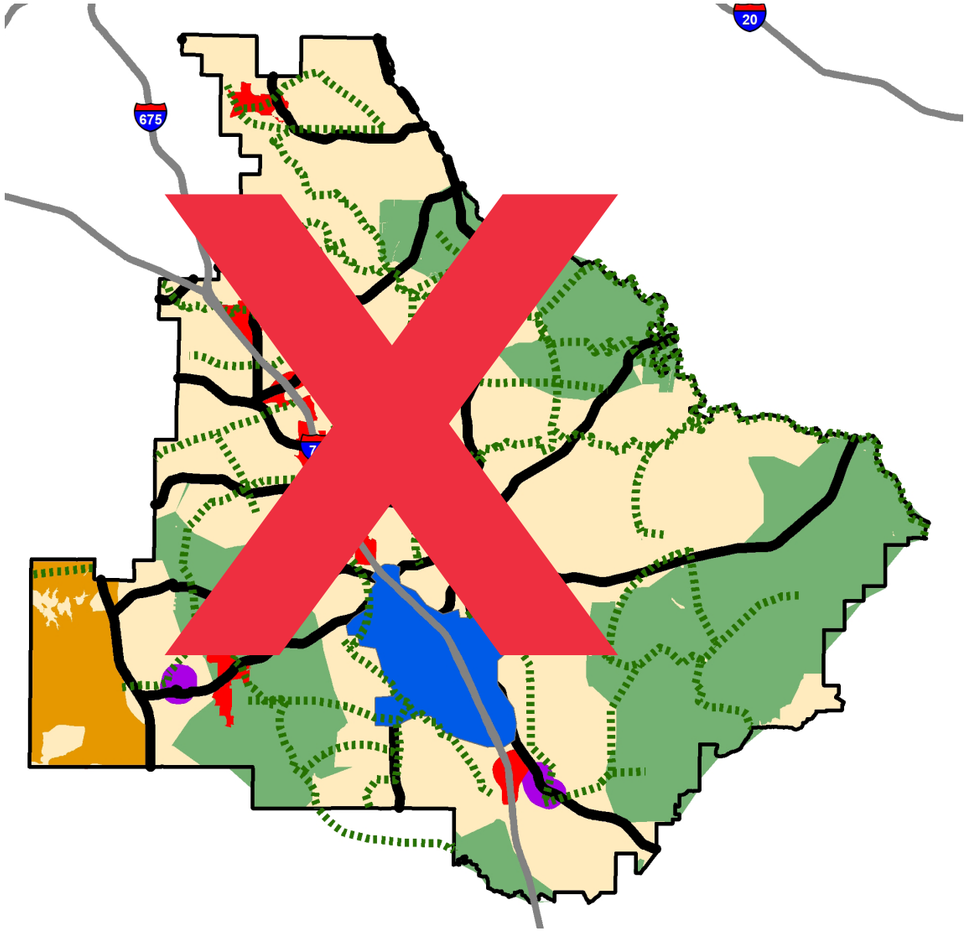
Primary Development + Infrastructure Strategy Areas	Rural Communities, Panola Mountain
Density/Intensity	0-2 dwelling units/acre
Appropriate zoning district(s)	Residential-Agriculture (RA), Single-Family Residence (R-1), Single-Family Residence (R-2)
TYPICAL CHARACTER	INTENSITY

For each future land use, the Comprehensive Plan Update includes:

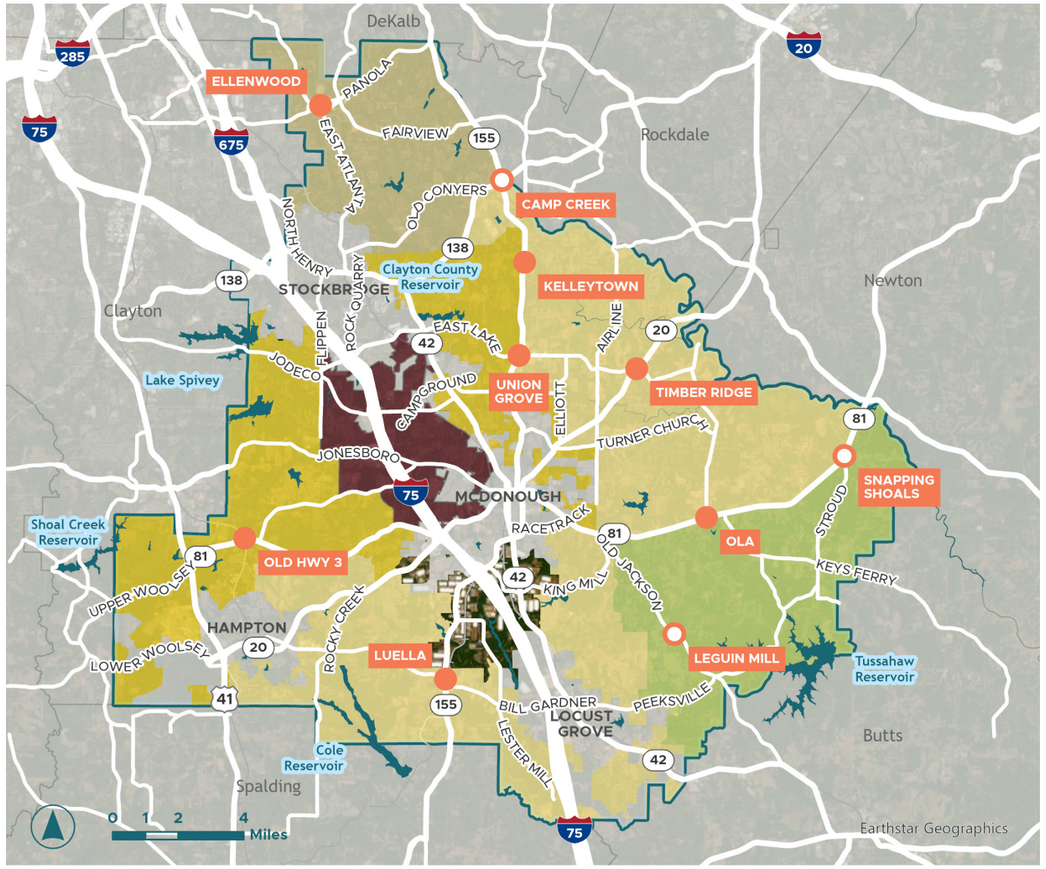
- An overall description
- Policy considerations
- Density/intensity guidelines
- Appropriate zoning districts
- Images of typical character and intensity

FUTURE COMMUNITY MAP - 2018

Future Community Map



Development + Infrastructure Strategy Map



DEVELOPMENT + INFRASTRUCTURE MAP

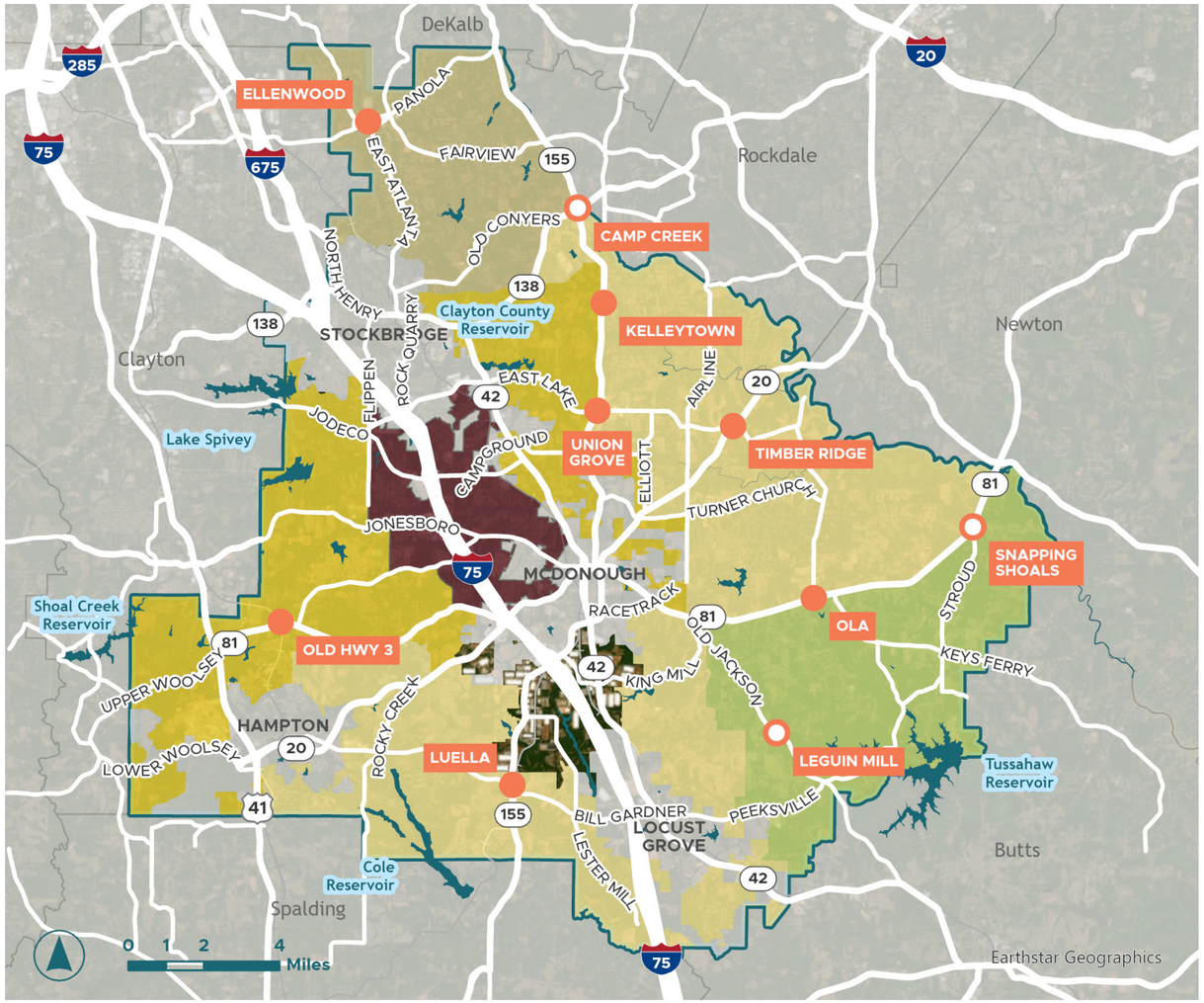
1. Aligns transportation investments, sewer capacity/ expansion capability, and development intensity

2. Balances the need for predictability and flexibility in future land use changes

6 Development and Infrastructure Strategy Areas

Rural Reserve	Suburban Mix
Rural Communities	Workplace Center
Panola Mountain	Central District

+ 10 Community Centers



HENRY COUNTY
COMPREHENSIVE PLAN

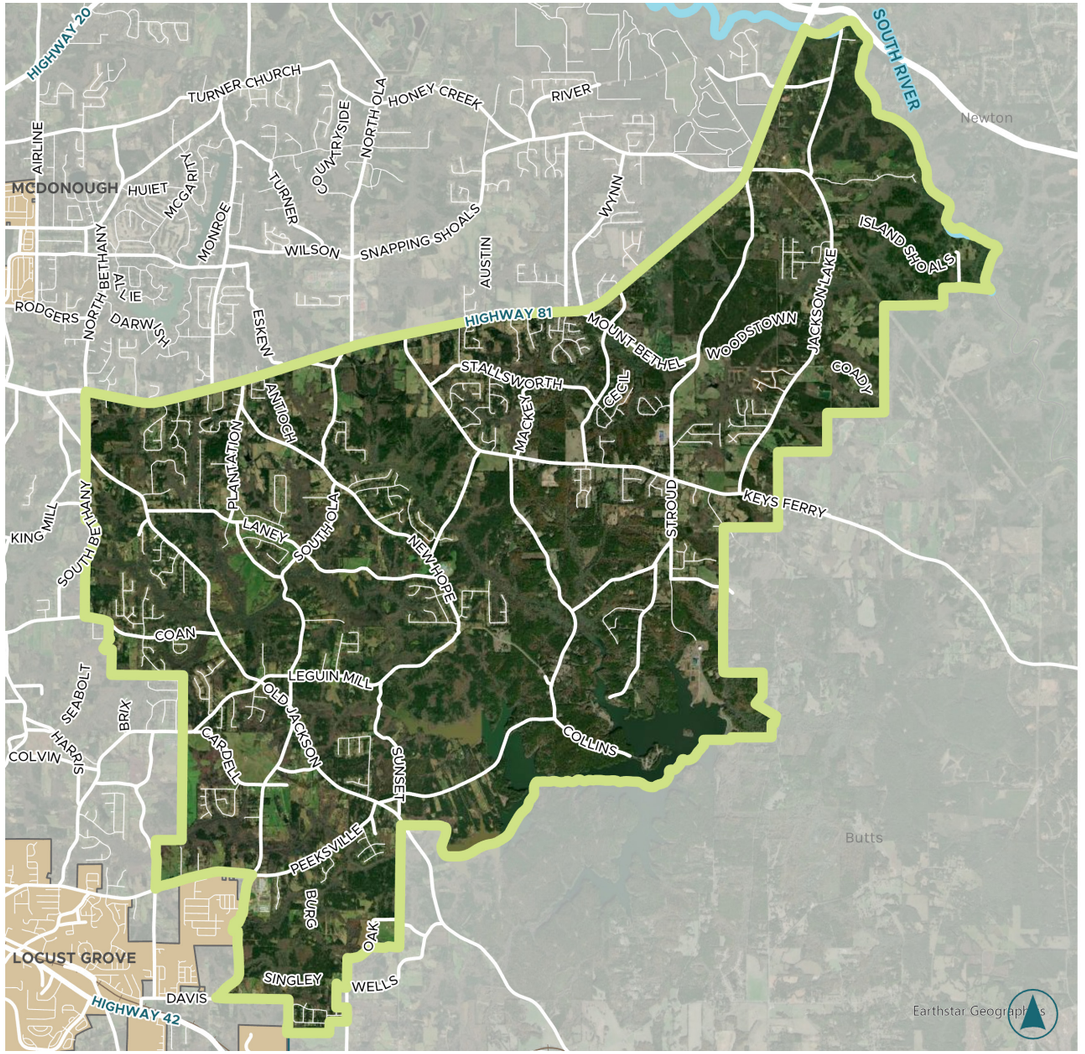
RURAL RESERVE

Little to no expansion of sewer capacity in 5-10 years

Focus on roadway maintenance and safety

	LAND USE
APPROPRIATE IN RURAL RESERVE	» Rural Residential » Village » Parks and Greenspace
APPROPRIATE IN RURAL RESERVE IF MASTER PLANNED* AND CONDITIONS ARE MET	» Low Density Suburban Residential » Medium Density Suburban Residential
	» Commercial
	» Industrial
	» Public-Institutional, Office-Institutional
	» Utilities
NOT APPROPRIATE IN RURAL RESERVE	» High Density Suburban Residential » Urban Residential » Low Density Mixed Use » High Density Mixed Use

*County can waive if 10 acres or less



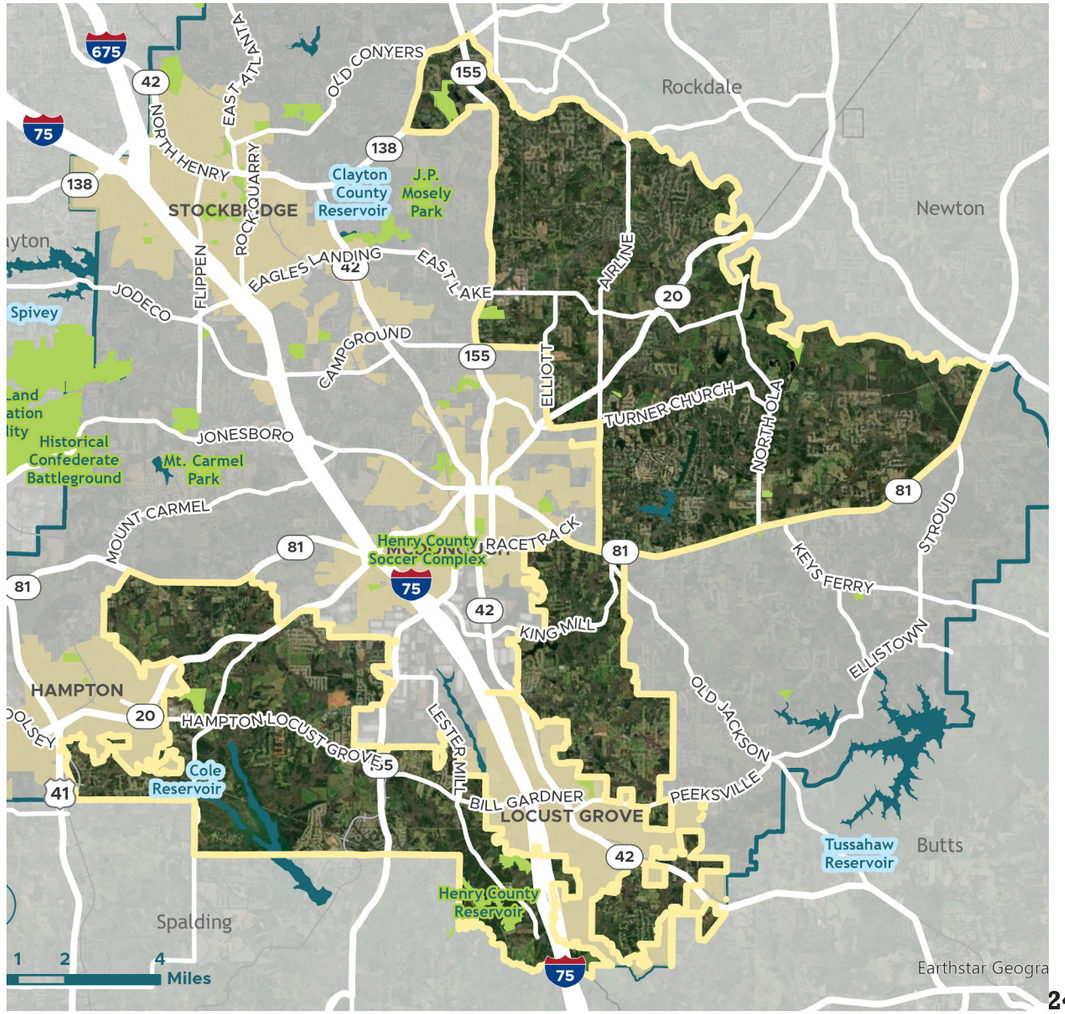
RURAL COMMUNITIES

Slow, targeted sewer expansion

Focus on roadway maintenance and safety

	LAND USE
APPROPRIATE IN RURAL COMMUNITIES	» Rural Residential » Low Density Suburban Residential » Village » Parks and Greenspace
APPROPRIATE IN RURAL COMMUNITIES IF MASTER PLANNED* AND CONDITIONS ARE MET	» Medium Density Suburban Residential
	» Low Density Mixed Use
	» Commercial
	» Industrial
	» Office-Institutional
	» Public-Institutional
	» Utilities
NOT APPROPRIATE IN RURAL COMMUNITIES	» High Density Suburban Residential » Urban Residential » High Density Mixed Use

*County can waive if 10 acres or less



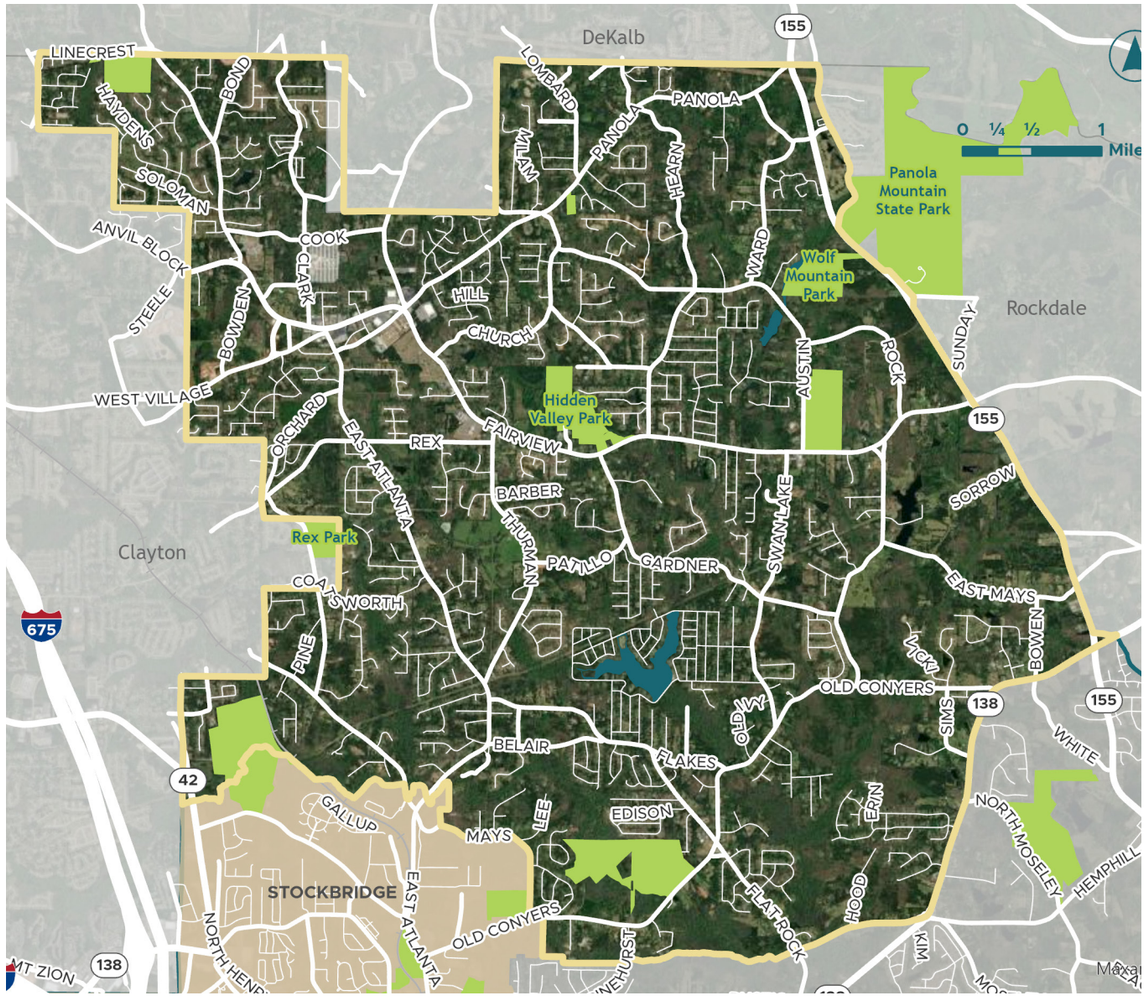
PANOLA MOUNTAIN

No expansion

Roadway maintenance, safety, and congestion relief; multi-purpose trails

	LAND USE
APPROPRIATE IN PANOLA MOUNTAIN	» Rural Residential » Low Density Suburban Residential » Village » Parks and Greenspace
APPROPRIATE IN PANOLA MOUNTAIN IF MASTER PLANNED* AND CONDITIONS ARE MET	» Medium Density Suburban Residential
	» Low Density Mixed Use
	» Commercial
	» Industrial
	» Public-Institutional, Office-Institutional
	» Utilities
NOT APPROPRIATE IN PANOLA MOUNTAIN	» High Density Suburban Residential » Urban Residential » High Density Mixed Use

**County can waive if 10 acres or less*



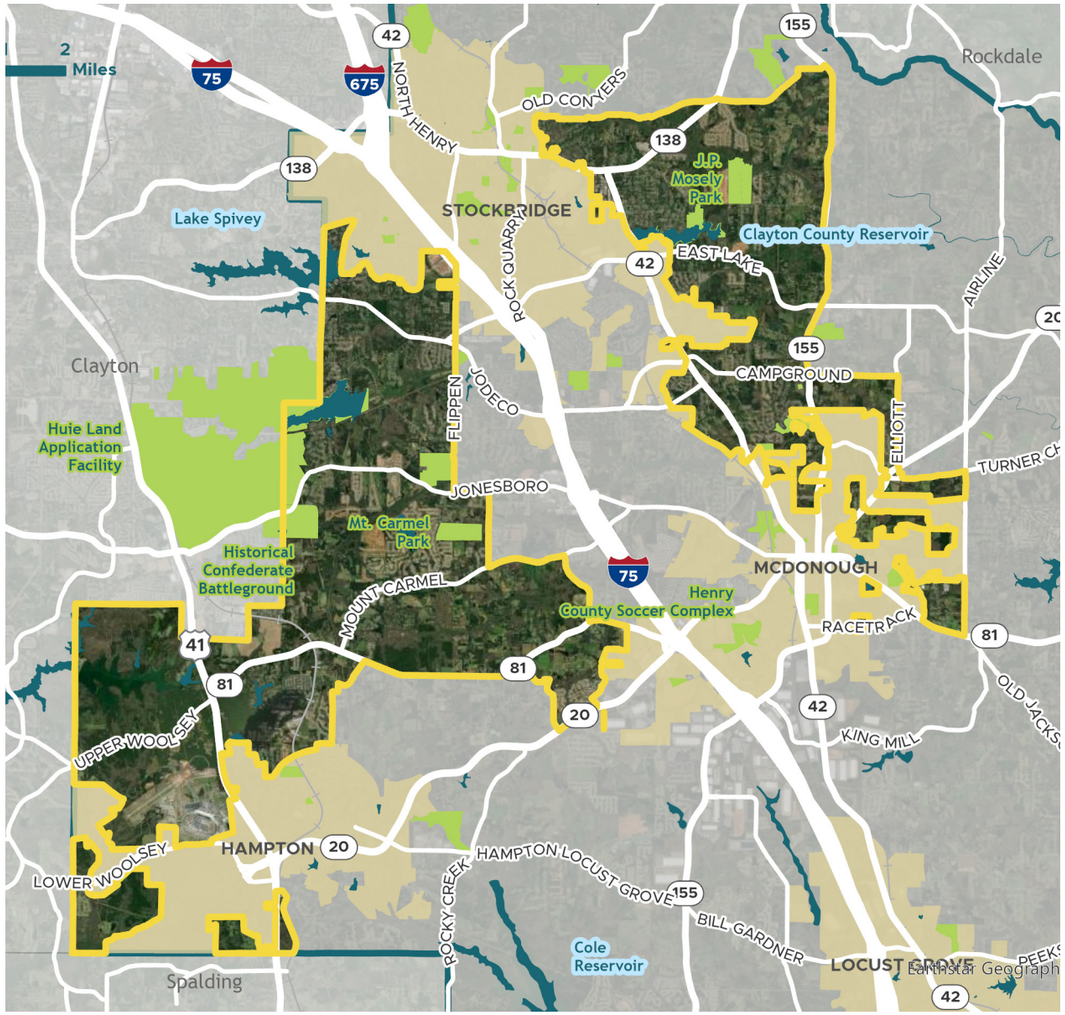
SUBURBAN MIX

Capacity expansion as needed

All types of roadway improvements; sidewalks and trails in key areas

	LAND USE
APPROPRIATE IN SUBURBAN MIX	» Medium Density Suburban Residential » High Density Suburban Residential » Low Density Mixed Use » Suburban Commercial » Office-Institutional » Public-Institutional » Parks and Greenspace
APPROPRIATE IN SUBURBAN MIX IF MASTER PLANNED* AND CONDITIONS ARE MET	» Low Density Suburban Residential
	» Village
	» Commercial
	» Industrial
NOT APPROPRIATE IN SUBURBAN MIX	» Rural Residential » Urban Residential » High Density Mixed Use

*County can waive if 10 acres or less



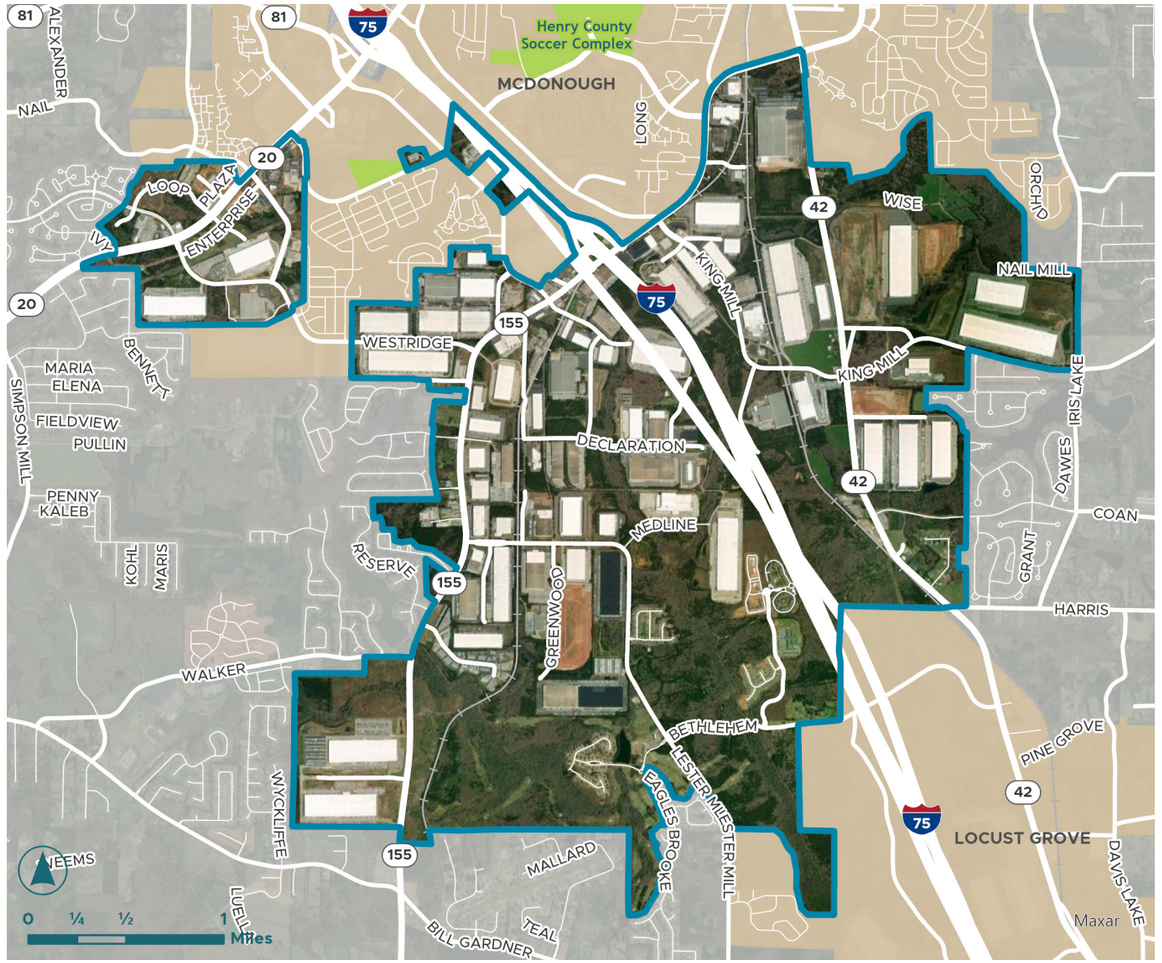
WORKPLACE CENTER

Capacity expansion as needed

Balance demands of freight with mobility

	LAND USE
APPROPRIATE IN WORKPLACE CENTER	» Urban Residential
	» High Density Suburban Residential » Industrial » Office-Institutional » Utilities » Parks and Greenspace
APPROPRIATE IN WORKPLACE CENTER IF MASTER PLANNED* AND CONDITIONS ARE MET	» High Density Mixed Use » Commercial
	» Public Institutional
NOT APPROPRIATE IN WORKPLACE CENTER	» Rural Residential » Low Density Suburban Residential » Medium Density Suburban Residential » Village » Low Density Mixed Use

**County can waive if 10 acres or less*



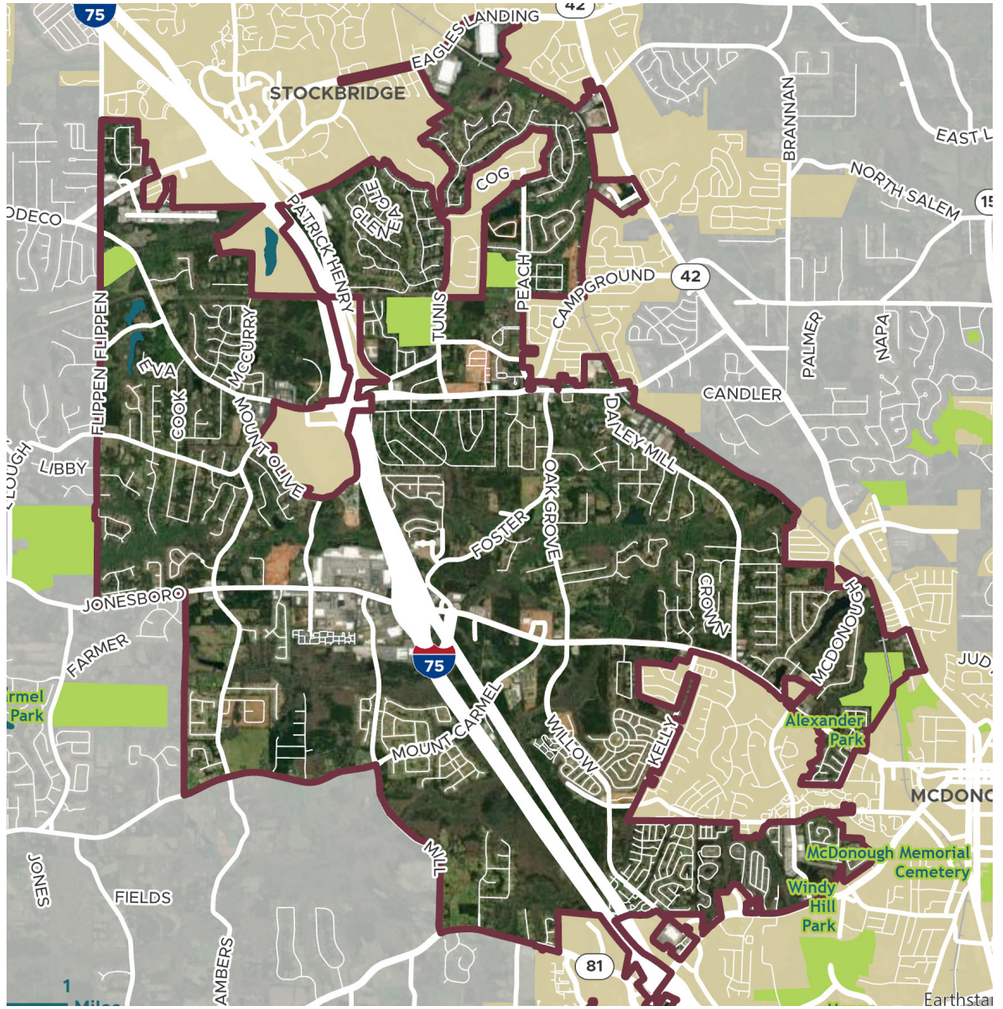
CENTRAL DISTRICT

Priority area for capacity expansion

Multi-modal, “Complete Streets” network

	LAND USE
APPROPRIATE IN CENTRAL DISTRICT	» Urban Residential » Office-Institutional » Parks and Open Space » Public-Institutional
	» High Density Mixed Use
APPROPRIATE IN CENTRAL DISTRICT IF MASTER PLANNED* AND CONDITIONS ARE MET	» High Density Suburban Residential
	» Utilities
NOT APPROPRIATE	» Rural Residential » Low Density Suburban Residential » Medium Density Suburban Residential » Low Density Mixed Use, Village » Commercial » Industrial

**County can waive if 10 acres or less*



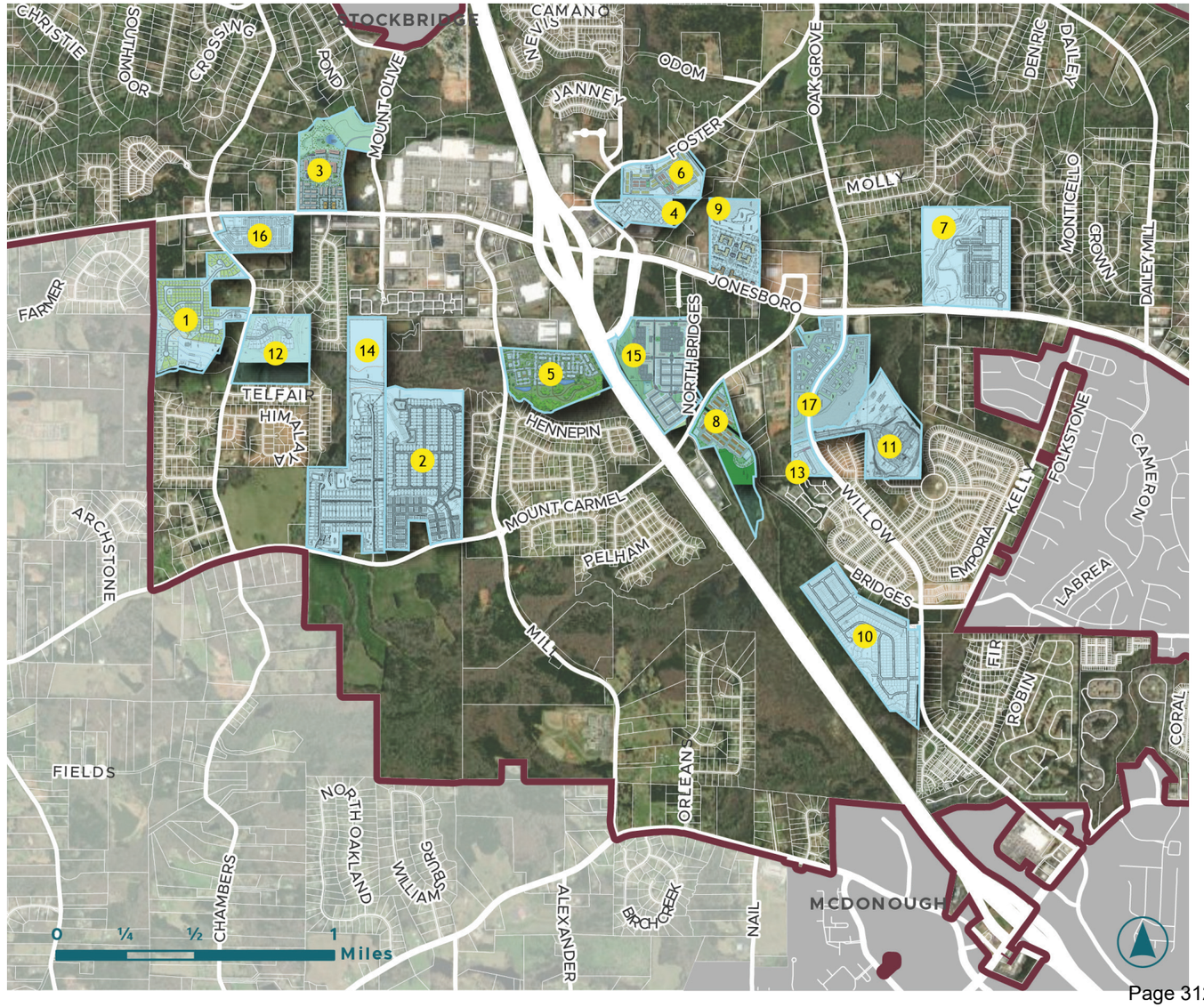
CENTRAL DISTRICT

% of Future Land Use in County

High Density Mixed Use: 2.01%

Urban Residential: 1.53%

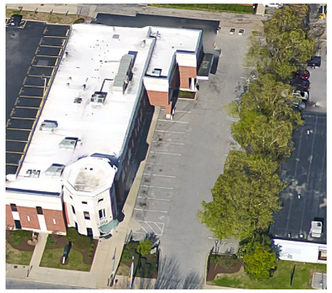
Very little “new” High Density Mixed Use or Urban Residential: much of it is already approved and in the pipeline.



CENTRAL DISTRICT

The growth is coming.

Let’s get the infrastructure and amenities there to make it a great place.

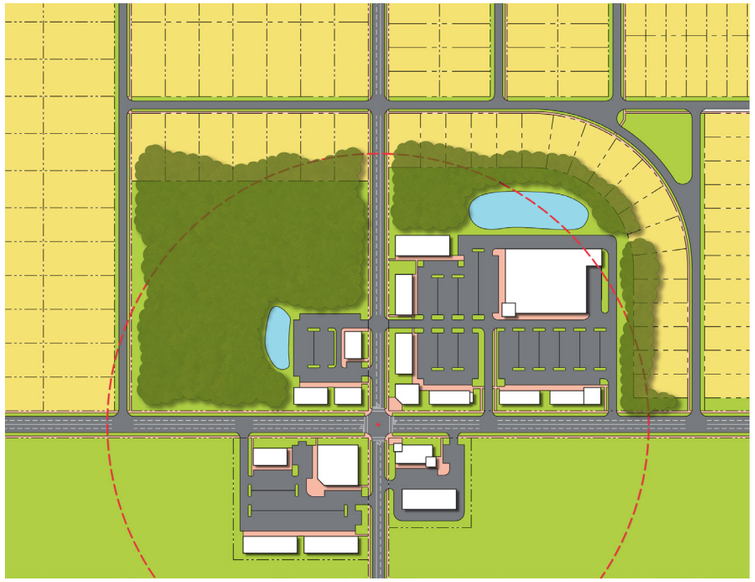


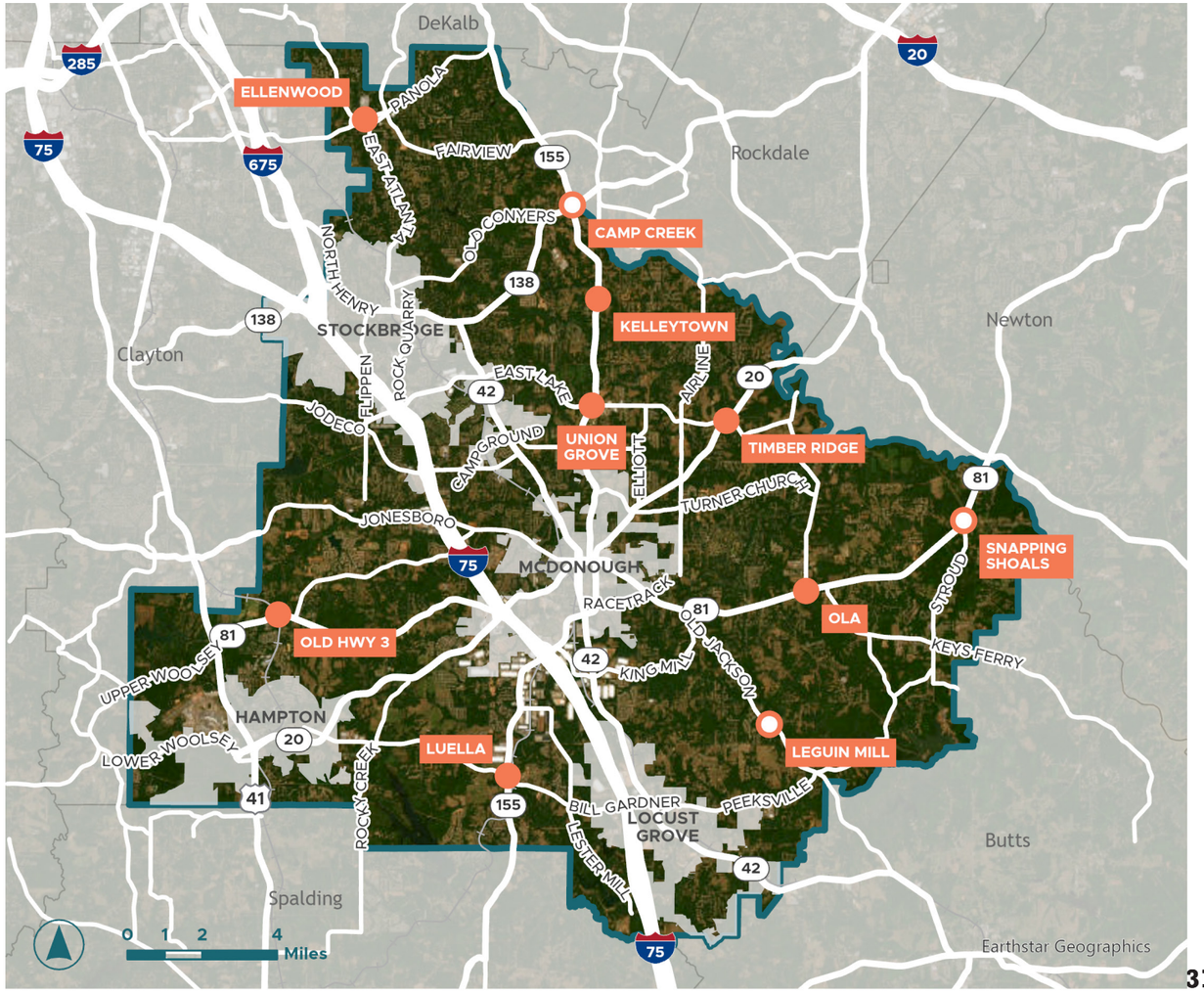
30 30

COMMUNITY CENTERS

Community Centers

Cluster of commercial uses/services to reduce trip lengths to meet daily needs, potential for some residential in mixed-use pattern



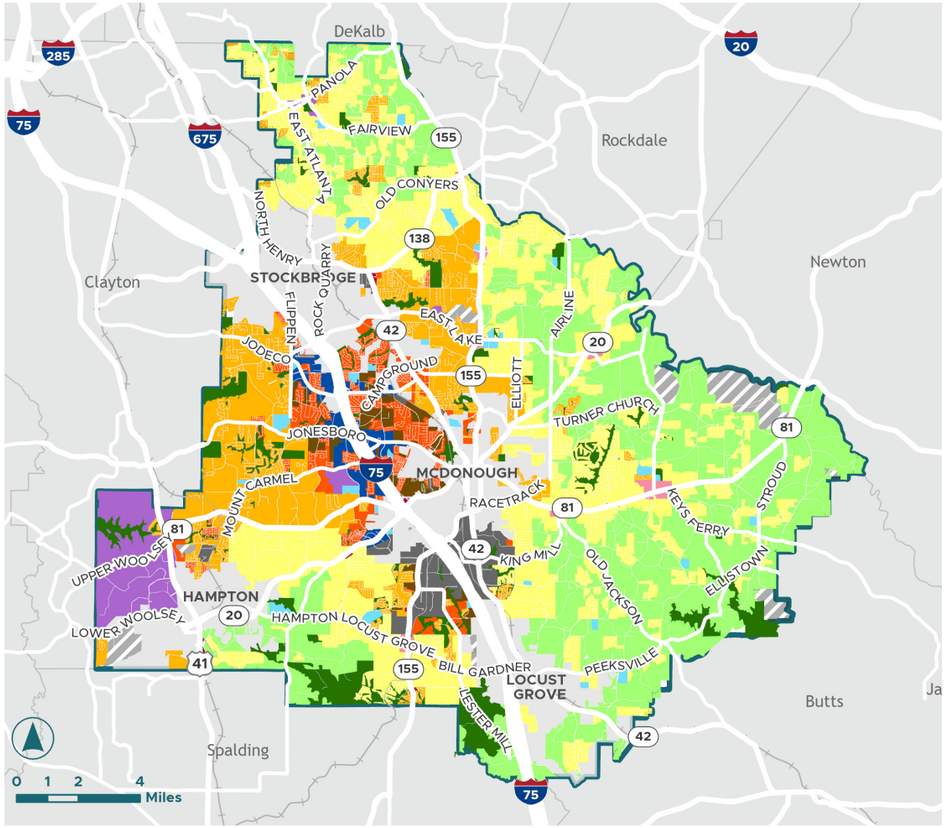


HOW DOES THIS FIT TOGETHER??

Let’s say I want to develop my property.

Step 1: I find my parcel on the future land use map, note the the future land use, and read its section in the Comprehensive Plan.

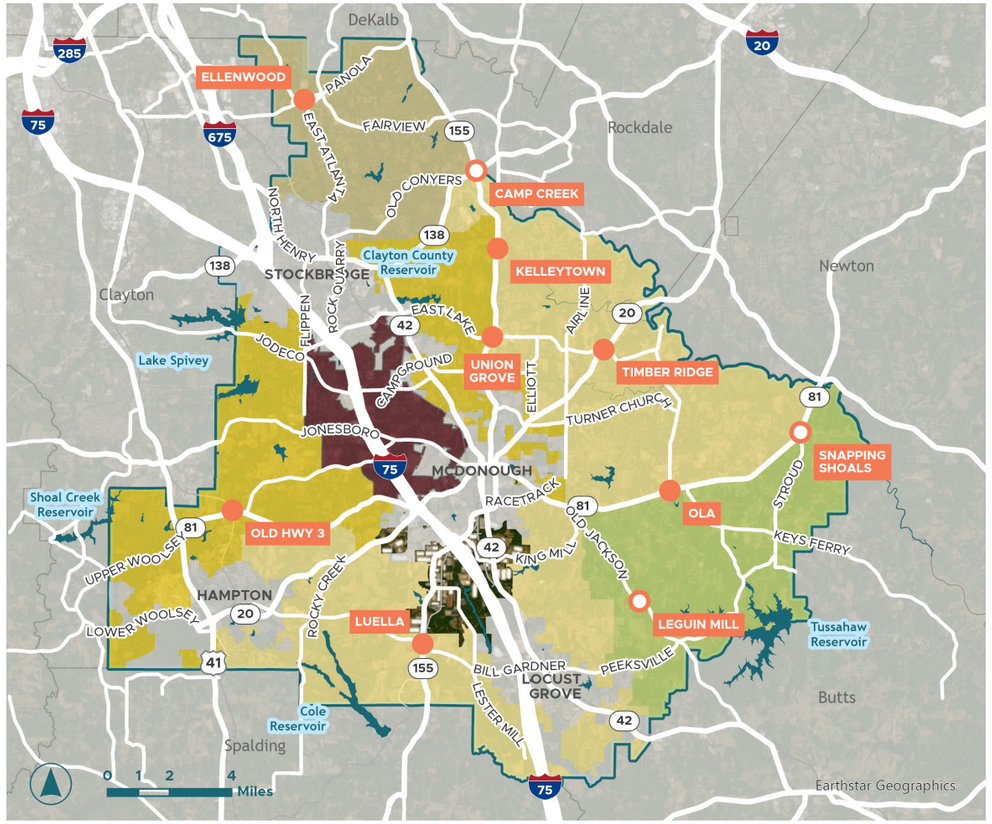
If the future land use (and its recommended zoning) match your project, you’re in pretty good shape!



HOW DOES THIS FIT TOGETHER??

But let’s say my project does not match my future land use.

Step 2: Indentify which Development and Infrastructure Strategy area your parcel is in.



HOW DOES THIS FIT TOGETHER??

But let's say my project does not match my future land use.

Step 2: Indentify which Development and Infrastructure Strategy area your parcel is in.

Step 3: Consult the "stoplight" (land use) table. This will give you a general idea of your other land use options, and how easy--or difficult--the potential change would be.

	LAND USE
APPROPRIATE IN PANOLA MOUNTAIN	» Rural Residential » Low Density Suburban Residential » Village » Parks and Greenspace
APPROPRIATE IN PANOLA MOUNTAIN IF MASTER PLANNED* AND CONDITIONS ARE MET	» Medium Density Suburban Residential
	» Low Density Mixed Use
	» Commercial
	» Industrial
	» Public-Institutional, Office-Institutional
	» Utilities
NOT APPROPRIATE IN PANOLA MOUNTAIN	» High Density Suburban Residential » Urban Residential » High Density Mixed Use

DOESN'T THAT COMPLICATE IT MORE???

At first glance, yes!

But...right now you have your one future land use, and no clear sense of what your options are.

In this new framework, you have a general guide for how appropriate each future land use is in your area. This will help the process be more consistent, transparent, and predictable--without being rigid.

04 | FINAL STEPS

COMMENTS FROM COMMUNITY

- Placeholder for summary comments and suggested adjustments, if any

SUBMITTAL TO ARC/DCA

We would like to request that the Henry County Board of Commissioners authorize the submittal of the Henry County Comprehensive Plan 2045 to the Atlanta Regional Commission and Georgia Department of Community Affairs for review.

THANK YOU!

Questions? Please get in touch! ash@tsw-design.com

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING TRANSMITTAL OF THE DRAFT HENRY COUNTY COMPREHENSIVE PLAN UPDATE FOR REVIEW BY THE ATLANTA REGIONAL COMMISSION AND DEPARTMENT OF COMMUNITY AFFAIRS BY THE CHAIR OF THE HENRY COUNTY, GEORGIA

Whereas, the last full Comprehensive Plan was developed in 2018; and

Whereas, since the issues and challenges facing the community continue to change from when the Goals and Objectives were updated in the last 2018 Comprehensive Plan; and

Whereas, community input was gathered by the Henry County Planning and Zoning Department through virtual meetings, community events, social media, websites, a public online and written survey, and other channels to gauge the public's priorities for Henry County; and

Whereas, the Henry County Board of Commissioners updated the Comprehensive Plan to address economic development, land use, transportation, housing, and quality of life elements; and

Whereas, those Goals and Objectives have been incorporated into the draft Work Program of the Comprehensive Plan for Henry County, Georgia; and

Whereas, the Atlanta Regional Commission (CRC) and the Georgia Department of Community Affairs must review Henry County's draft Comprehensive Plan to ensure consistency with neighboring jurisdictions, consistency with Region 3's adopted regional plan, and verify compliance with Georgia's Minimum Standards and Procedures for Local Comprehensive Planning;

BE IT THEREFORE RESOLVED, that the Chair of Henry County authorize the transmittal of the draft Henry County – Comprehensive Plan for review by the Atlanta Regional Commission and Department of Community Affairs as required by the Georgia Planning Act of 1989.

BE IT SO RESOLVED THIS 14TH DAY OF AUGUST, 2023.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

_____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

HENRY COUNTY
COMPREHENSIVE PLAN 2043 DRAFT

>> ACKNOWLEDGMENTS

HENRY COUNTY BOARD OF COMMISSIONERS:

- Chair Carlotta Harrell
- Commissioner Johnny Wilson, District 1
- Commissioner Neat Robinson, District 2
- Commissioner Dee Anglyn III, District 3
- Commissioner Vivian Thomas, District 4
- Commissioner Kevin J. Lewis, District 5

HENRY COUNTY STAFF:

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- Kamau As-Salaam, Interim Assistant Director, Planning and Zoning
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- Faith Palmer, Planner I
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- Houston Harris, Engagement
- Jia Li, Urban Designer
- Alanna Fairburn, Graphic Designer

Contente Consulting

- Andrea Cruz, Engagement
- Jasmine Vitale, Engagement

Croy Engineering

- Dan Dobry, Transportation Lead
- Matt Reeves, Transportation Planner
- Melanie Head, Civil Engineer

STEPS Economics

- Randy Gibbs, Economic Development Planner

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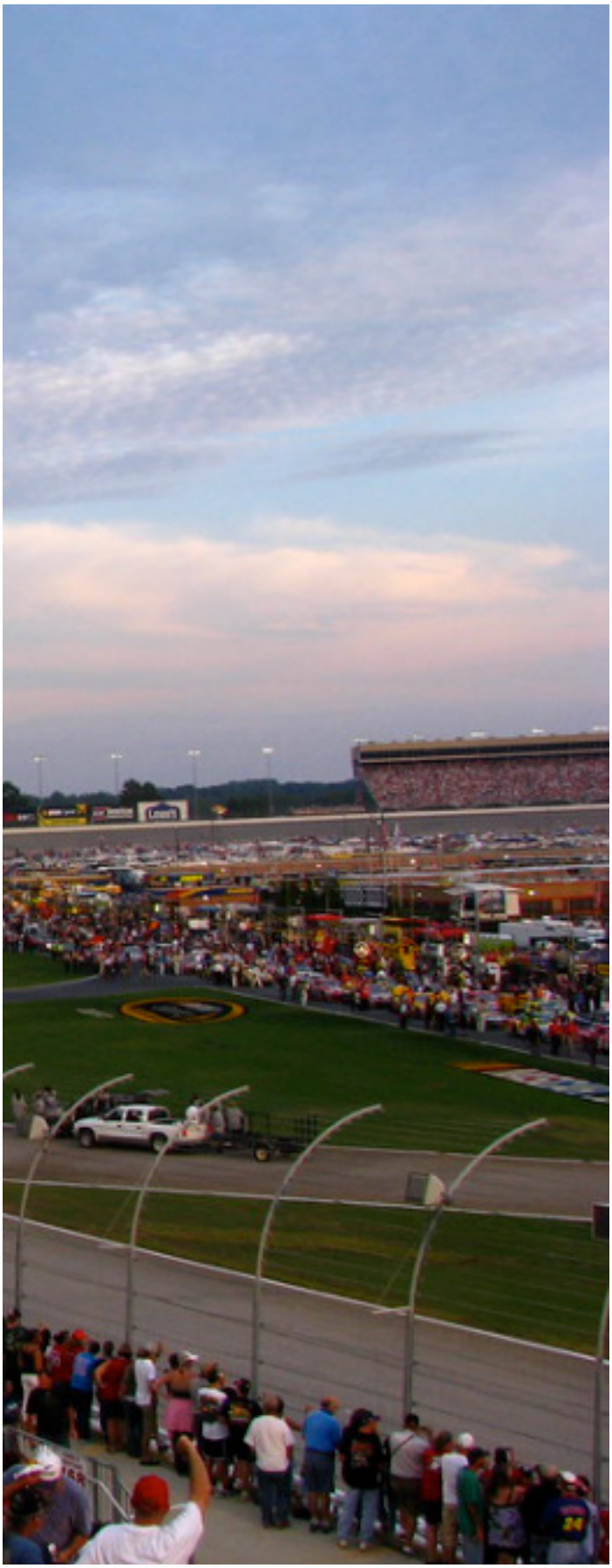
1 INTRODUCTION



>> 1.1. OVERVIEW + PLAN INTENT

A comprehensive plan is a roadmap that describes how a community's long-range vision and how to achieve it over time. In Georgia, Comprehensive Plans typically have a 20-year outlook and are updated every 5 years. They are required by the State of Georgia for a jurisdiction to retain its Qualified Local Government (QLG) status, which provides numerous opportunities for funding and support.

The minimum requirements differ by jurisdiction, depending on their size and complexity. For Henry County, the Comprehensive Plan must include:

- Community Goals
- Needs and Opportunities
- Community Work Program (CWP)
- Land Use Element
- Transportation Element
- Broadband Element
- Capital Improvements Element (CIE)

One of the major challenges of comprehensive plans is that they tend to be too broad and—they touch most topics very lightly but with little detail. Although this is good from a breadth perspective, it often translates into policies and recommendations that are vague and difficult to implement.

The Henry County Comprehensive Plan 2023 Update takes a different approach. Rather than trying to cover everything at a very high level, this plan seeks to tackle a handful of the County's most pressing challenges comprehensively and across disciplines.

This is particularly important when it comes to guiding growth in the coming years: how can we balance density, infrastructure, and the preservation of more rural areas?

This plan addresses the coming growth in a proactive, thoughtful way by:

- Evaluating recent development patterns
- Analyzing existing plans, particularly around infrastructure
- Working with the community on a vision for growth
- Providing an action-oriented plan to put Henry County in the driver's seat

>> 1.2 PLAN PROCESS

This comprehensive plan update occurred from March 2023 through October 2023, detailed below in Figure 1.

FIGURE 1. PROCESS + SCHEDULE

PROJECT INITIATION

March to April 2023

- Kick-Off Meeting
- Consultants analyze 2018 comprehensive plan and supporting documents
- Report of Accomplishments
- Public Hearing #1
- Stakeholder interviews
- Introduce plan to the community
- Identify key assets and challenges

LAND USE UPDATE + OTHER ELEMENTS

April to June 2023

- Land use analysis, including a public workshop focused on specific parts of the County
- Steering Committee #2
- Future Community Map and Land Use Map updates
- Steering Committee #3

IMPLEMENTATION STRATEGY

June to July 2023

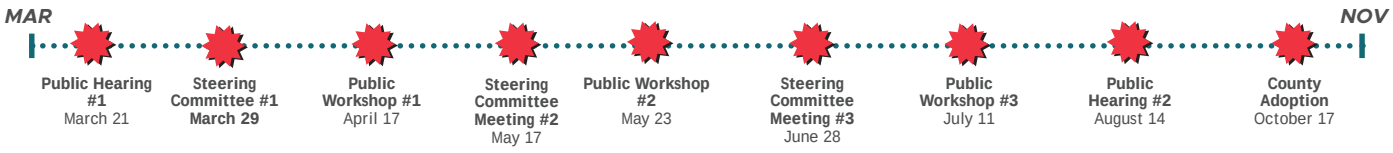
- Develop action-oriented implementation strategies to address the key assets + challenges
- Create the Community Work Program (your to-do list!)

FINAL PLAN + ADOPTION

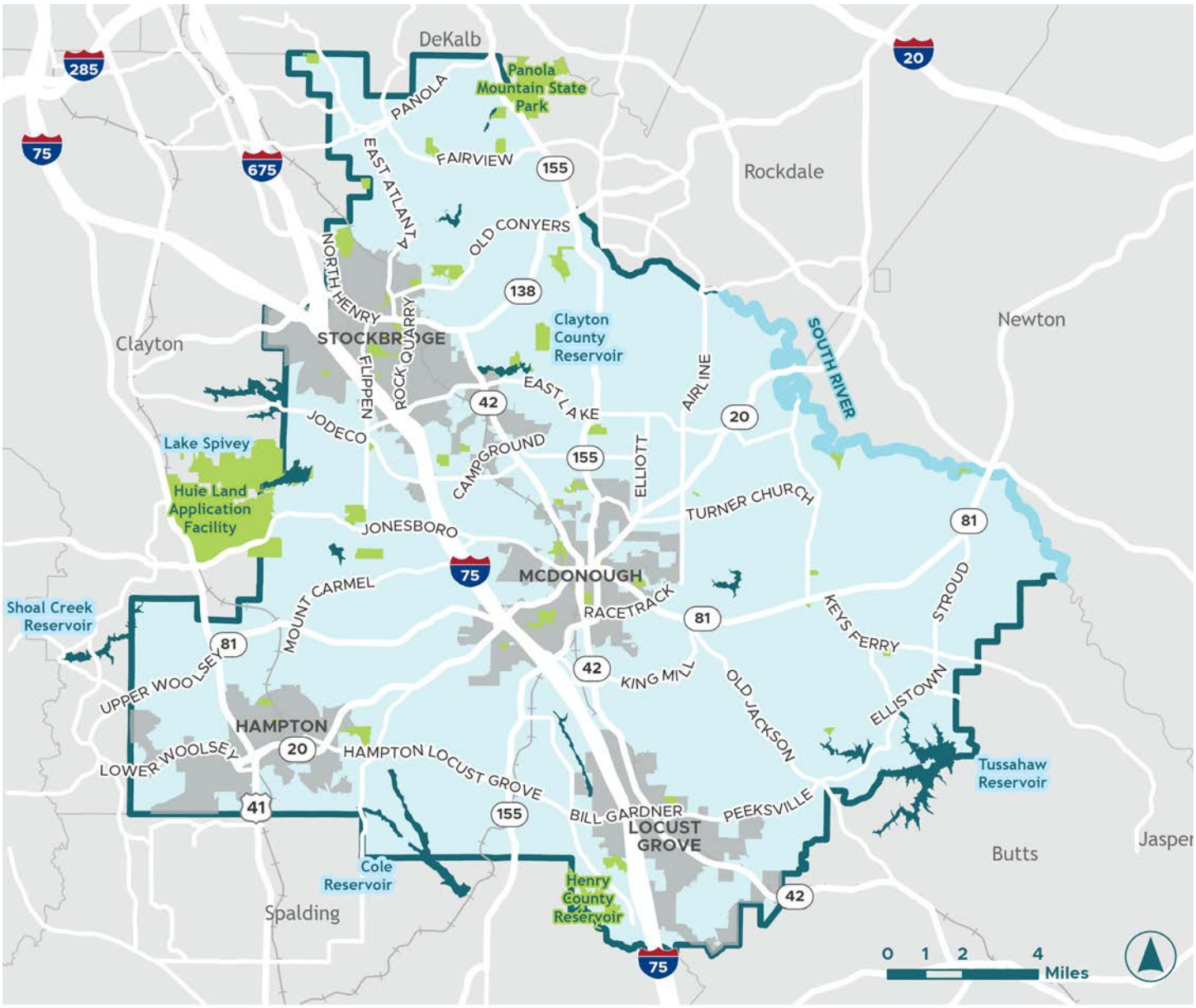
August to October 2023

- Create and share Draft Comprehensive Plan Update
- Once blessed by the community and Commission at Public Hearing #2, shepherd plan through state and regional approval process
- Adopt the plan by its deadline in October

PUBLIC PARTICIPATION



>> MAP 1. HENRY COUNTY



LEGEND

- Incorporated Areas
- Neighboring Counties
- Lakes and Reservoirs
- Parks AND Greenspace

2

HENRY COUNTY TODAY

>> HENRY COUNTY TODAY

Since the last comprehensive plan update in 2018, Henry County has undergone remarkable changes. The county has been growing at a pace that outstrips its neighbors; development is happening in all corners, particularly new residential growth; and its warehousing and distribution centers are busier than ever. Layer in the impacts of the COVID pandemic and a worrisome shortage of attainable housing, and it is important to understand where the County stands today before charting a path for its future.

This section provides an overview of the following:

- 2.1 Demographics
- 2.2 Jurisdictions and Neighboring Counties
- 2.3 Related Plans
- 2.4 Land Use
- 2.5 Housing
- 2.6 Transportation
- 2.7 Economic Development
- 2.8 Quality of Life

>> 2.1 DEMOGRAPHICS

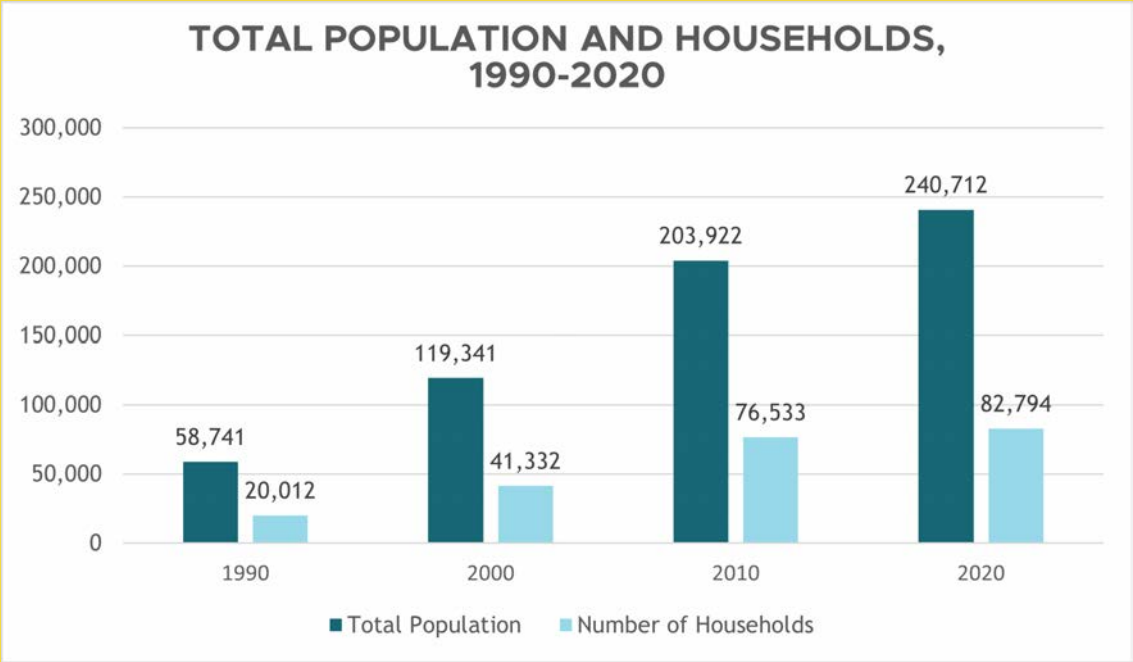
POPULATION AND HOUSEHOLDS

One of the roles of a government is to provide for the wellbeing of its constituents. This is done by providing services such as public safety, community services, economic programs, and land use regulation, the latter of which is utilized to manage and direct growth within a jurisdiction. To effectively manage this role, there needs to be an understanding of who lives within a place. One of the best ways to find this information is to use demographic data. Not only does this data paint a picture of the residents within an area, but it can also provide insight into patterns and trends into how and why people choose to live in Henry County.

At the time of the 2020 Census there were 240,712 people living in Henry County in approximately 82,794 households, making it the 9th most populous county in Georgia. During the 2010 Census the county had 203,922 residents, an increase of 36,790 people, or 18%, for the decade between the two census counts. By 2022, the population was estimated to be 248,364. In terms of geographic area, Henry is around 322 square miles in size. Using the 2022 population projections, this equates to a population density of roughly 771.3 people per square mile.

Since its initial population boom leading up to the 21st century, the number of people residing in Henry County has continued to steadily increase. From 1990-2007, Henry saw annual population growth rates between 6 and 9%. The economic downturn and housing bust of the Great Recession slowed the pace of growth in Henry, but the county's population has still been increasing at an average rate of 1.8% annually over the past 15 years, much more aligned with national trends. That annual rate of growth since 2018 has risen slightly to 2.2%, with 2020 alone seeing a 3% increase. For comparison, nearby Newton and Butts Counties had average rates of growth for the same period of 1.7 and 2.2 percent, respectively.

FIGURE 2. POPULATION + HOUSEHOLDS, 1990-2020



Not only is the population growing, it is changing. When the county began its expansion in 1990 most of the residents were white (87%), while the remaining residents were largely Black (10%). Within the past three decades the county transitioned to be much more racially and ethnically diverse—as of 2020 the largest racial group in the county was the Black population, constituting 49% of residents, with the white population comprising around 37% of the population, Hispanics and Latinos representing 7.7%, and the remainder identified as Asian or another race/ethnicity.

Since the last comprehensive plan update in 2018, these population and demographic trends have continued in a similar pattern. The county grew by an additional 6% overall, up to approximately 245,235 residents by 2021 (per the American Community Survey). The population has continued to diversify, and by 2021 over 50% of residents in the county were Black. Figure 3 provides a picture of how the racial and ethnic demographics changed over just a three-year period.

The median age for a person living in Henry County is currently 37.1 years old according to Census data from 2020. This number is higher for females than for males, with the median age for each being 38.1 and 35.7, respectively. The county as a whole skews younger, with residents between the ages of 0-19 comprising 28.2% of the total population. In contrast, those of retirement age (aged 65 years and older) are 12.4% of the population (Figure 4). However, when adjusted to include people who are approaching this demographic by adding people aged 55 and over, this number increases significantly to just over a quarter of the population. As this population continues to age, there will be a need for the county to provide support to them aging in place.

FIGURE 3. POPULATION BY RACE

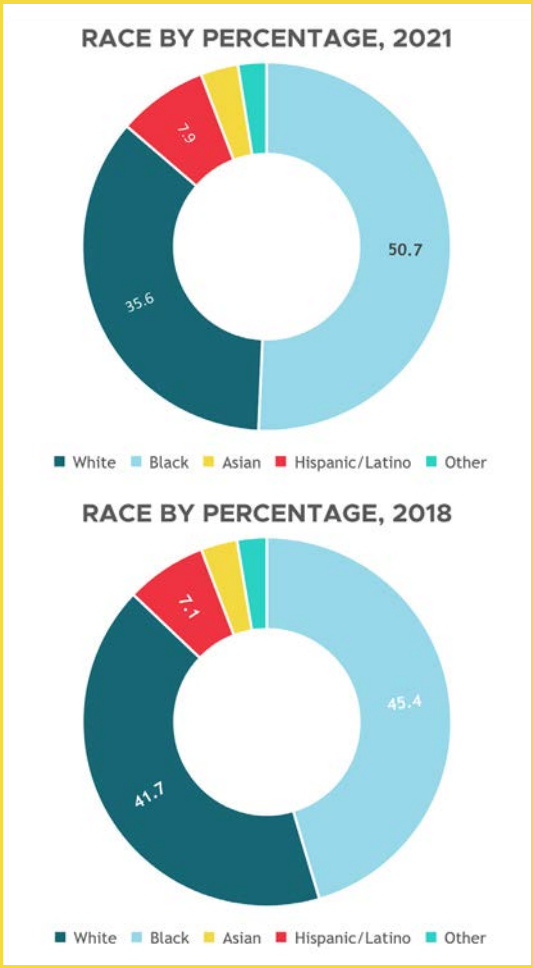
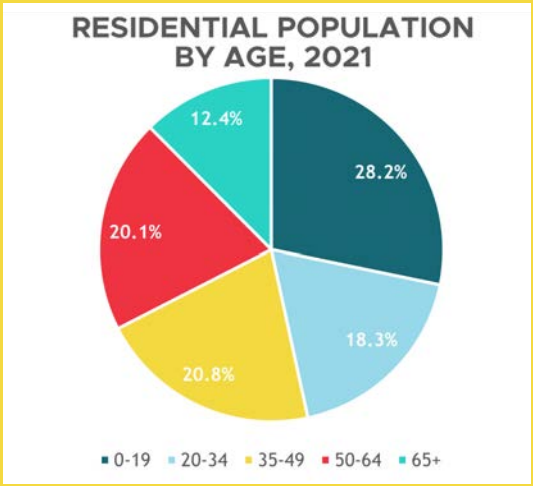


FIGURE 4. POPULATION BY AGE



FUTURE PROJECTIONS

The next few decades appear to hold steady with the current rate of growth, at least based on projections by the Atlanta Regional Commission (ARC). While not exact, these projections have been shown to be reasonably accurate and are a good measure of what to expect using recent trends as a model. For example, in 2015 the ARC projected a 2020 population for Henry County of 246,317 people--only slightly below the population count collected during the 2020 Census.

With that in mind, by the year 2030 the ARC projects an additional 50,000 people will reside in Henry County. For 2040 that number increases to a total of 92,000 additional people, and by 2050 the projection is for roughly 370,000 total people living in Henry County—a difference of nearly 130,000 compared to the current population. These projections are based on the rate of growth staying at its current pace of 1.8 to 2.0% and do not consider the outcome if the county were to modify its land use policies.

>>>

FIGURE 5. CITY POPULATIONS IN HENRY COUNTY

	HAMPTON	LOCUST GROVE	MCDONOUGH	STOCKBRIDGE	UNINCORP. HENRY COUNTY
2000	3,968	2,402	8,224	9,658	95,089
2000 - 2010 GROWTH %	76.1%	124.9%	168.5%	165.4%	51.2%
2010	6,987	5,402	22,084	25,636	143,813
2010 - 2020 GROWTH %	19.8%	65.6%	31.5%	13.0%	15.0%
2020	8,368	8,947	29,051	28,973	165,373

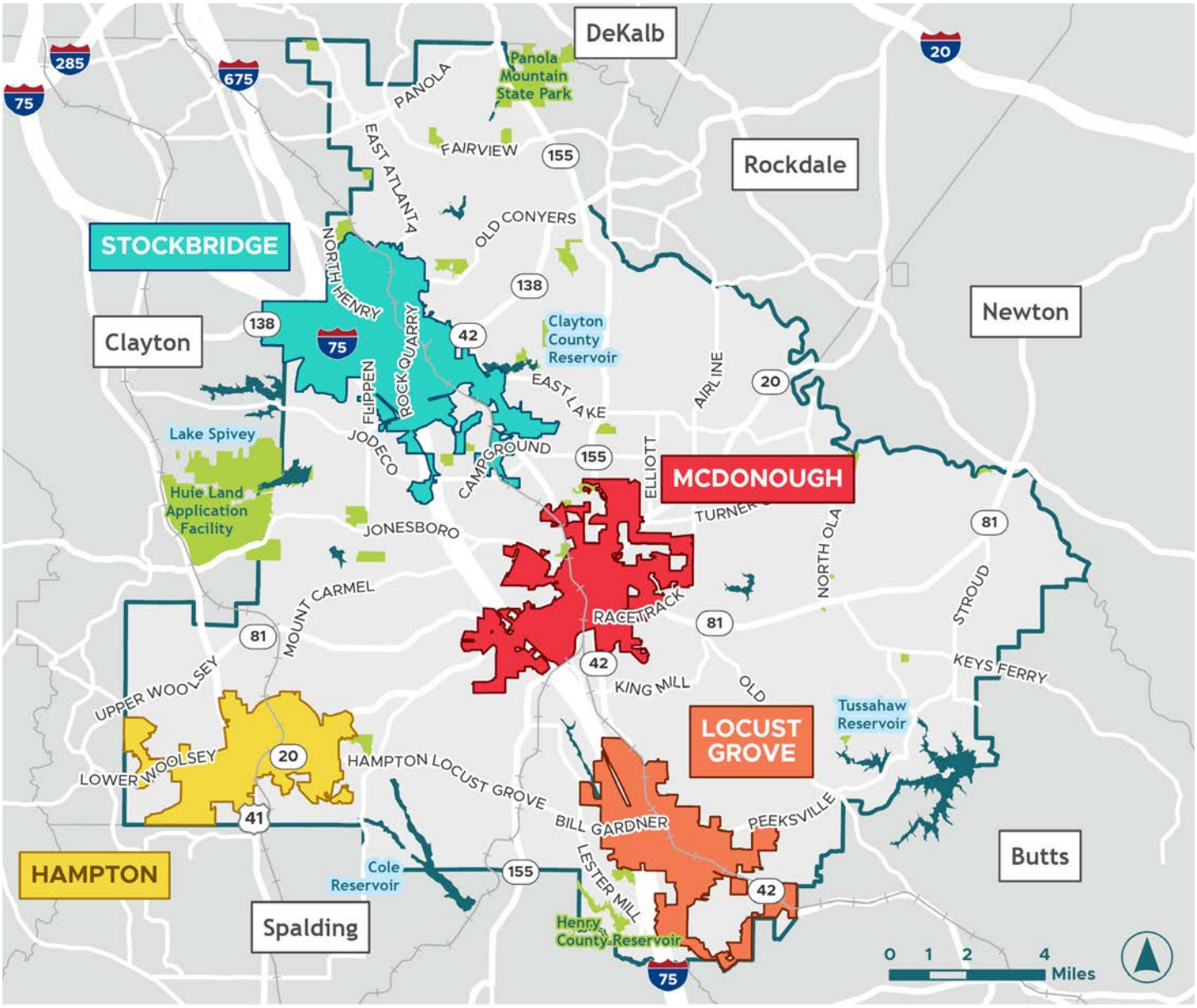
SOURCE: US CENSUS

FIGURE 6. NEIGHBORING COUNTY POPULATIONS

	BUTTS	CLAYTON	DEKALB	NEWTON	ROCKDALE	SPALDING	HENRY
2000	19,522	236,517	665,865	62,001	70,111	58,417	119,341
2000 - 2010 GROWTH %	21.2%	9.7%	3.9%	61.2%	21.5%	9.7%	70.9%
2010	23,655	259,424	691,893	99,958	85,215	64,073	203,922
2010 - 2020 GROWTH %	7.5%	14.7%	10.5%	12.5%	9.8%	5.0%	18.0%
2020	25,434	297,595	764,382	112,483	93,570	67,306	240,712

SOURCE: US CENSUS

>> MAP 2. NEIGHBORS + JURISDICTIONS



LEGEND

- Neighboring Counties
- Lakes and Reservoirs
- Parks and Greenspace
- Railroads

>> 2.3 RELATED PLANS

2018 COMPREHENSIVE PLAN

The county's previous comprehensive plan was completed in 2018 and highlighted several strengths, such as proximity to the Interstate; the history and appealing character of the local cities and neighborhoods; and the amount of land available and suitable for new development. The plan also discussed a few areas of concern that are still relevant topics in Henry County today including traffic congestion, the lack of housing options, needed infrastructure improvements (specifically roadways), and uncertainties regarding the rapid rate of growth.

Additionally, the 2018 plan discussed the ongoing expansion of the industrial and warehousing sectors in the county and how residents felt that there should be more emphasis on attracting professional or office jobs. While these identified strengths and areas of concern may seem at odds with each other, it highlights the often complex and dichotomous nature of growth and development and the community expectations that arise during the planning process.

Another aspect of the 2018 comprehensive plan was the creation of a Future Community Map. This map was a high-level overview of the county and established character areas based on projected growth and anticipated development types. The Future Community map was essentially a very generalized picture of future land uses in the county. These 11 land use categories laid out a vision for the type and intensity of development within the county.

2022 COMPREHENSIVE TRANSPORTATION PLAN (CTP)

In 2022 Henry County and its municipalities collaborated on a comprehensive transportation plan, the Henry County Comprehensive Transportation Plan (CTP). The plan reviewed and analyzed the data that contributes to travel demand and how future transportation projects will meet the needs of the county. An overarching theme focused on the projected urbanization through population growth and the expected travel demand from new residential, commercial, and economic centers through the I-75 corridor. It also referenced the information contained in 2018 comprehensive plan and other localized plans and studies. The goal of the plan was to provide a centralized, coordinated guide for recommendations on the future of transportation improvements in Henry County.

The CTP identified several transportation-related needs for the county to consider moving forward. Given the rapid growth in the county since the 1990s it is not surprising that the plan focused largely on the shortcomings of the roadway system, as the county's population explosion has outpaced its infrastructure investments. Because of this, most of the recommendations from the plan concentrate on increasing roadway capacity.

There were several recommendations from the CTP that will play a large part in how Henry County should focus its investment to move forward over the next few decades. The CTP identified short-term, mid-term, and long-term transportation projects to alleviate current and projected traffic concerns.

2022 TRANSIT PLAN

Similarly, and in tandem with the CTP, the Transit Master Plan (TMP) presents an overview of the existing conditions, analyzes the needs, and provides a guide for recommended projects, but focuses specifically on a transit vision for the county. The existing conditions reviewed current and past transit capabilities in Henry County, while the needs assessment reviews socioeconomic data and land uses to identify the most advantageous transit projects to support the residential community's demands.

Henry is currently served by two transit systems: Henry County Transit, which provides on-demand service to residents during the weekdays, and The ATL, which operates four commuter bus routes at fixed park-and-ride locations. The ATL provides service to Downtown and Midtown Atlanta from McDonough, Stockbridge, and Hampton. The TMP recognizes the importance of the framework these two transit services have established in the county as a major asset to the future of transit within Henry. Continued population growth and development patterns provide an opportunity for the expansion of current transit programs like the Henry County Transit service to provide a safe and dependable high-quality transit system that enhances the quality of life and delivers mobility options for more county residents.

The TMP recommends that higher density developments be focused around proposed future transit hubs, and that an emphasis on increasing the availability of sidewalks in tandem with a more robust trail network will be crucial to the overall health of the transportation systems within the county.

SPLOST roadway project under construction

Future bus branding for Henry Connect
Image Source: mhfnews.org

2022 TRAILS PLAN

Concurrent with the Henry County CTP, a separate document was produced focusing entirely on the county trail system. Though the findings of the Henry County Trails Plan were incorporated into the overall CTP, it should be regarded as its own document with a comprehensive focus on needs and opportunities related to bicycle and pedestrian infrastructure.

The plan details the desire of the county and its cities for expanding the trails network within Henry and is supported by both residents and elected officials. At the time of the study, there were only a handful of existing trails in the county: one located within Stockbridge, one in McDonough, one in Hampton, and a small segment of the Panola Mountain Greenway in the northeast. The trails plan also recognized certain areas within the county which—due to factors such as current land uses and proximity to local cities, schools, parks, activity centers, and other services—were established as the highest propensity areas for potential pedestrian/bicycle needs and the focal point in the future development and expansion of the trail network. Advice on wayfinding and branding, funding, preservation of trail right of way, and a future trail map were all offered as part of the study.

2010 HUDSON BRIDGE – JONESBORO ROAD LCI

In 2010 Henry County was awarded a Livable Centers Initiative (LCI) grant from the ARC to study the area along I-75 between Hudson Bridge Road to the north and Jonesboro Road to the south, concentrating on parcels roughly ½ mile to the east and west of the Interstate corridor. Most of the area in the study was in unincorporated Henry County, though a portion to the north contained small sections of the City of Stockbridge. In total, more than 1,300 acres of land were included in the LCI, much of it undeveloped.

The results of the LCI echo themes from the 2018 comprehensive plan and still rings true today. There are needs in the employment sector, with many of the jobs in the area being related to the service or industrial uses. The plan discussed the assets of nearby natural resources and encouraged the protection of these areas, recommending the creation of a multi-modal trails system. The LCI study noted that there was a strong existing retail framework—47% of the 555 developed acres in the study area was commercial—but lacked the nearby density to support it. The report advocated for the county to focus on investing in pedestrian-oriented developments with a broader mix of uses, suggesting that more multi-family residential be constructed in the areas close to the retail.

Boardwalk trail at Panola Mountain State Park; Image Source: Visit Henry County

>> 2.4 LAND USE

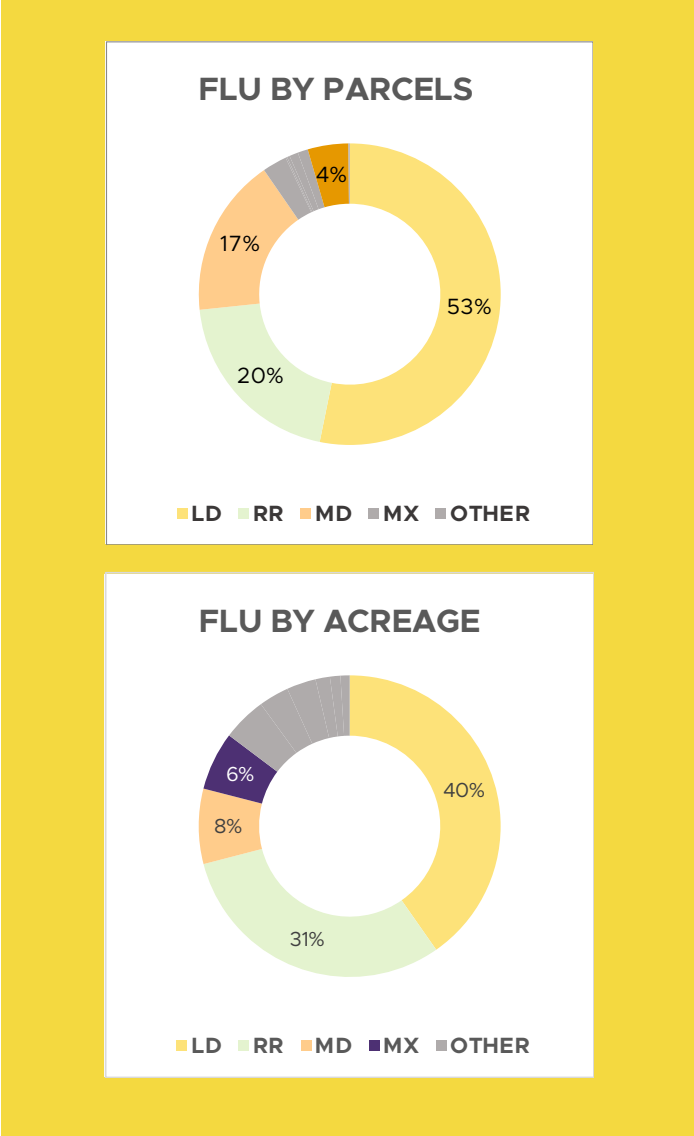
Henry County spans a large geography and includes a growing diversity of land uses. The regions in the north and northwest are closer to the heart of the Atlanta region; as such, the built environment is much more suburban, especially around Stockbridge. Lot sizes are typically smaller when compared to those areas in the southern part of the county, which have maintained a more rural character. There is also a stronger commercial presence along major arterial and collector roads.

I-75, which enters the county in the northwest near Stockbridge and exits south of Locust Grove, has had a significant impact on land use, giving rise to areas of dense retail around the Interstate exits and attracing an industrial and warehousing sector in the area south of McDonough near Highway 155. Meanwhile the eastern part of the county mimics somewhat the built environment of the south, with larger, rural residential lots and less commercial development.

The county also has several State Routes, many of which lead to McDonough. This convergence of major roadways, the presence of the county seat in McDonough, and the historic importance of the railroad there, has led to more density in the area surrounding McDonough. The same is true of the areas near Stockbridge, though for reasons that can be attributed more to its proximity to Atlanta and spillover growth. Meanwhile, Hampton, Locust Grove, and their surrounding environs have mostly avoided the transition to a suburban character and have largely maintained their more rural nature. The exception to this is the Atlanta Motor Speedway in Hampton, a large area of land devoted to larger scale entertainment uses.

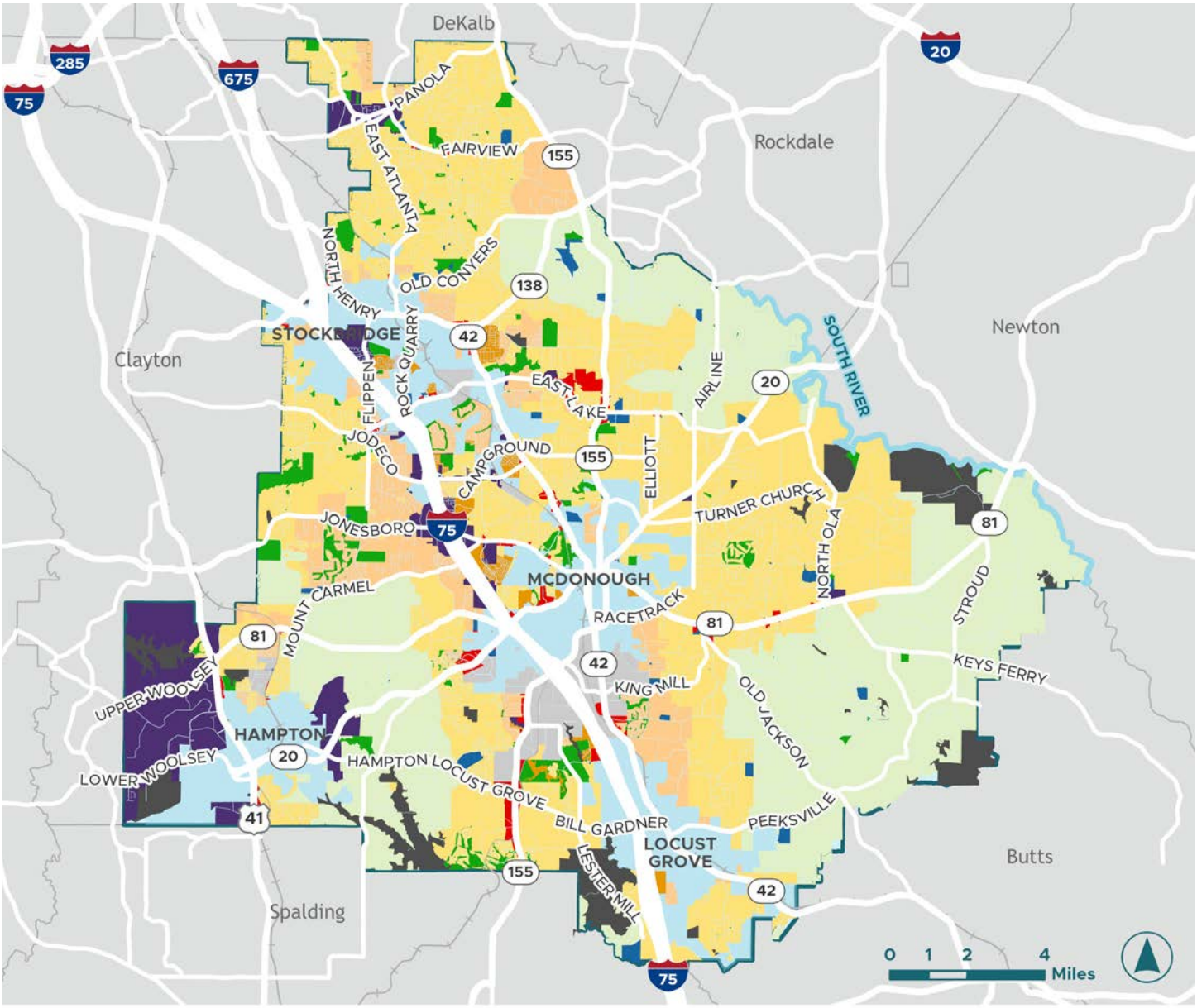
The current future land use (FLU) map, adopted with the 2018 plan, has 11 different future land use categories. However, four of those land use designations account for 94% of all the parcels and 80% of the total acreage within the county. These are the Low Density (LD), Medium Density (MD), High Density (HD), and Rural Residential (RR) land use categories, all of which are specified solely for residential uses. When combined, the two lowest

FIGURE 7. FUTURE LAND USE (FLU) DISTRIBUTION



density designations, LD and RR account for 73% of the parcels and 71% of the acreage in the county (Figure 7). With so much of the county dedicated to a single use, the remaining areas bear the burden of servicing the residents of Henry County with non-residential uses. This includes commercial, retail, and restaurants as well as healthcare, parks, and community centers. The Mixed Use designation, which allows a variety of commercial and residential uses, is a majority of the remainder but still only accounts for 2.5% of the total land use by parcels, while the industrial designation accounts for 1% by the same metric.

>> MAP 3: 2018 FUTURE LAND USE MAP



LEGEND

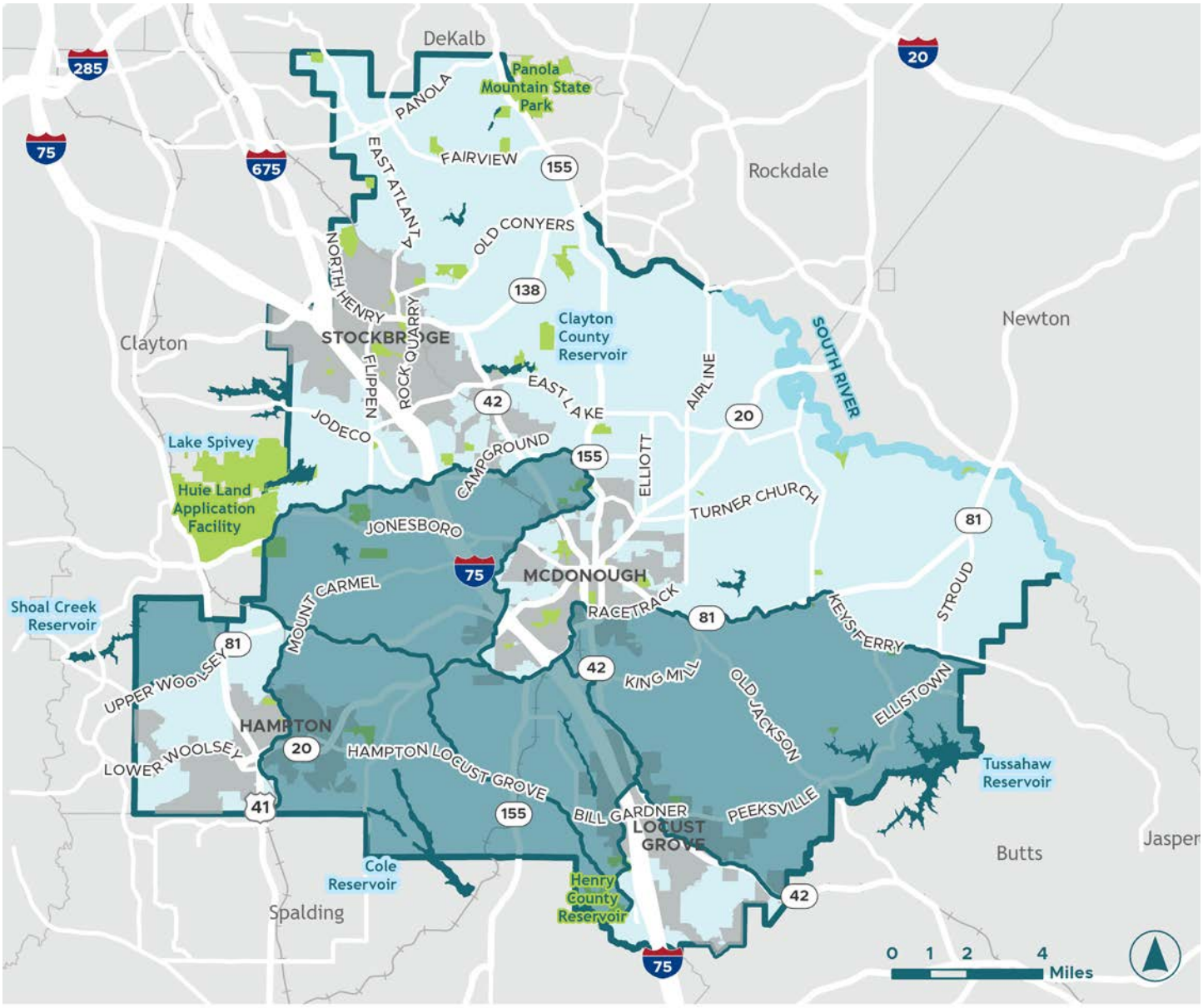
- Incorporated Areas
- Mixed Use
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Office Institutional
- Industrial
- Public/Institutional
- Park/Rec./Conservation
- Transportation/ Communication/Utilities

Tussahaw Reservoir; Image Source: Henry County Water Authority

The county also has an area designated for lower density uses that supersedes the future land use map. This is regulated in part by the watershed protection prdinance. The ordinance is intended to limit development inside its boundaries and offer an additional layer of protection against higher density developments within the Tussahaw, Indian Creek, Long Branch Creek, Towaliga Creek, and Shoal Creek watersheds. The watershed protection ordinance augments the zoning standards by placing restrictions on uses allowed within the watershed areas, increasing the minimum lot size requirements in these areas, enhancing site design standards and placing additional regulations on the use of impervious surfaces and septic tanks. It also creates buffers to watersheds and streams that are more restrictive than what the State of Georgia requires.

While the future land use tells part of the story, it is important to remember that the future land use map is really a policy instrument to guide zoning—specifically rezoning requests. Zoning is the tool that regulates improvements that can be made on a piece of property, sets standards such as minimum lot sizes and setbacks or yards, and implements regulatory aspects of the comprehensive plan's land use policy. Theoretically, land use and zoning are aligned in such a way that multiple zoning districts are compatible with a single land use category, offering flexibility in the land use policy to adapt over time as conditions in the county evolve.

>> MAP 4: WATERSHED PROTECTION AREAS



LEGEND

- Watershed Protection Areas
- Neighboring Counties
- Lakes and Reservoirs
- Parks/Greenspace
- South River
- Railroads

REVIEW OF MAJOR PROJECTS

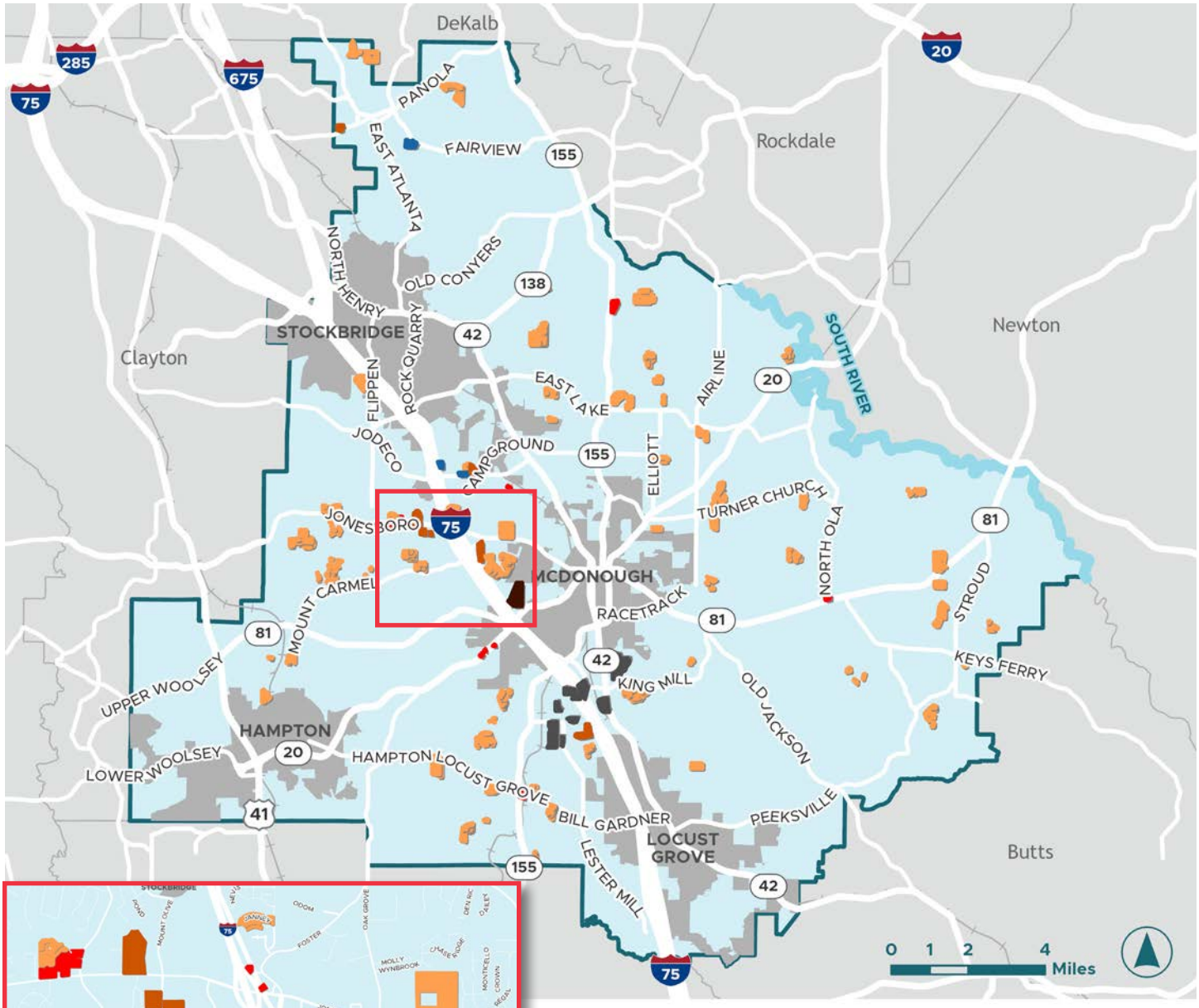
Since the last comprehensive plan update in 2018, Henry County has developed rapidly. In the past five years alone (as of April 2023), there were 96 major new development projects in the unincorporated area including large-scale developments of both single and multi-family residential uses, commercial and retail developments, and industrial or manufacturing based uses.

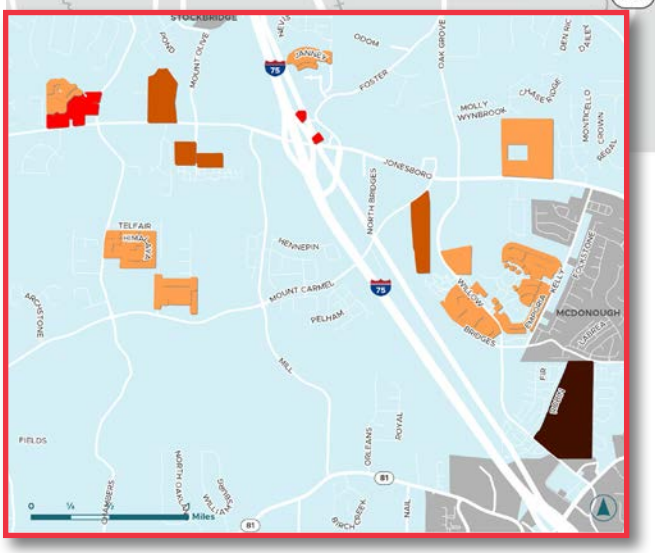
Developments permitted since 2018 were generally comprised of new residential communities on formerly undeveloped land, or the occasional re-establishment of previously approved or platted residential subdivisions that had gone dormant. Of the 96 major projects, more than two-thirds (65 total) were single-family residential developments, with an additional 9 projects recognized as multi-family residential. In all, residential land uses accounted for approximately 77% of the major projects during the 5-year time frame—a number consistent with current land use and zoning policies. Another 20% (19 total), split nearly evenly in number, were commercial or industrial land uses. The remaining 3% were identified as being associated with either healthcare or civic/ institutional uses.

Geographically there were major land use changes dispersed throughout the county, though Map 5 shows the largest concentration of new development happened in the areas closest to I-75 and within the approximate geographic center of the county. It is within this development "hot zone" where much of the non-residential growth occurred. With the exception of a few commercial developments in the Kelleytown and Ola communities, the major land use changes in the county outside of this hot zone are predominately residential in nature.

New apartment development on Mount Carmel Road near I-75; Image Source: Carmel Vista Apartments

>> MAP 5: LAND DEVELOPMENT PERMITS BY TYPE, 2018-2022





LEGEND

- Civic
- Commercial
- Single-Family Residential
- Industrial
- Multi-Family Residential
- Manufactured Homes
- Incorporated Areas

Inset Map: Development clustered around I-75

The Grove Master Plan—a proposed high-impact development; Image Source: Nelson Nygard

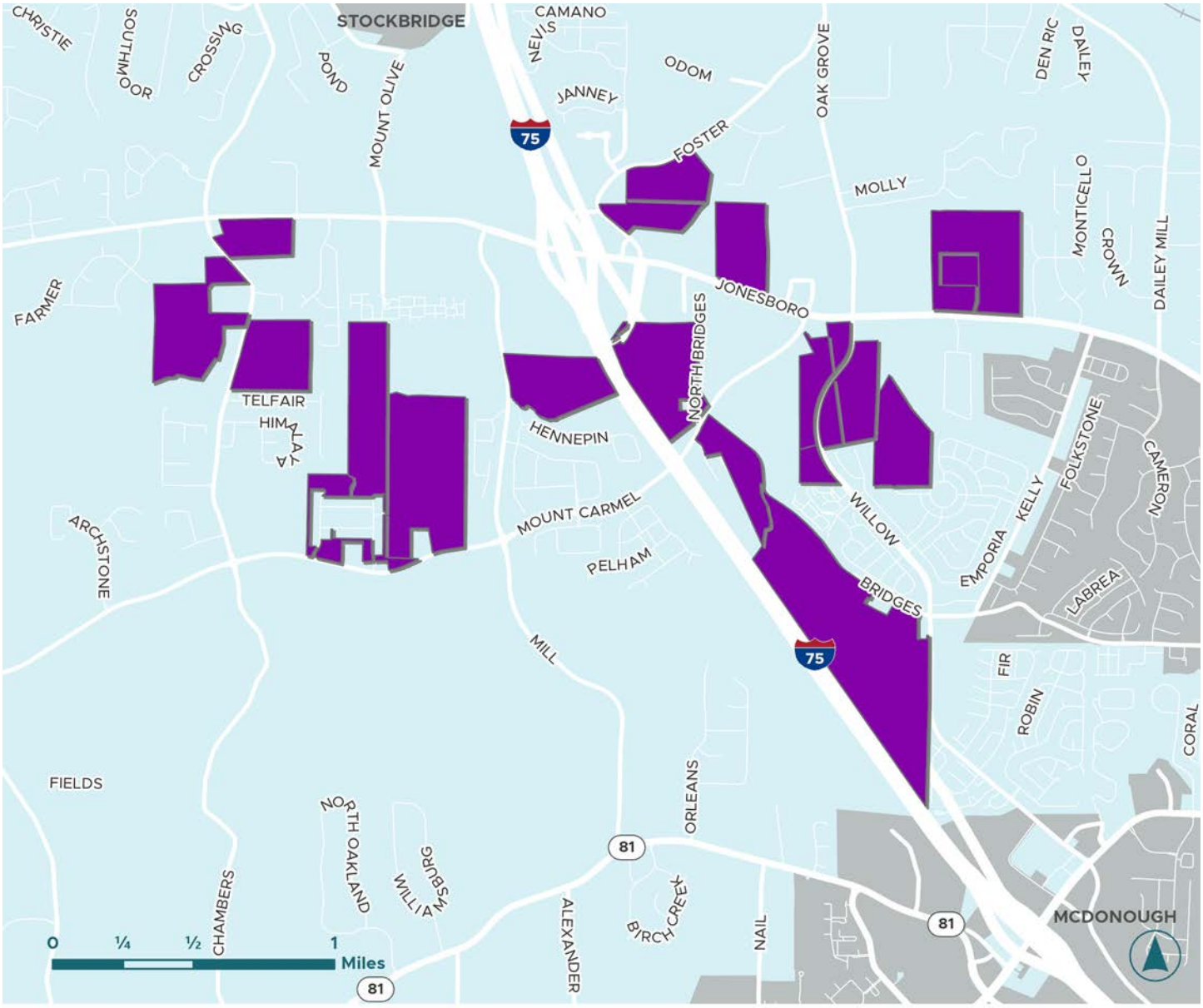
PIPELINE PROJECTS

Along with the major land use changes that were revealed by the building permit data, several other projects were identified which will have a future impact on land use within the county. These projects are being referred to as "pipeline" projects as they have not yet finalized the entitlement or permitting process and are typically in the preliminary design stage. In total there are 19 projects considered impactful enough to qualify as pipeline projects.

Apart from the construction of the Birch Creek Elementary school, the pipeline projects are mostly residential and include a mix of multi-family apartments, attached single-family townhomes, and detached single-family houses. Using information gathered from recent rezoning cases it does appear that several of the pipeline projects will be mixed-use, with plans to incorporate a variety of non-residential uses such as retail and office spaces. In a similar pattern to what emerged during the major projects analysis, the pipeline projects are generally clustered immediately north and south of Jonesboro Road and within approximately 1.5 miles of I-75 (Map 6).

Another high-impact project in the pipeline is The Grove, located in the far southwestern corner of the county at the former location of the "Megasite." As currently proposed, The Grove would add about 670,000 square feet (SF) of retail/commercial, 1.32 million SF of commercial multi-use, a hotel, 3,760 multi-family units, and 3,400 single family units across 1,278 acres. This is a massive development that, if it is implemented, would fundamentally alter the development trajectory of this now-rural part of the county, and the relatively undeveloped areas between in and I-75.

>> MAP 6: PIPELINE PROJECTS JONESBORO ROAD AND I-75



LEGEND

- Pipeline Residential/Mixed Use Projects
- Incorporated Areas

>> 2.5 HOUSING

Henry County experienced a surge of population growth beginning in the 1990s and continuing into the mid-2000s. The availability of undeveloped land, the accessibility of I-75, and the proximity to regional employment centers available in nearby Atlanta were a major attraction for the development of housing, contributing in large part to the overall population increase.

The effect of this growth has been the transition from what was once a rural and agriculturally based county to a suburban bedroom community. Although there are still parts of Henry County that retain the rural nature that once dominated the landscape, the proliferation of residential development has spread throughout the county, drastically altering the character of the built environment and the lives of people who reside there.

Housing in Henry County since the 1990s can generally be characterized by the rise of suburban single-family subdivisions as developers have taken advantage of this rural to suburban transition. The availability of large tracts of land that were once agricultural or retained by family-/estate-owned properties has been a significant contributing factor in the change.

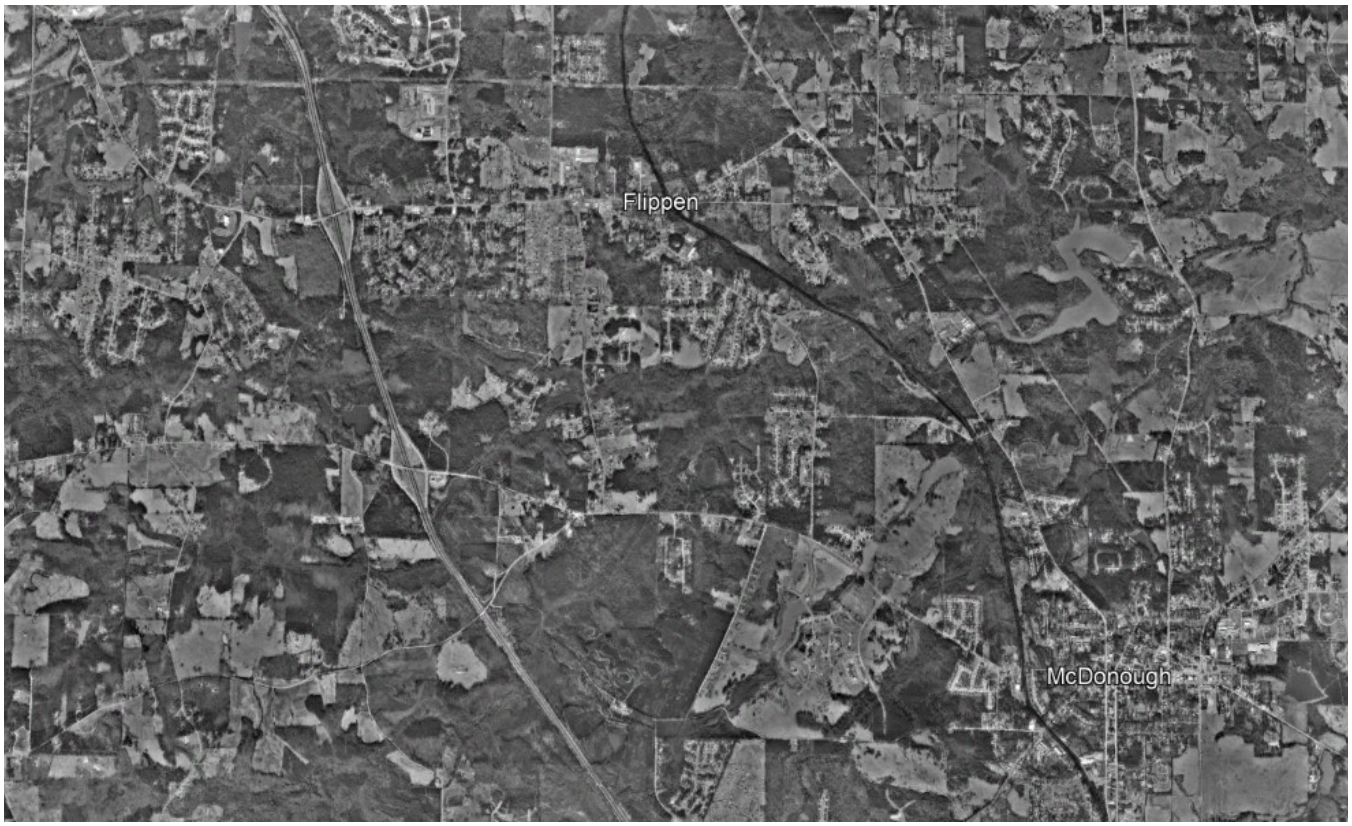
According to the US Census American Community Survey (ACS), there were approximately 88,830 total housing units in Henry County by the end of 2021. Out of these units an estimated 84.7% are single-unit detached structures, the typical single-family house type. This number has been consistent over the past few years as a similar percentage of the total housing units in 2018 were also in single-unit detached structures (86.9 %per the ACS). These single-family units are generally located in neighborhoods which have been developed as self-contained developments, resulting in a pattern of growth with little connection to adjacent communities, both physically and socially.

Of the housing units available in the county in 2021 there were roughly 84,978 occupied, meaning about 4% of the total units in the county were vacant. A majority of these occupied units, or 76.4%, are owner-occupied, with the remaining units accessible for rental occupation. This is well above both the national average of 64.6% and the metro Atlanta average, which is more closely aligned with the national average at 64%.

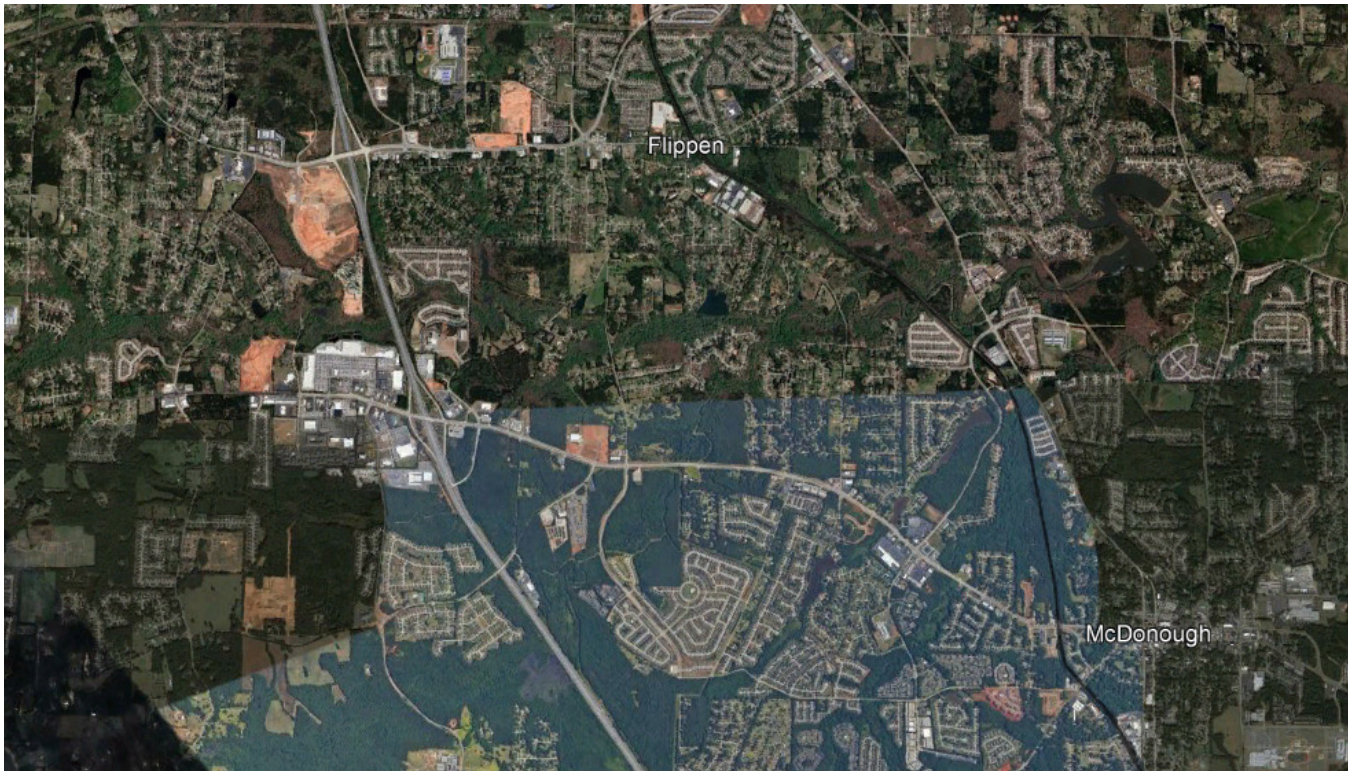
The inclination towards larger housing is commonplace, as 86% of all the available housing units within Henry County have three or more bedrooms. Given the high rates of detached single-family houses and current policies this is not surprising, though it does suggest that there is a large proportion of the population whose housing needs are not being met by the existing housing stock.

While in the past the tendency has been a preference for the development of detached single-family houses, there has been a recent trend towards more dense housing. Since 2018 the county has issued permits for the construction of nine apartment-style multi-family developments and several other attached single-family housing types (i.e., townhouses). There are also quite a few recent proposals in the pipeline that diverge from the traditional housing development in terms of their construction type and density.

However, because of the current land use policy—which has been guided in part by traditional definitions on what is considered a “typical” home—the frequency of detached single-family developments is still the predominant housing option. As the county quickly approaches a quarter of a million residents, the timing is optimal to review and adjust the policies that have created the current housing environment and ensure that a variety of housing is being offered that can cater to the diversifying population and changing viewpoints on how people are choosing to live.



Aerial photo of Henry County, circa 1993. (Source: Google Earth)



Aerial photo of same location, 2022. The effects of decades of suburban growth are clearly visible. (Source: Google Earth)

>> 2.6 TRANSPORTATION

Intersection improvement at Campground Road and Winbrook Drive

Henry County's existing transportation system reflects its changing position in the Atlanta region—a once rural, bedroom community transitioning into a more urban-suburban place. The County is currently working diligently to expand its rural transportation bones into a system that can better accommodate more intense growth pressures, from widening roadways to becoming incrementally more multi-modal with better sidewalks and a future transit system.

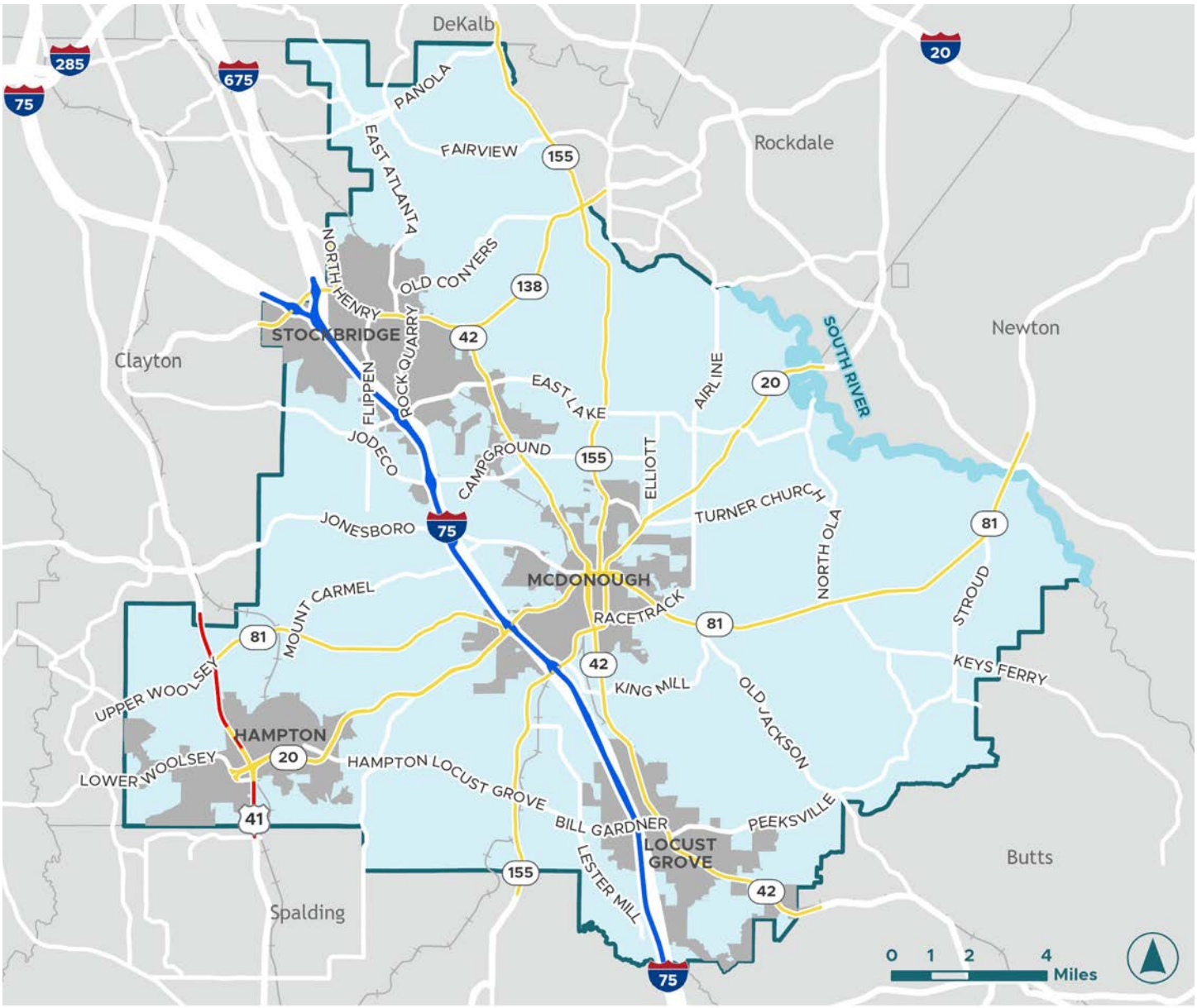
ROADWAYS

Henry County has a range of functionally classified roadways that include the Interstate (I-75 plus its interchange with I-675), principal arterials, major and minor collectors, and local roads. These classifications represent factors such as the access they provide to residential and other land uses, the number of lanes, and the speed limit. The amount of centerline miles varies from 25.8 miles of Interstate (1.6% of the total) to 1,278 miles of local roads (76.7% of the total).

Roadway Management

Responsibility for the planning, operations, and maintenance of the roadways is influenced by the governmental agency whose control they are under. The Interstates, US Routes, and State Routes (SR) are under the purview of the Georgia Department of Transportation (GDOT) while local roads such as Jodeco Road and Eagles Landing Parkway are the responsibility of Henry County. In addition, roadways within incorporated city limits are the responsibility of that city. Further complicating matters is one of the State Road and Tollway Authority's (SRTA) facilities operated and maintained in coordination with GDOT, the managed lanes that are in the median of I-75 through Henry County.

>> MAP 7. GDOT-MANAGED ROADWAYS



LEGEND

- Interstate
- US Highway
- State Routes
- Incorporated Areas

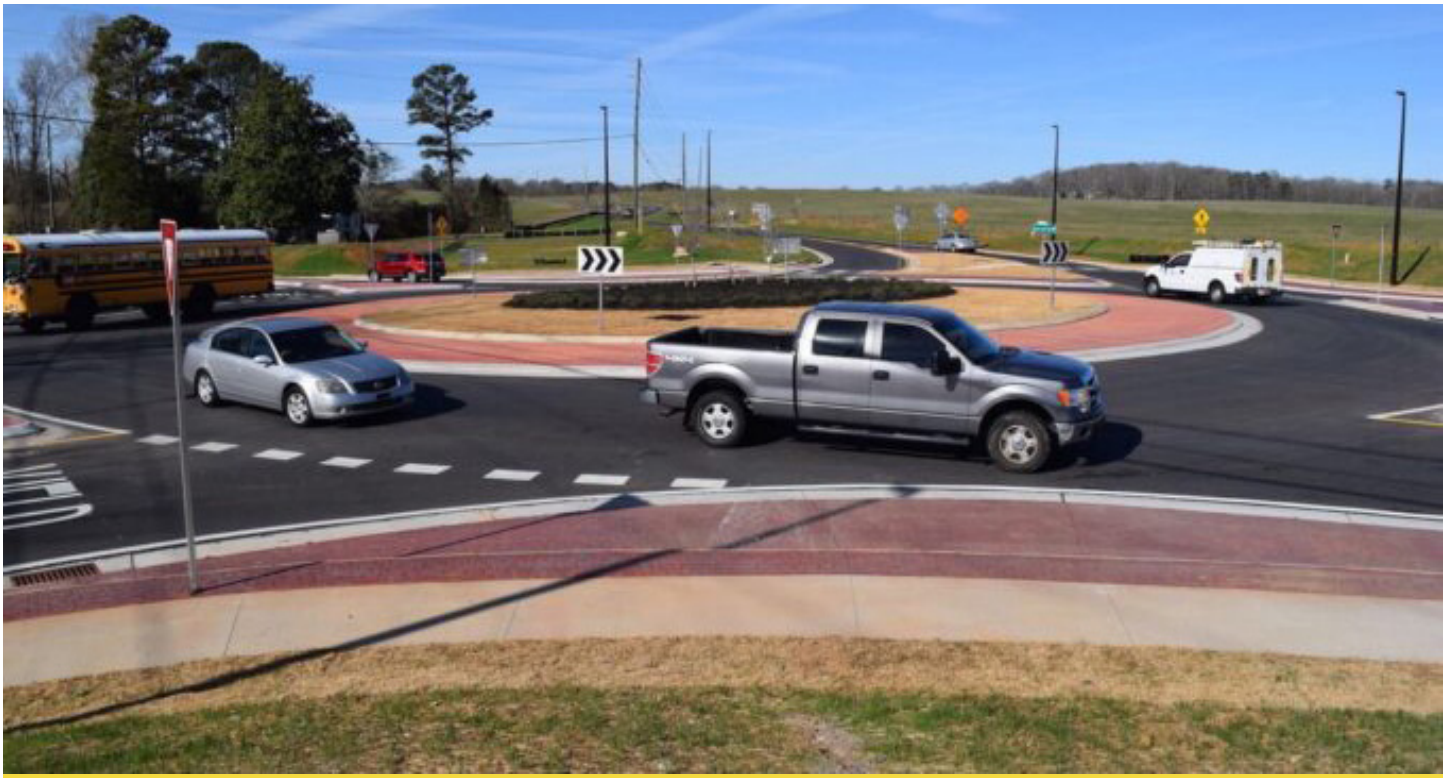
Traffic + Level of Service

Like most parts of the Atlanta region, traffic is a major consideration in Henry County. Traffic volume data is collected and then reported via GDOT's Traffic Analysis and Data Application (TADA). The highest daily volumes are at the northern end of I-75 and average more than 170,000 cars per day. Although volumes do decrease further south on I-75, they are still high at the southern end of the county, with approximately 90,000 vehicles per day. On surface streets the traffic volumes are highest in proximity to the interchanges with I-75. Many of these are within the county's cities such as SR 138 in Stockbridge (which reports approximately 40,000 vehicles per day) and parts of Jonesboro Road in McDonough (approximately 30,000 vehicles per day).

One way to simplify traffic data is to look at Level of Service (LOS). This measure consolidates congestion and delay data into six categories, A through F, with LOS A being the least congested and LOS F being the most congested. The information is most often reported for the morning and evening peak commuting times. Although there is congestion in many parts of the county, it is the State Routes that experience the highest level of congestion and delay (LOS E and F) during one or both peak commuting periods.

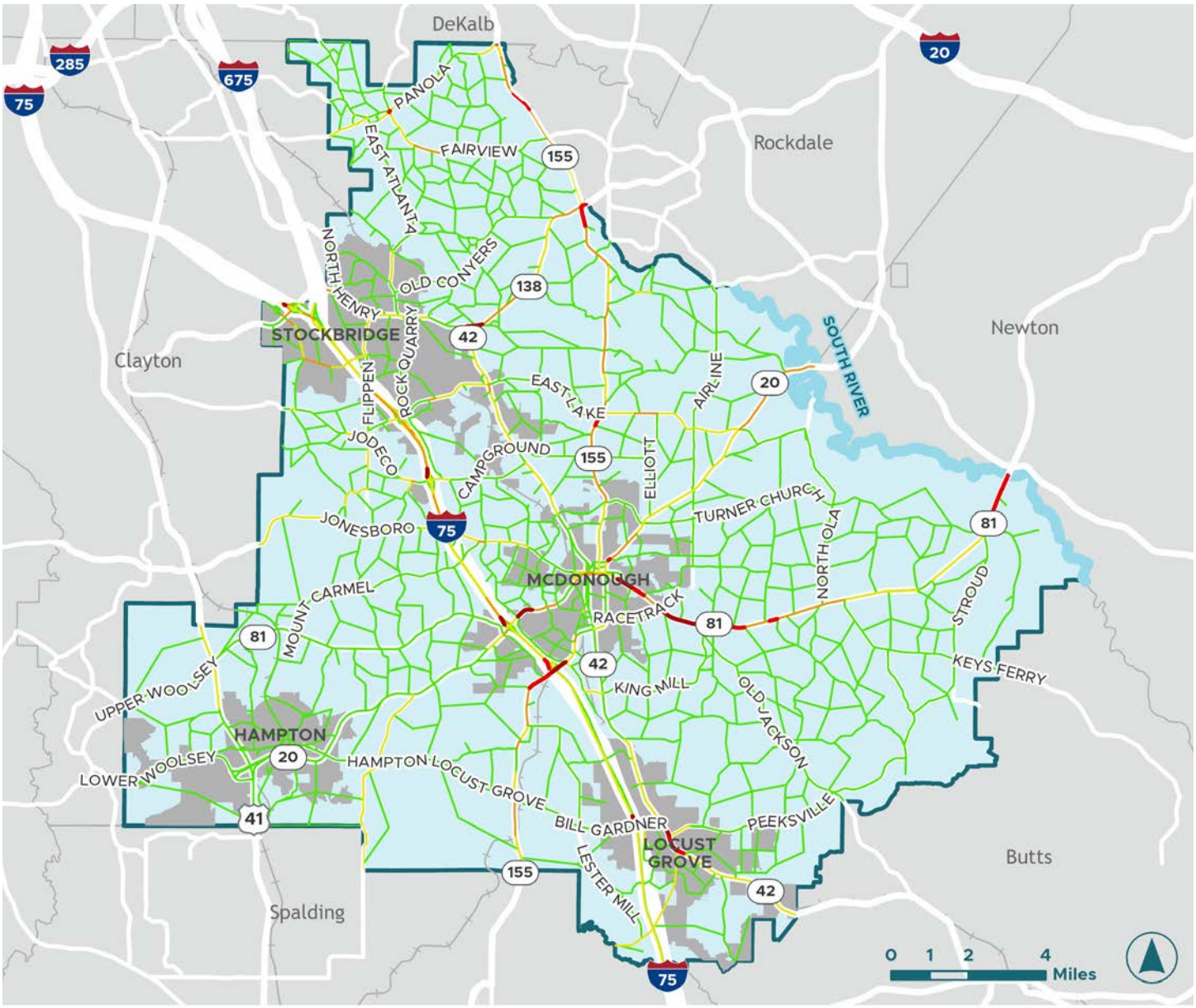
Crashes

Crash record data is collected and then reported via GDOT's Georgia Electronic Accident Reporting System (GEARS). Crashes occur more frequently where there are higher speeds and higher volumes. In Henry County the crash hotspots are centered around the interchanges on I-75. From a recent analysis the highest percentage of crashes are the rear end type; fatal crashes were 0.2% of the total crashes that occurred in Henry County.



Henry County's recent roundabout investments through SPLOST
Image Source: mhfnews.com

>> MAP 8. CURRENT LOS



LEGEND

Level of Service:

- A/B
- C
- D
- E
- F

Incorporated Areas

FREIGHT

Because of its location between the Port of Savannah and the core of the Atlanta region, Henry County is one of the most important centers for warehousing and distribution in Georgia, resulting in large amounts of truck traffic. This not only impacts I-75, but also all the State Routes in the county, which by law cannot prohibit truck traffic. The increase in heavy vehicles has impacted traffic operations and pavement quality, and has contributed to an increase in crashes.

In addition to trucking, the railroads play a role in freight in Henry County. Norfolk Southern has three lines in the county: one through Hampton that roughly parallels US19/US 41 to the east; one that parallels SR 155 which then merges; and a third which parallels SR 42/US 23 and goes through Locust Grove, McDonough, and Stockbridge. There are 42 public railroad at-grade crossing associated with these lines. The trains can cause delays as they have the right-of-way; this condition is anticipated to be exacerbated as more freight is transported by rail from the increased activities at the Georgia ports.

SIDEWALKS, BICYCLE FACILITIES + GREENWAYS

Henry County recently completed an inventory and analysis of the available sidewalk network. Even though sidewalks have been added in recent years, in unincorporated Henry County sidewalks are primarily within residential subdivisions. There is very little pedestrian infrastrucutre along arterials and collectors, and between residential subdivisions.

Bike facilities can take a number of forms such as shared travel lanes marked with sharrows, on-road bike lanes, multi-use side paths, and greenways. As it stands today Henry County has very few bicycle facilities; those that exist are isolated and do not connect with each other. One of the strongest facilities is a multi-use greenway trail extension from the Panola Mountain Trail system provides an extension as a pedestrian bridge over SR 155 to Austin Road Middle School.

Wayfinding signage on the Panola Mountain Greenway
Image Source: Path Foundation

TRANSIT

Transit in Henry County is currently limited. Fixed route transit service was started a few years ago in a specific area of northern Henry County but was discontinued because of very low ridership. MARTA currently only provides local service to the Henry County line.

However, the Henry County Transit Department operates an on-demand service with reservations required. The for-fee service operates Monday through Friday from 6 am to 6 pm. The Transit Department also coordinates with the Georgia Department of Human Services to provide human services transportation for eligible individuals.

Additionally, the regional transit authority, The ATL, offers express routes from four park and ride lots in the county. The morning inbound routes are destined to Downtown and Midtown Atlanta, while in the afternoon/ evening the outbound trips return to the park-and-ride lots. Commuters can also access vanpool services provided by SRTA with Georgia Commute Options providing ride matching services.

SPLOST + TSPLOST

An integral part of planning for future improvements is to identify funding sources to pay for preliminary engineering, environmental mitigation, utility relocations, property acquisition, and construction. Henry County has two major revenue generating mechanisms in place: SPLOST and TSPLOST.

Henry County voters have approved a 1 cent sales tax to fund improvements including those related to transportation. The Special Local Option Sales Tax (SPLOST) projects are intended to improve quality of life, levels of service, protect public safety, and control environmental impacts. Voters have also approved another 1 cent sales tax as a Transportation Special Purpose Local Option Sales Tax (TSPLOST). This additional sales tax on goods and services, raises money to fund only transportation projects in Henry County and its municipalities.

Henry TSPLOST branding
Image Source: Henry County

>> 2.7 ECONOMIC DEVELOPMENT

By many measures, Henry County is economically healthy—its high level of residential growth and increasing traffic are testaments to that. But it also has it challenges, such as a lack of job diversity and a higher unemployment rate that the broader metro region. This section provides a high-level profile of key economic factors, such as employment and income, types of businesses in the county, educational institutions, and the tax base.

EMPLOYMENT + INCOME

In 2021, an estimated 120,813 Henry County residents were in its civilian labor force. Henry County's unemployment rate was 7.5% in 2021, which exceeded the Atlanta region (5.4%) and State (5.5%).

Henry County's median household income was $74,614 in 2021, just shy of the Atlanta region ($77,589) but well above the State's ($66,559). However, it should be noted the income gains in Henry County since 2011 have been more modest than the Atlanta region and Georgia as a whole (Figure 8).

In 2021, Henry County had a greater percentage of its population earning incomes between $50,000-$99,999 than the Atlanta region and Georgia as a whole, but had a much lower percentage of households in the highest income brackets than the region (Figure 9).

FIGURE 8. MEDIAN INCOME COMPARISON

MEDIAN HOUSEHOLD INCOME	2011	2021	% CHANGE
Henry County	$57,258	$74,614	30.3%
Atlanta Metro. Statistical Area (MSA)	$52,639	$77,589	47.4%
Georgia	$46,007	$66,559	44.7%

SOURCE: US CENSUS

FIGURE 9. HOUSEHOLD INCOME COMPARISON

2021	HENRY COUNTY		ATLANTA MSA		GEORGIA	
	#	%	#	%	#	%
Total households	84,978		2,277,482		4,001,109	
Less than $10,000	3,491	4.10%	112,178	4.90%	251,693	6.30%
$10,000 to $14,999	2,462	2.90%	65,529	2.90%	148,871	3.70%
$15,000 to $24,999	4,802	5.70%	144,370	6.30%	317,526	7.90%
$25,000 to $34,999	7,153	8.40%	162,636	7.10%	338,118	8.50%
$35,000 to $49,999	8,696	10.20%	236,630	10.40%	456,582	11.40%
$50,000 to $74,999	16,052	18.90%	380,313	16.70%	697,251	17.40%
$75,000 to $99,999	16,863	19.80%	313,095	13.70%	532,753	13.30%
$100,000 to $149,999	14,835	17.50%	401,290	17.60%	626,536	15.70%
$150,000 to $199,999	5,596	6.60%	204,682	9.00%	293,865	7.30%
$200,000 or more	5,028	5.90%	256,759	11.30%	337,914	8.40%

SOURCE: US CENSUS

In 2020, the top four industries with the most jobs in Henry County were Retail Trade, Health Care and Social Assistance, Accommodation and Food Services, and Educational Services. Typically these sectors—particularly Retail Trade and Accommodation and Food Services—have lower wages than others, and can reflect a lack of office/"white collar" job opportunities nearby.

In 2020, Retail Trade industries in Henry County represented 10,801 jobs—the most of any sector. However, the classification that earned the most total wages was the Healthcare and Social Assistance garnering over $497 million; Transportation and Warehousing sector (48-49) was a close second, earning nearly $421 million. This underscores the importance of looking beyond the quantity of jobs, and considering the how well paid these jobs are.

Another economic development data point is the Location Quotient (LQ). The LQ measures how concentrated a specific type of industry or cluster is in a place compared to the rest of the nation, and can signal a competitive

FIGURE 10. 2020 JOBS BY SECTOR

JOBS BY NAICS INDUSTRY SECTOR, 2020	COUNT	SHARE
Agriculture, Forestry, Fishing and Hunting	27	0.0%
Mining, Quarrying, and Oil and Gas Extraction	59	0.1%
Utilities	777	1.1%
Construction	2,180	3.2%
Manufacturing	3,279	4.8%
Wholesale Trade	2,846	4.2%
Retail Trade	10,801	16.0%
Transportation and Warehousing	6,506	9.6%
Information	1,470	2.3%
Finance and Insurance	1,438	2.1%
Real Estate and Rental and Leasing	901	1.3%
Professional, Scientific, and Technical Services	1,765	2.6%
Management of Companies and Enterprises	592	0.9%
Administration & Support, Waste Management and	5,415	8.0%
Educational Services	705	10.7%
Health Care and Social Assistance	9,091	13.5%
Arts, Entertainment, and Recreation	695	1.0%
Accommodation and Food Services	7,932	11.7%
Other Services (excluding Public Administration)	1,356	2.0%
Public Administration	3,117	4.6%

SOURCE: ONTHEMAP.CES.CENSUS.GOV

advantage or an element that makes a local economy unique. Unsurprisingly, the sector in Henry County with highest LQ is Transportation and Warehousing.

Although there are many components to a local economy, employment, income, and industry sectors are important markers in understanding Henry County's economy at a high level.

FIGURE 11. 2022 EMPLOYMENT DATA

NAICS CODE	INDUSTRY NAME	ESTABLISH-MENTS (#)	JOBS (#)	TOTAL WAGES	AVG. WEEKLY WAGES	AVG. ANNUAL PAY	ESTABLISH-MENTS (LQ)	JOBS (LQ)
23	Construction	407	2,170	$5,412,816	$ 1,200	$62,395	0.97	0.58
31-33	Manufacturing	115	3,872	$43,969,610	$1,212	$63,006	0.65	0.63
42	Wholesale Trade	183	-	$ -	$ -	$ -	0.62	-
44-45	Retail Trade	665	11,386	$386,291,193	$652	$33,928	1.35	1.52
48-49	Transportation and Warehousing	287	8,726	$420,572,961	$995	$51,748	2.24	1.28
51	Information Sector	56	1,987	$147,789,820	$1,017	$52,855	0.44	1.24
52	finance and Insurance	228	1,139	$82,660,465	$1,396	$72,578	0.87	0.38
54	Professional, Scientific and Technical Services	387	1,850	$115,373,292	$1,768	$91,916	1.10	0.24
53	Real Estate and Rental Leasing	224	1,033	$61,584,194	$1,146	$59,612	1.02	0.91
55	Management	13	464	$43,936,760	$1,822	$94,759	0.32	0.38
56	Administrative and Support and Waste Management	389	6,830	$241,006,905	$679	$35,287	1.27	1.48
61	Educational Services	117	6,295	$302,878,420	$801	$41,646	1.40	0.99
62	Healthcare and Social Assistance	614	7,627	$497,991,166	$1,084	$56,382	1.15	0.48
71	Arts, Recreation and Entertainment	65	903	$28,627,599	$610	$31,720	0.81	0.81
72	Accommodation and Food Services	550	9,531	$195,897,844	$395	$20,554	1.55	1.47
81	Other	358	1,432	$59,629,568	$801	$41,646	0.89	0.67
92	Public Admin	171	5,859	$391,759,430	$3,245	$168,716	1.52	3.10
99	Nonclassifiable Establishments	657	350	$19,414,890	$1,066	$55,432	3.94	2.29

SOURCE: QCEW

>> 2.8 QUALITY OF LIFE

Panola Mountain State Park; Image Source: Explore Georgia

PARKS AND RECREATION

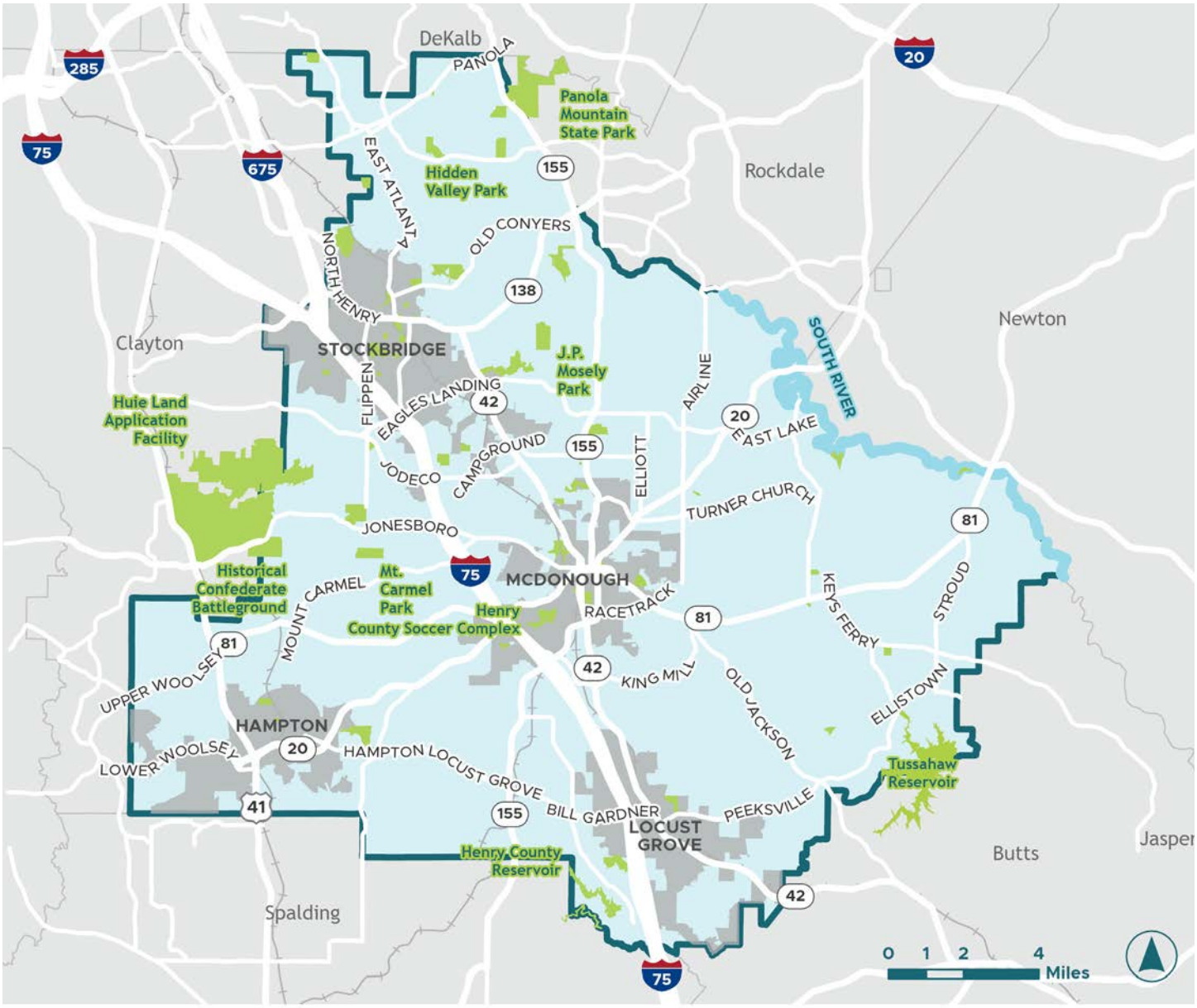
Henry County owns and manages 33 parks. Over the last five years, the county has expanded its park services with four additional event venues, as well as a newly acquired recreation space formerly owned by the YMCA that allows for indoor events and activities. A highly anticipated aquatic center is underway with construction set to begin in September 2023. This two-story facility will be located on the Cotton Fields Golf Course property and will feature competitive swim lanes as well as an outdoor water park designed to meet accessibility needs.

Across all county facilities, amenities are available for several sports including disc golf, basketball, archery, soccer, lacrosse, golf and tennis. Additionally there are over 11 miles of walking trails, community garden space, rentable picnic pavilions and dedicated bird watching locations. On top of providing space for community members to meet and explore activities within their community, the Parks and Recreation Department supports numerous programs that encourage mental, physical, and social growth for residents.

Henry County residents also benefit from proximity to Panola Mountain State Park. It is part of the Arabia Mountain National Heritage Area, a partnership between Henry, Dekalb and Rockdale counties. The 100-acre granite outcropping offers many ranger-led programs and hikes that draw visitors from around the metro Atlanta area. Another large area that's popular for passive recreation is the Tussahaw Reservoir.

The South River located on the county's eastern boundary is a beautiful natural feature but is a largely untapped resource for recreation.

>> MAP 9. PARKS + RECREATION



LEGEND

- Major Parks/Greenspace
- Incorporated Areas
- South River
- Railroads

PUBLIC SAFETY

Crime rates in Henry County are similar to other Georiga counties with a similar population size. 2021 crime statistics report Henry County as having a crime index of 17.88 per 1,000 residents; in comparison, Clayton County's crime index was 24.42 and Dekalb County's was 36.07 for the same year. More crimes are reported within the cities where populations are concentrated compared to unincorporated areas.

The county is dedicated to improving public safety and employs numerous techniques to lower crime rates. The county police department works in tandem with the police departments of the cities to support all residents. Recently the city of Stockbridge welcomed a new team of officers that took over duty from the county-wide police department as their population neared 30,000 residents.

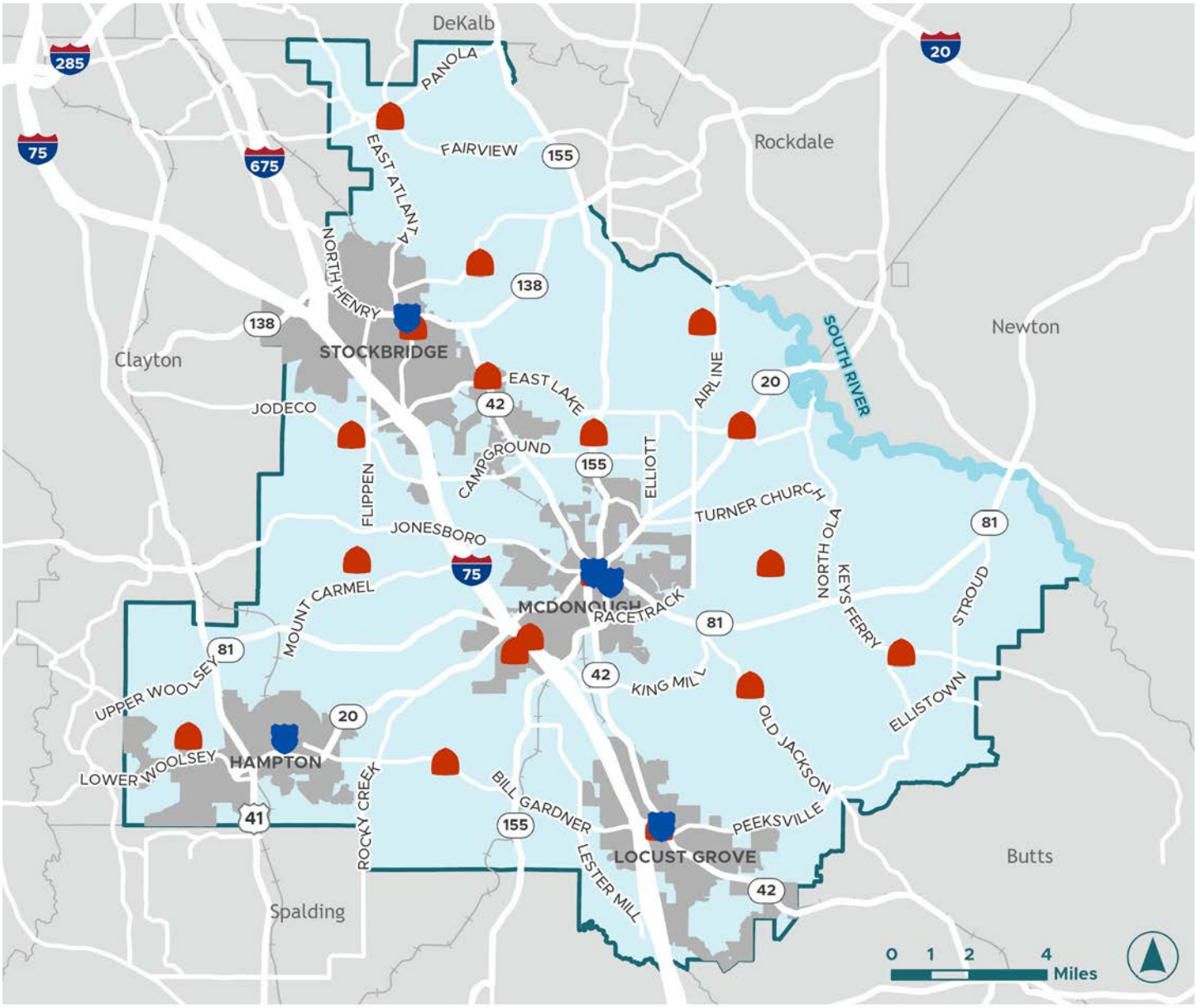
With the population across the county growing, innovative methods were needed to better serve and protect residents. The county police department hosts a database that allows residents and businesses to connect private cameras to a linked system to better monitor the county. This allows investigators to gather evidence in case of incidents and rapidly respond to emergency situations. The department also focuses on crime prevention education through various social media accounts and the Citizen Connect Crime Mapping tool. These strategies have been proven to increase public safety within the county.

The Henry County Fire Rescue department also does tremendous work towards improving the quality of life for residents. Sixteen stations across the county work together to provide an Insurance Services Office (ISO) Class 2 rating, putting Henry County in the top five percent of all fire departments across the nation. This top-quality service not only gives residents peace of mind during emergency situations, but it also reduces homeowners insurance premiums by up to 6% from the previous Class 4 rating levels. Of the 36,995 calls that were received by the department in 2022, 72% were for emergency medical services.

Since the previous comprehensive plan in 2018, the emergency medical services division has experience an increased volume of calls. To alleviate this pressure on the department, 170 paramedics or firefighter medics have been hired in the last 4 years. The department has also worked with the public on an educational campaign on what types of illnesses or injuries are best handled with various levels of care. One example of this is a fact sheet that residents can use to determine if a doctor, urgent care, or emergency room is needed.

Image Source: J.R. Bowman

>> MAP 10. POLICE + FIRE STATIONS



LEGEND

- Fire Stations
- Police Stations
- Incorporated Areas

ENTERTAINMENT

Henry County offers numerous opportunities for the public to connect to local art, culture, and entertainment events. The Atlanta Motor Speedway is a year-round multipurpose facility that hosts events for the NASCAR Cup Series and is the site of the Georgia State Fair as well as the Atlanta Air Show.

A report done on the Americans for the Arts Creative industries in 2011 showed that 373 art related business were based within Henry County. These businesses employed around 800 people and together with the 43 cultural non-profits in county brought in around $2.5 million of annual revenue.

A key facility is the Henry County Performing Arts Center. This facility, which opened in 1998, providing meeting and performance space for the Henry County school system as well as for many other organizations. On average, about 60,000 people attend events there ever year.

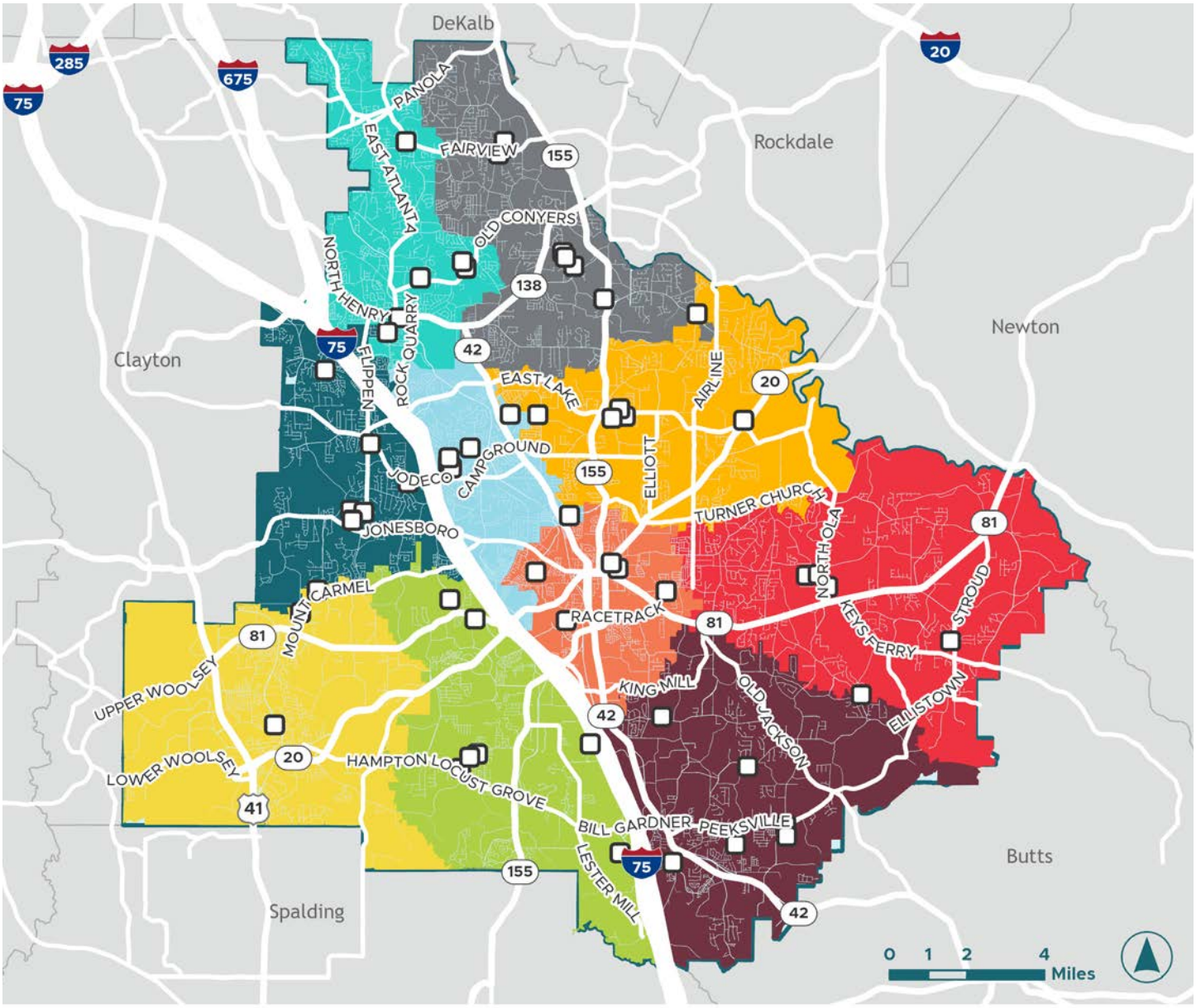
The Henry Arts Alliance is one non-profit that strongly promotes the arts within the county. The alliance hosts fourteen programs that provide a range of programs for dance, theater, music, and visual arts for the community. Many programs offer scholarships and meet accessibility demands to meet community needs. The Alliance offers free events so that county residents are not excluded from performance because of financial restraints. A common theme between the programs is to display or perform art in unusual places to touch various parts of the county. This has led to art showings in funeral homes and the emergency department of the hospital on a rotating schedule to help brighten visitors' days. The Parade of Pumpkins is one such program that invites local artists and staff from the library system to paint a pumpkin inspired by a children's story book. These pumpkins travel between the library branches and the

Art installation on the Bushy Tail Art Trail
Image Source: Get Lost in the USA

Piedmont Henry Hospital to spread literacy and fun art to visitors. These art pieces are then raffled to raise money for more programs within the Henry Arts Alliance.

Another popular public art installation is the Bushy Tail Art Trail which allows local artists to collaborate on projects that are spread throughout the county. Residents are then able to use maps and geocached information to find the installations and share their experience on social media. These destinations, events, and installations allow members of the community to grow the county's cultural footprint and invite tourism from neighboring counties in a way that is fun, accessible, and constantly evolving.

>> MAP 11. SCHOOL CLUSTERS



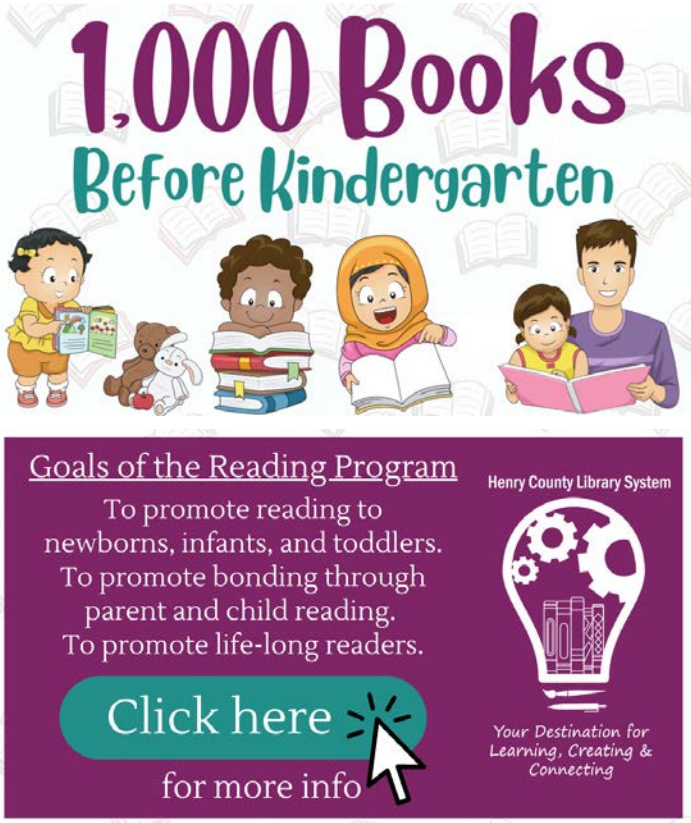
LEGEND

- Dutchtown
- Eagles Landing
- Hampton
- Henry County
- Locust Grove
- Luella
- Ola
- Stockbridge
- Union Grove
- Woodland
- Neighboring Counties
- Schools

EDUCATION

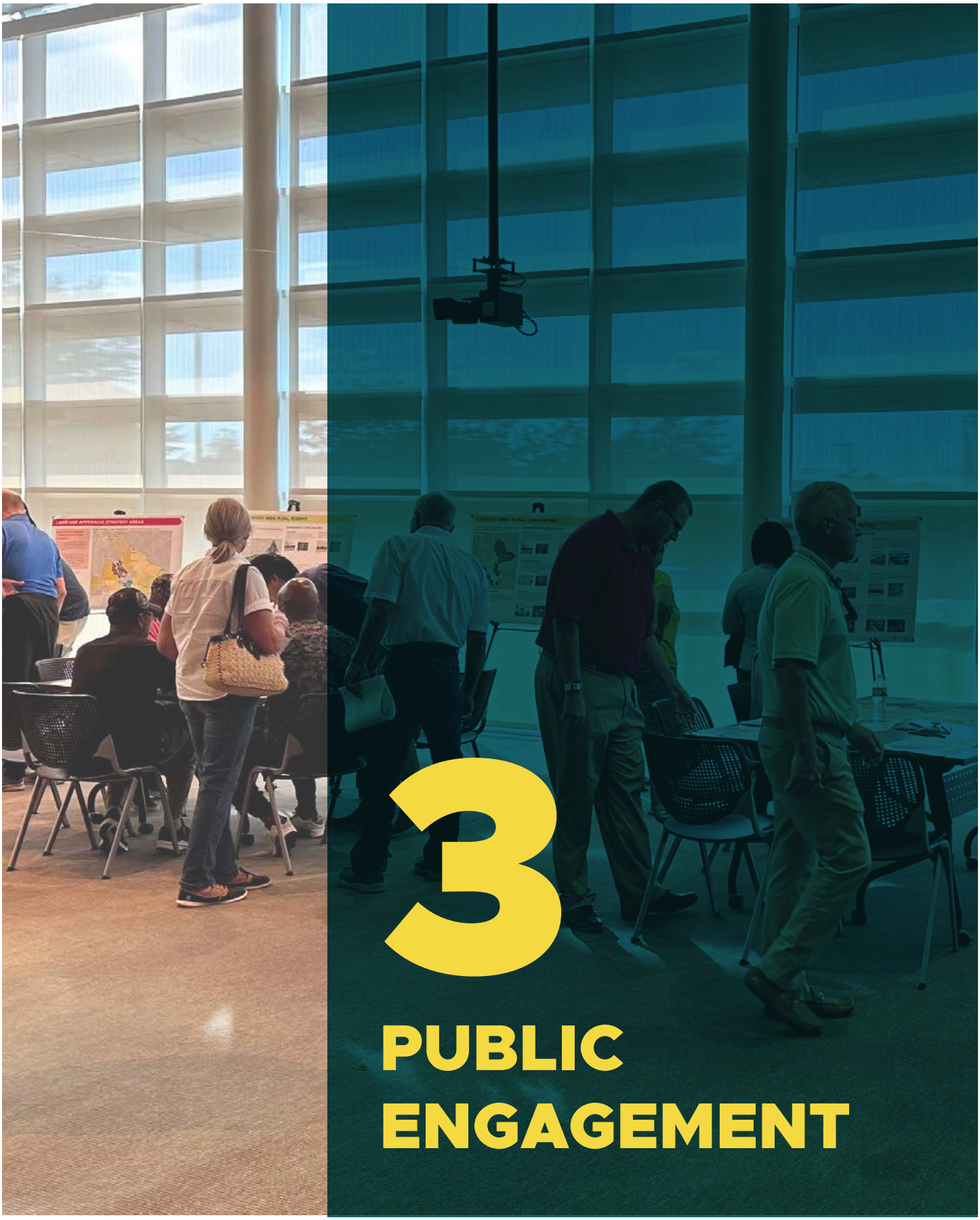
Education is an important service with immense quality of life impacts on families within Henry County. In the county's public school system, currently 42,000 students are being served across 49 schools and 4 academies. These schools are divided into ten clusters across the county. The county offers 29 Career, Technical & Agricultural Education (CTAE) Pathways with 8 that lead to industry certifications for students upon graduation. For students interested in higher education, a dual enrollment program is available that allows high school students to earn college credit at little to no costs. These programs help the county achieve their mission statement of success in a global society for all students.

The public library system is also a resource for continued education for Henry County residents. Among the five public libraries within the county, numerous digital and physical resources, books and classes are available. The library system also hosts events that help foster education, creativity and community building for residents of all ages.



1,000 Books Before Kindergarten Challenge
Image Source: henrylibraries.org

Henry County Public Library
Image Source: Wehr Constructors, Inc.



3 PUBLIC ENGAGEMENT

Public engagement was a critical component of updating Henry County's comprehensive plan. The goals of all outreach efforts were to engage with the broader community and stakeholder groups in a meaningful way and to encourage their participation in guiding the comprehensive plan process.

The public engagement process included:

- Establishing a timeline, including phasing
- Identifying creative methods for engaging key groups
- Presenting an outline of how the County incorporated feedback from the public and key groups to support the decision-making process

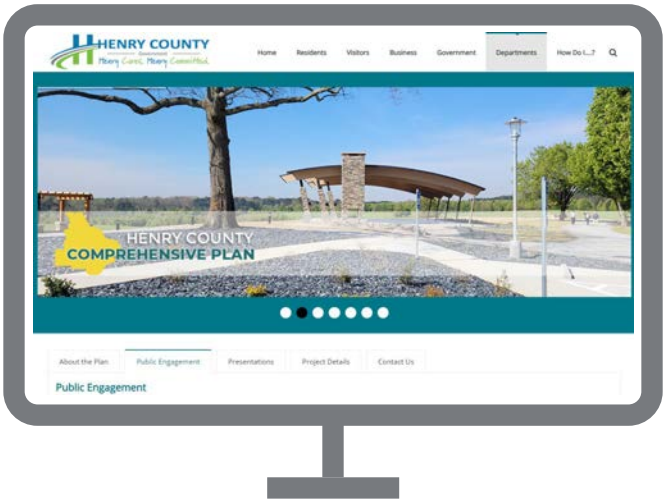
To collect input from the public, the planning team conducted:

- Stakeholder Interviews
- Three Steering Committee meetings
- Three public meetings
- Two online surveys

This section is a summary of the engagement process; a full report and supporting materials can be found in the Appendix.

>> 3.1 OUTREACH METHODS

To get the word out about the comprehensive plan process, Henry County maintained a project website with updated information supplied by the planning team, and the planning team implemented an awareness campaign using social media, Henry County Department of Transportation (DOT) electric signage, and email blasts. The planning team created a digital collateral package that included details of the in-person public updates to include a digital flyer, postcards, and social media graphics.



>> 3.2 STAKEHOLDER INTERVIEWS

The County identified a list of vested stakeholders consisting of elected officials, business owners, County staff, public service leaders, and various representatives from community groups. The team conducted 21 individual stakeholder interviews to gather input and help identify key needs and opportunities. These interviews provided valuable insight as to what major changes have occurred within the past five years and what the top needs and opportunities are for the County right now. Feedback from stakeholders helped inform the preparations for the public meetings.

The main takeaways included the following:

- Traffic is the number one problem
- The development process feels unpredictable
- There is a need for more entertainment and things to do
- People want more amenities, trails, and connectivity
- Fayette County is a good example of what to do
- There is a misalignment of jobs and residents

>> 3.3 STEERING COMMITTEE MEETINGS

THE COMMITTEE

The Steering Committee was comprised of over 30 individuals identified by Henry County. This group included local experts and stakeholders whose diverse roles within the community strongly correlate with long-range comprehensive planning and visioning. The Steering Committee consisted of members from the following organizations:

- Henry County Board of Commissiones
- Henry County Board of Education
- Henry County Chamber of Commerce
- Henry County Water and Sewage Authority
- Henry County Tax Commissioner's Office
- Henry County Development Authority
- Department of Transportation
- Public service leaders
- Transit agencies
- Non-profit organizations
- MHF News
- Staff from the cities of Stockbridge, Locust Grove, McDonough and Hampton

Members of the Steering Committee considering future land use ideas

STEERING COMMITTEE MEETING #1

The first steering committee meeting was held virtually on March 29, 2023, and served as an introductory kick-off. The meeting included an overview of the comprehensive plan update, discussion of the committee's role in the process, and a review initial work completed thus far.

After reviewing the purpose of the plan and the goals, the planning team gave an update on their progress, including sharing initial feedback from the stakeholder interviews. The team also shared the report of accomplishments from the previous comprehensive plan and the results of analysis conducted to-date. The biggest challenges shared with the planning team included:

- Traffic
- Growth outpacing infrastructure and services
- Lack of housing options
- Need for more entertainment

The final agenda item was a discussion about public engagement, including key dates for public engagement opportunities and how the Steering Committee could assist with promoting the plan to their community and their networks by utilizing a Partner Toolkit. The toolkit included social media graphics and narratives to help spread the word. The meeting ended with a brief Q&A period, along with what to anticipate as next steps.

STEERING COMMITTEE MEETING #2

The second steering committee meeting was held in-person on May 17, 2023. The goal of this meeting was to provide an update to the Committee on project progress and also test run an intensive mapping activity to be used at Public Meeting #2.

The exercise that the Steering Committee test drove was "Sim County"--essentially, a simplified simulation

on decisions around development and the associated tradeoffs. Committee members were divided into small groups and given different colored bingo chips to represent different land uses. They were asked to place the chips on the map where they most wanted to see growth occur within each land use category. The planning team shared with the committee their plans to facilitate the same exercise with the community at the next public meeting to be held the following week.

During the meeting, committee members shared their concerns with traffic congestion as it related to new development and existing land uses. The committee expressed that further analysis and review of transportation options to support density needs was needed. Committee members also had meaningful discussions with the planning team about their vision and concerns related to future land use. The planning team received positive feedback from committee members about the meeting format. The meeting was concluded after a brief Q&A, a reminder about the second public meeting scheduled for May 17, 2023, and updates on next steps.

STEERING COMMITTEE MEETING #3

The third and final steering committee meeting, held on June 28, 2023, was focused on additional conversations around future land use and reviewing the what had been accomplished to-date:

- Land use analysis
- Analysis of existing plans
- The future land use map focus group;
- Two public meetings
- Online surveys
- Stakeholder interviews and focus group meetings
- Development of future land uses

The planning team also shared outcomes from the May 23rd, 2023 in-person public meeting, as well as a review

Presentation at the second Steering Committee meeting

of draft implementation strategies. Next, the planning team led a review of future land use map designations and presented the information to be shared with the public for the third and final public meeting scheduled for July 11, 2023. Lastly, a list of next steps along with timelines was shared with the committee.

At the conclusion of the meeting, the Steering Committee members were thanked for their participation and support throughout the comprehensive plan process and ensured them that their feedback and input was critical in shaping Henry County's vision, goals, and strategies for the community to focus on over the coming years.

OVERVIEW

>> 3.4 PUBLIC MEETINGS

The planning team hosted three public meetings throughout the process, summarized in the table below. Each meeting had an in-person and virtual option through livestreaming. The table also summarizes total attendance.

FIGURE 12. PUBLIC MEETINGS

DATE	TIME	LOCATION	IN-PERSON PARTICIPANTS	JOINED VIA LIVESTREAM
Monday, April 17, 2023	6:30pm - 8:30PM	Henry County Administrative Building	75	1,141
Tuesday, May 23, 2023	10:00am – 11:00am	Henry County Administrative Building	46	Not available
Tuesday, July 11, 2023	6:30PM - 8:00PM	Henry County Administrative Building	64	744
		TOTAL	185	1,885

PUBLIC MEETING #1

On April 17, 2023, the planning team hosted the initial public meeting to kick off conversations about the community's needs and desires for Henry County's future. 75 participants attended the public meeting in person, and over 1,100 people participated online via livestream. The planning team began the meeting with an initial overview of what the County was seeking to accomplish, along with the timeline and schedule.

Following a brief presentation, the planning team facilitated breakout sessions with meeting participants that addressed the future needs for Henry County. Everyone was grouped in five separate tables. The planning team spread out to each table to facilitate deep discussions around the county's main areas of needs and participants gave their recommendations on their vision for the future of Henry County.

The following points were raised during the meeting:

- A clear vision for development and land use is needed—something predictable that respects the current community context;
- Traffic and congestion are problems for almost everyone, but particularly around I-75 and its ramps;
- There are not enough destinations nor things to do;
- There are mixed feelings around housing – there is a need for more affordability, but a desire to curb the quick pace of new housing development; and
- The community wants greater transparency on development decisions and better access to elected officials and leaders.

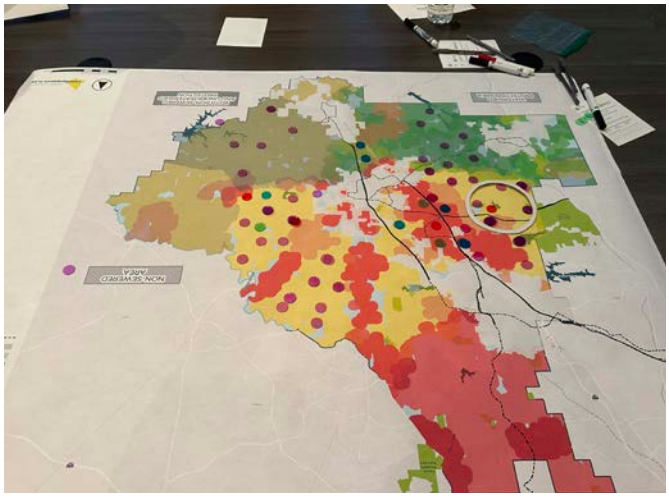
During the meeting, participants had the opportunity to ask questions and provide feedback. The first online survey was announced and launched during the meeting to provide opportunities for the general public to share additional feedback and insight.

Images from the first public meeting held in April 2023

PUBLIC MEETING #2

On May 23rd, 2023 the team hosted the second public meeting. Forty-six participants attended the public meeting in person. Following introductions, the planning team shared the outcomes from the first public meeting along with the first online survey results.

The goal of this meeting was to focus on future land use planning. Participants were split into breakout groups of ten. Much like the second Steering Committee meeting, the focus of the conversation was to discuss development density and the feasibility of what could be established throughout the county. Throughout the activity, the planning team reminded participants that while it is impossible to stop growth, they have the power to decide where it goes, how it's used, and how it looks. Participants were able to have engaging conversations about their needs and concerns with the planning team and amongst their groups. Although the outcomes varied between tables, most groups added growth to the areas with the most infrastructure availability. No group added enough density to "qualify" for the destination entertainment center, and only a handful of groups elected to invest in transit.



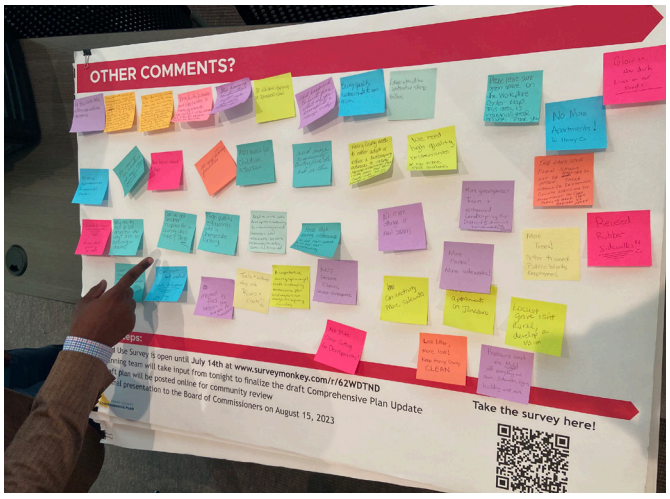
Images from the second public meeting held in May 2023

PUBLIC MEETING #3

The third and final public meeting was held on July 11, 2023, as a public open house. 64 people attended in person. For this meeting, no formal presentation was given so that allotted time could be used to present recommendations, capture any potential last-minute ideas and feedback, and answer participants' questions.

The planning team set up nine boards that illustrated the recommendations. For more detailed input, the planning team provided draft future land use maps set up as "coloring book" exercises to gain feedback on the types of land uses the community thought were most appropriate. Participants were able to have conversations about their priorities and generally seemed optimistic when others shared similar ideas.

The recommendations shared with the community were received positively, and participants stated their appreciation for the opportunity to see how the whole county could develop while also having the option to just focus on just their neighborhoods. Two boards were set up for the public to write down their thoughts on sticky notes to place on one of the boards, while another board was utilized for a voting exercise on the priorities for infrastructure improvements and amenities in the Central District (results are in the Appendix).



Images from the final public meeting held in July 2023

>> 3.5 ONLINE SURVEYS

SURVEY # 1

To reach a broad audience, the planning team created an online survey to get input on residents' key needs and their perspectives on development patterns. The survey was open through May 2, 2023 and attracted 1,779 participants. Many participants agreed there has been sizeable growth in Henry County without commensurate investment in infrastructure.

The community expressed that their top priority for transportation within the next 10 to 20 years is to increase investments in its roadways. The majority of respondents also agreed they would like to have more relaxed, local destinations throughout the county where they can spend quality time over a meal or in a park with family and friends.

There were differing opinions regarding housing. Most of the responses indicated a preference for limiting new housing options as much as possible while respecting property rights. However, in terms of housing options, the preference was to increase the number of single-family homes of all sizes and limit the amount of higher-density housing options, such as apartments or condominiums.

Other ideas for Henry County in the next 10 to 20 years include trails, roadway lighting, a local transit system, and connecting cities through sidewalks and trails. Additionally, respondents mentioned a focus on clean water and more green space with activities that are inclusive of all ages. Lastly, the desire to receive continuous updates on the plan was expressed, along with the county making information easily accessible for the public.

SURVEY 1 AT-A-GLANCE

The comprehensive planning process aimed to hear as many voices and perspectives as possible--and 1,779 people obliged! People learned about the first survey through the following channels:

- Henry County's website
- E-mail blasts
- Social media
- The Steering Committee
- Henry County staff
- Word of mouth

WHO WE HEARD FROM

RACE

- 52% identified as White
- 17% identified as African American / Black
- 4% identified as being of 2 or more races
- 3% identified as Hispanic / Latino
- 3% identified as something that was not listed

AGE

- 3% were under the age 25
- 17% were between the ages of 25 and 34
- 25% were between the ages of 35 and 44
- 26% were between the ages of 45 and 54
- 22% were between the ages of 55 and 70
- 5% were over the age of 70

THE KEY TAKEAWAYS

- People want to see less traffic on the road
- People want more restaurants with outdoor eating spaces
- People desire a live/play environment
- They think Henry County is a great place where children who grew up there would want to return to

SURVEY # 2

Ahead of the final public meeting, the planning team launched and promoted the second online survey. The purpose of the survey was to collect detailed feedback on land use and development across specific areas in Henry County.

Taking into consideration the initial thoughts and feedback from the public on growth, land use, and county-wide issues, the survey questions focused on the draft Development and Infrastructure Strategy Map. The survey was open for two weeks, beginning June 30, 2023 and closing on July 14, 2023, with a response of 251 participants. Key takeaways included:

- About 60% of respondents indicated that they either Agreed or Strongly Agreed to allow the southeastern region of Henry County to remain rural and relatively underdeveloped, allow limited sewer expansion, and prioritize roadway safety and maintenance improvements.
- For the "Bedrock Residential" area, the proposed vision is for it to remain largely the same with some low intensity growth that would only require more roadway capacity due to its anticipated higher volumes of traffic.
- Over 60% of respondents indicated that they either Agreed or Strongly Agreed that land use development in the "Suburban Mix" area should be dedicated to single-family residences of different sizes and suburban-style retail and workplaces, allow expanded sewer capacity, and prioritize both a variety of roadway improvements for capacity purposes and investment in a trail system. Nearly 25% of respondents indicated that they either Disagreed or Strongly Disagreed on the proposed vision for Suburban Mix.

SURVEY 2 AT-A-GLANCE

The comprehensive planning process aimed to hear as many voices and perspectives as possible. People learned about the second survey through the following channels:

- Henry County's website
- E-mail blasts
- Social media
- The Steering Committee
- Word of mouth

WHO WE HEARD FROM

The planning team received input from 251 participants:

AGE

- Less than 2% were under the age of 25
- 8% were between the ages of 25 and 34
- 20% were between the ages of 35 and 44
- 28% were between the ages of 45 and 54
- 26% were between the ages of 55 and 64
- 16% were over the age of 65

RESIDENCY & EMPLOYMENT

- Nearly 50% of respondents live, work, or own a business in Henry County
- Almost 30% of respondents live in Henry County but work outside of the county
- Nearly 20% of total respondents are either retired or do not work

THE KEY TAKEAWAYS

- People want to see enhanced landscaping throughout the county
- People would like to see roadway intersections and sidewalks improved
- Traffic congestion needs to be resolved

Participants also had the opportunity to provide open-ended feedback. Common themes of the open-ended feedback included:

- Infrastructure needs should be prioritized before enabling more growth in the county
- A variety of residential options should be ensured while prioritizing the number of single-family homes across Henry County
- Prioritize attractive building facades, landscaping, and communal gathering areas
- Safer and more effective traffic intersections, sidewalks, and well-kept, widened roadways should be a focus moving forward
- Henry County should continue sharing key information with the public as much as possible

>>>

4

KEY NEEDS + OPPORTUNITIES

After evaluating existing conditions (Section 2: Henry County Today) and findings from community engagement (Section 3), the planning team identified the major issues and opportunities facing the county:

1. Traffic congestion
2. Development feels unpredictable and unplanned
3. Lack of destinations and things to do
4. Housing development lacks diversity
5. A need for more accessible, transparent communication

This is not an exclusive list—there are many other issues worthy needs and opportunities in Heny County. However, these are the five major needs and opportunities that continued to bubble up through the planning process. Section 4 explains each topic area in more depth, with the ultimate goal of developing more detailed, multi-disciplinary strategies for addressing them (Sections 5 and 6).

>> 4.1 TRAFFIC CONGESTION

The current transportation infrastructure in Henry County does not meet the demand, leading to high levels of congestion and increased travel times.

OVERVIEW OF CHALLENGE

Roadway infrastructure does not meet the capacity expectations of residents and visitors. The community has expressed a high level of frustration with travel time delays and stop-and-go traffic. Multiple intersections and I-75 ramps have bottlenecks during peak hours and projected 2050 LOS on SR 155, SR 138, SR 81, SR 20, and Flippen Road all have poor levels of service (LOS) of "E" or "F" (Map 12). Multiple stakeholders noted that they avoid going near I-75 if they can, and public safety has designated service areas that avoid crossing the interstate altogether. One stakeholder called the area "the devil's triangle."

Part of the challenge is that the county's existing roadway network has a proportionally fewer arterial and collector roadways compared to other jurisdictions. It is a roadway system that reflects Henry County's rural legacy rather than its urbanizing present. This lack of county roads providing substantial east-west and north-south connections decreases route options, condensing demand onto limited roadways. Additionally, local curvilinear and cul-de-sac roadways contribute to the traffic congestion by limiting available routes and through-streets that could alleviate congestion.

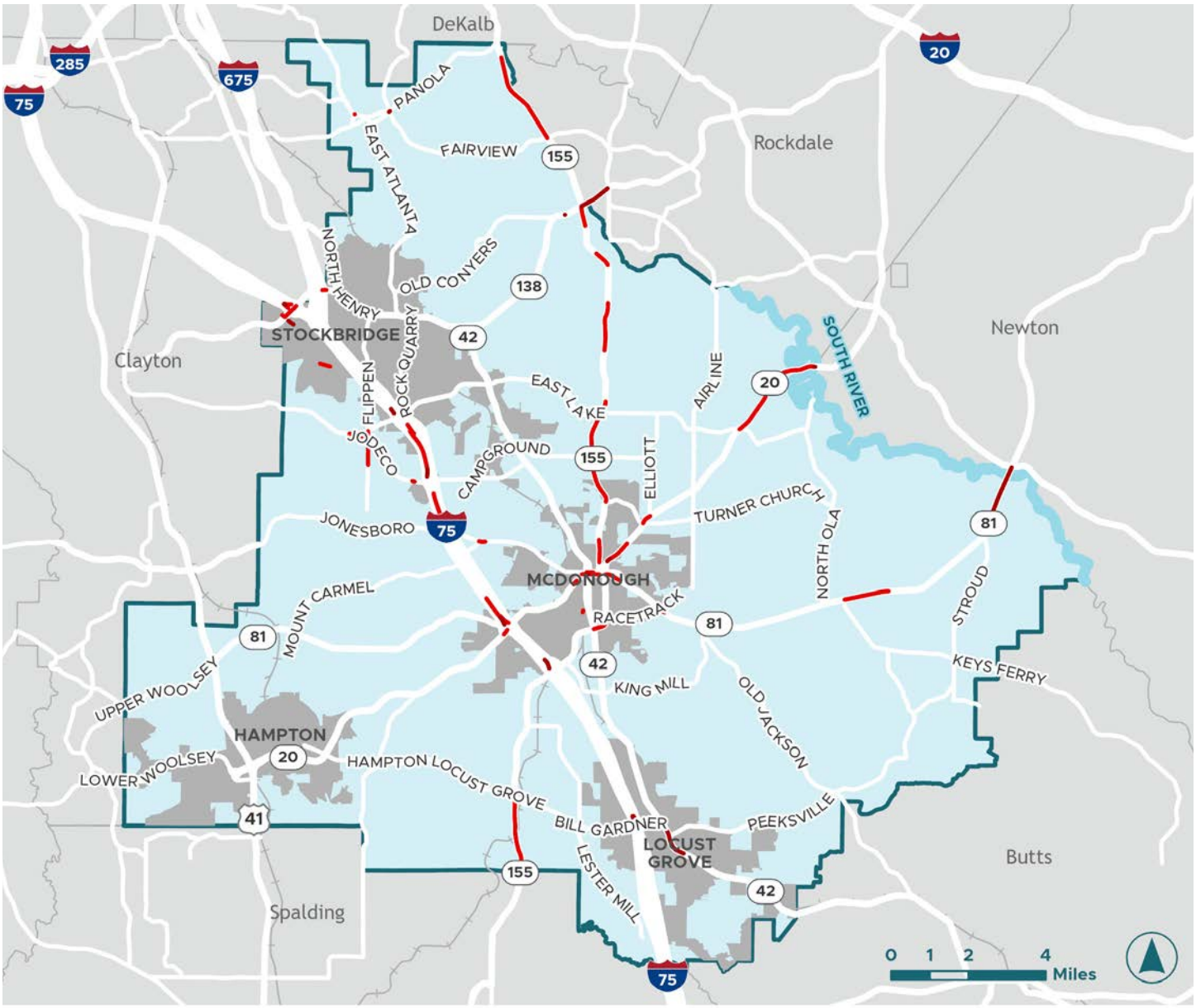
Another consideration is that most of the major roadways used for intra-county travel are state or federally owned (Map 13), typically adding delays for responsive project improvements that can bring relief. The situation is further complicated by insufficient right-of-way (ROW) on many roadways that curtails the ability to add travel lanes.

A lack of mobility options increases personal vehicle travel and the demand on roadway infrastructure. For the vast majority of trips in Henry County, there are currently no viable options for transportation beyond driving. The Xpress bus routes operate service from Henry County to Atlanta but ridership is low, and it does not provide options for intra-county trips or "last mile" connectivity to and from the park-and-ride locations.

Walking and biking is not a option for most trips in the county. Sidewalk and bicycle infrastructure is inconsistent and disconnected, and not developed enough to offer alternatives to shorter trips.

Map 14 illustrates the proposed trails and transit system from current transportation plans. However, even if these facilities existed, the low-density, auto-oriented development and land uses currently in the county--which lack concentrations of density and destinations--would struggle to support this system.

>> MAP 12. FUTURE HIGH CONGESTION

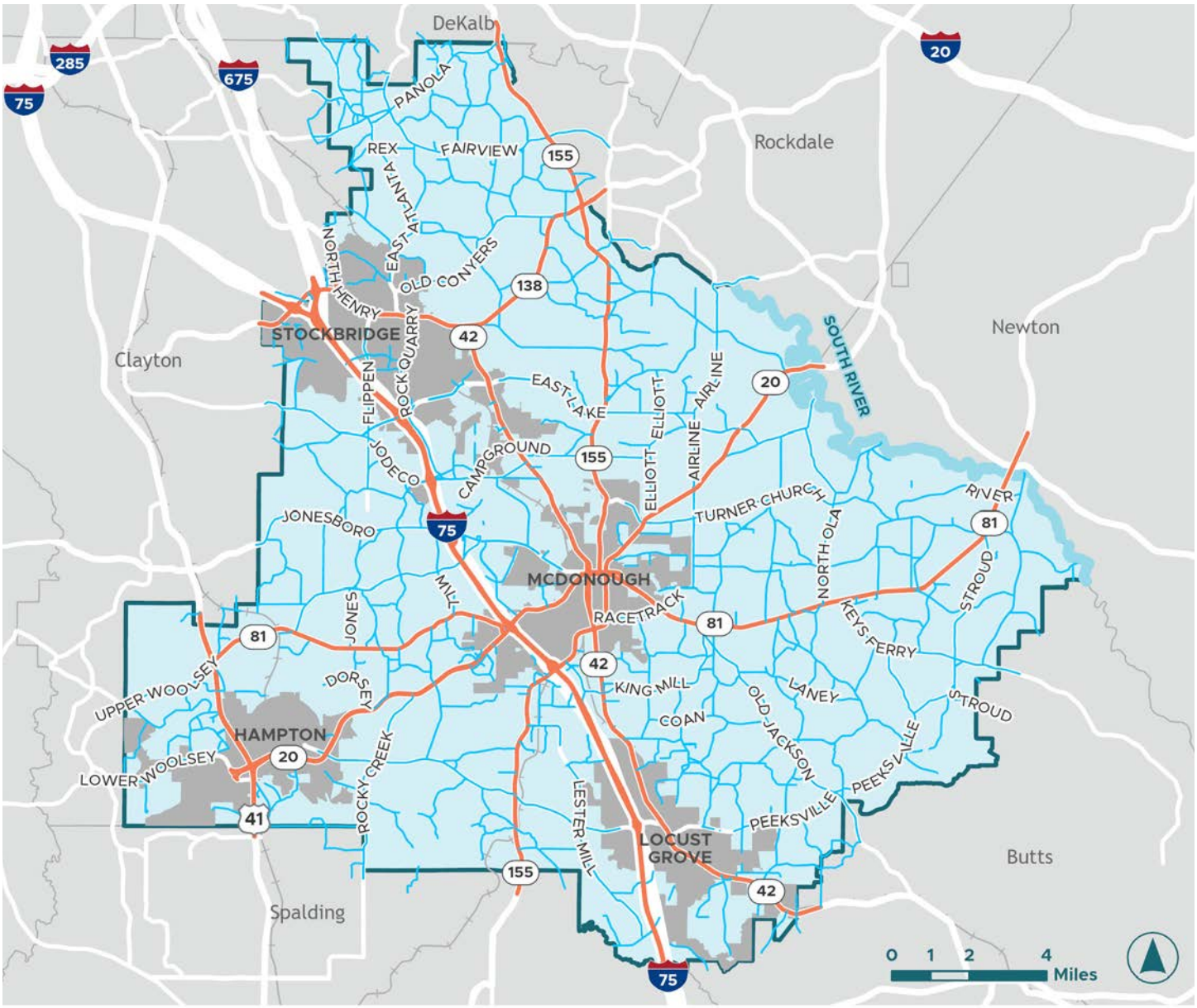


LEGEND

PROJECTED LEVEL OF SERVICE:

- E
- F
- Incorporated Areas

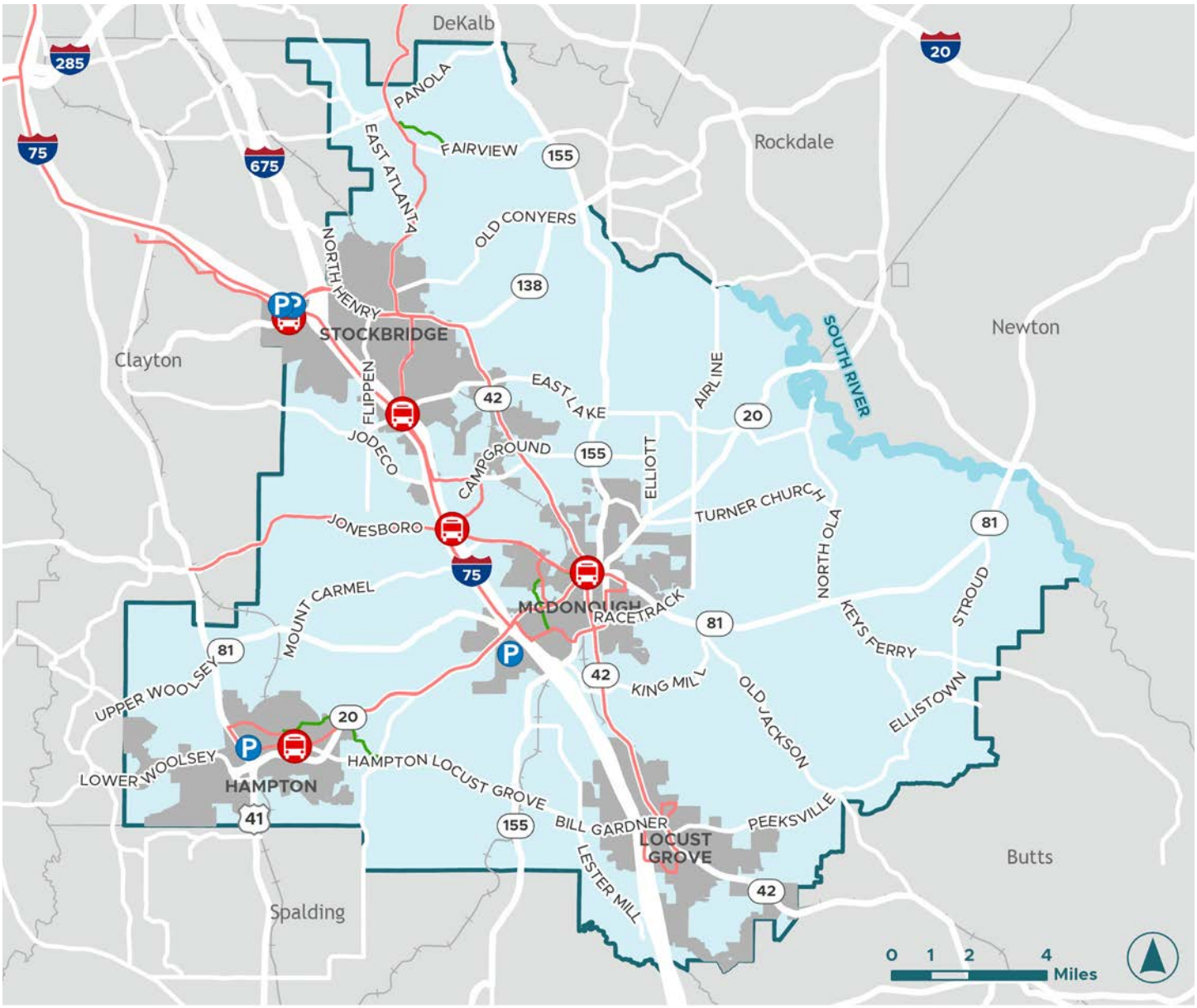
>> MAP 13. FEDERAL, STATE, + COUNTY ROADS



LEGEND

- State or Federal Roads
- County Roads
- Incorporated Areas

>> MAP 14. PROPOSED TRAILS + TRANSIT PROJECTS



LEGEND

- Xpress Park-and-Ride Locations
- Recommended Transit Stations
- Proposed Transit Routes
- Model Miles Trails
- Incorporated Areas

Public input and stakeholder interviews have exposed a lack of coordination between residential, commercial, and industrial development and the available transportation infrastructure. In some parts of Henry County, the pace of development has outstripped the roadway network's capacity to handle additional trips—and development continues to occur on these congested roadways. This is present particularly closer to I-75, but is beginning to occur in outlying areas as well. For example, building large commercial uses in traditionally rural areas has pushed two-lane roads like SR 81 to a poor LOS of D; even if the road is widened to four lanes, it is still only expected to function at an LOS of C by 2050.

Meanwhile, the increase in industrial and warehouse development has led to an increase in commercial vehicle traffic. Without the proper roadway infrastructure in place—like surface durability, wide turn lanes/ entrances, and enforced truck routes—the maintenance requirements of roadways and curbs that are damaged will increase.

Henry County relies on SPLOST and TSPLOST funding for roadway infrastructure projects and maintenance. The real cost of driving due to cheaper vehicles, more efficient mileage, and relatively cheaper gas no longer generates enough tax revenue to maintain and construct roadway infrastructure without additional tax.

Like many parts of the Atlanta region, Henry County is largely dependent on funding sources like SPLOST to complete major roadway improvements. If the residents of Henry County were to reject future SPLOST or TSPLOST projects, the available funds for roadway projects and maintenance would not cover the necessary projects to keep up with increased population and development.

Example of truck damage on Highway 81; Image Source: Google Street View

>> 4.2 DEVELOPMENT FEELS UNPREDICTABLE

Both members of the Henry County community and the broader development community expressed frustration that development decisions do not appear to follow the future land map, nor do they seem to take infrastructure constraints into consideration.

OVERVIEW OF CHALLENGE

Many developments in the past five years have deviated from the future land use map in significant ways. An analysis of major developments in the past five years revealed that about 20% of developments approved significantly deviated from the future land use map (Map 15). Some were complete departures, but more commonly there were changes that typically resulted in higher-than-envisioned densities and the relaxing of mixed use standards.

Not only has this caused issues in planning accurately for services and infrastructure, it has also bred an environment of distrust and sense of futility in the planning process. Many stakeholders have noted "why even do a plan if we won't follow it?"

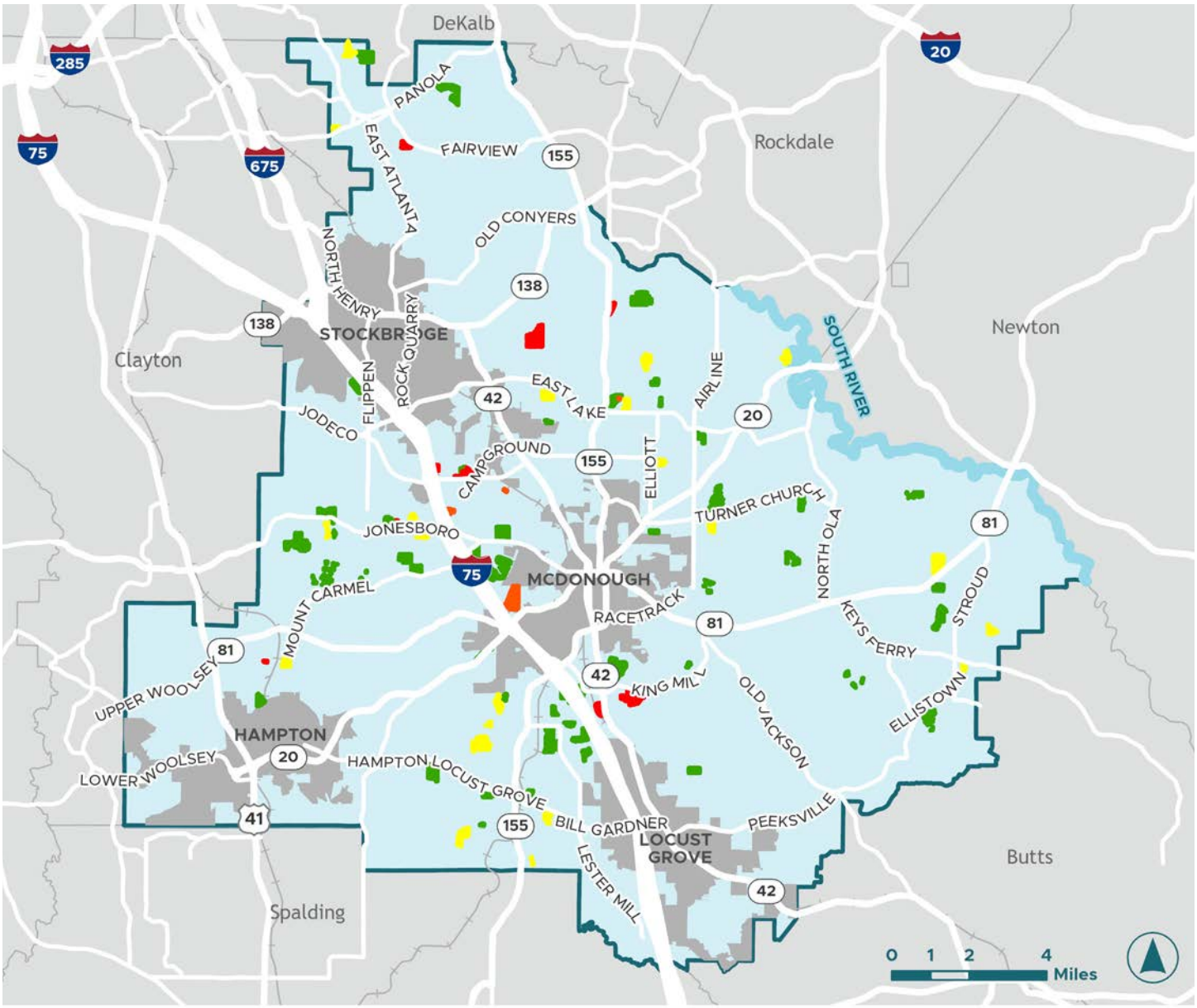
Recent development in traditionally rural areas is concerning to many community members. Some of these projects are also perceived as not following the future land use map and as threats the quality of life of residents. Examples include the two recently constructed Publix shopping centers at Ola and Kelleytown. These were projects that did not follow the future land use map and are now poised to catalyze additional suburban-style growth nearby, but do provide desired services closer to home—it is an example of one of the many common development tradeoff discussions that need to occur in Henry County.

The situation is further strained by the state of agriculture in Henry County. Many farmers are aging, and their heirs have no plans to continue farming. As a quickly growing county on the fringe of the Atlanta region, the "highest and best use" of land is no longer agriculture as property owners can make considerable money by selling their land for development. Even if they did continue agricultural practices, the support infrastructure for agriculture in the County is no longer there. According to residents currently engaged in agriculture, there are very few suppliers nearby, and markets to sell their products are becoming more and more distant.

There is a long lag between when development occurs and when infrastructure is improved. For many years, few major roadway improvements occurred in Henry County. According to some stakeholders, this was an intentional decision by leadership at the time to discourage additional growth. The strategy did not work as intended. Growth continued to arrive in Henry County and the backlog of roadway improvements only grew. Multiple projects such as the widening of SR 81 are funded and moving forward, but the process is lengthy and completed construction is still years away.

One major concern for residents is that high density growth is clustering on roads that are essential links to

>> MAP 15. LAND DEVELOPMENT + USE CHANGES, 2018-2022



LEGEND

CONSISTENCY WITH FLUM:

- No Change
- Mostly Consistent
- Somewhat Consistent
- Not Consistent

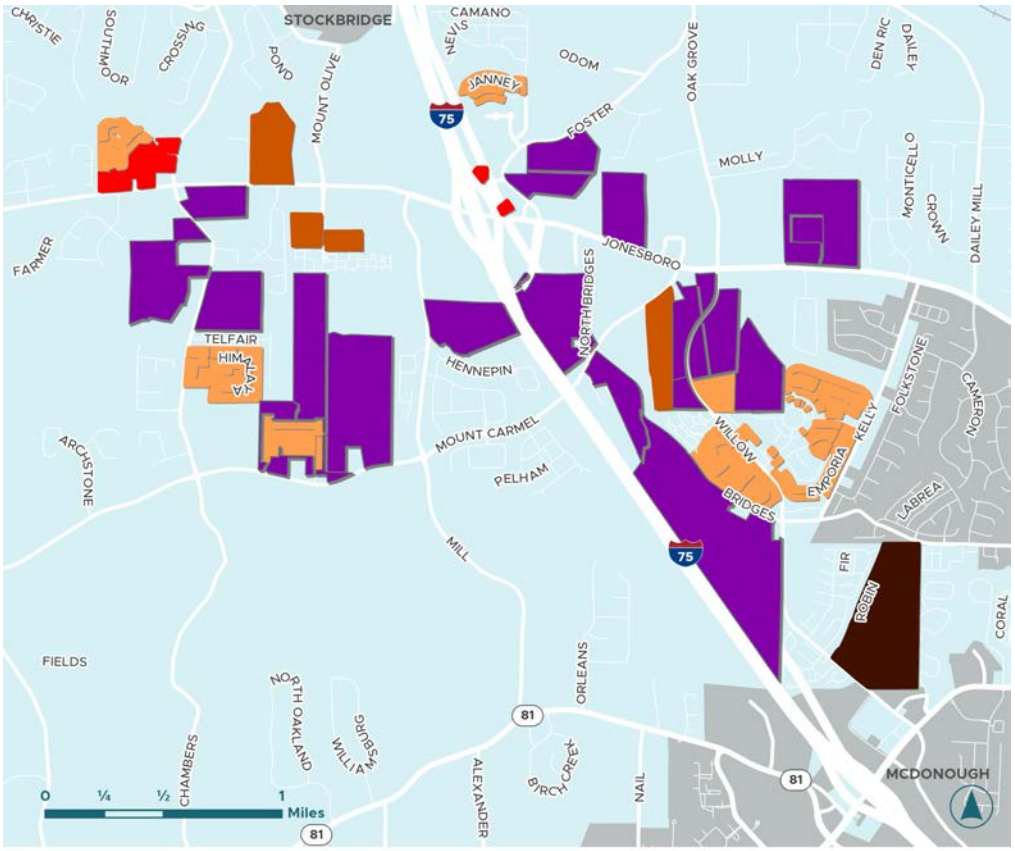
Incorporated Areas

I-75. A prime example is the Jonesboro Road area with over 3,000 recently approved residential units (Map 16). The addition of these new units will together generate about 25,000 new vehicle trips every day. This is highly likely to further compound the existing bottlenecks at the I-75 Jonesboro Road Exit 221, which according to the Comprehensive Transportation Plan (CTP) can have queue lengths of up to 7 miles in length.

The development process is lengthy—sometimes it can take up to two years for approvals—and projects are typically beset by pages of conditions. Although there is great developer interest, many people in the development community expressed deep frustration at the current state of doing business in Henry County. Specifically, stakeholders are weary of the lengthening timeframes for getting projects approved and the sense of unpredictability.

One of the major sources of frustration is the number of conditions put on projects. Although placing some conditions on projects is the norm in many jurisdictions, the average number of conditions in Henry County is very large. In a review of 46 recent rezoning cases, the number of conditions per case ranged from 4 to 40, with an average of 19. Many of these conditions are repeated across cases, including significantly higher minimum square footage of residential homes than the zoning mandates and requiring two-car garages. Lengthy lists of conditions add more cost and time to the development process, and the conditions themselves lead to larger, more expensive homes.

>> MAP 16. NEW DEVELOPMENT + PIPELINE PROJECTS JONESBORO ROAD AND I-75



LEGEND

- Pipeline Residential / Mixed Use Projects

LAND DEVELOPMENT PERMIT TYPE:

- Civic
- Commercial
- Single-Family Residential
- Industrial
- Multi-Family Residential
- Manufactured Homes
- Incorporated Areas

>> 4.3 A LACK OF DESTINATIONS + THINGS TO DO

Henry County residents want greater access to diverse and wide-ranging places designated for leisure and play--without driving to Atlanta or Fayette County.

Community members expressed a desire for higher caliber restaurant and retail experiences close to Henry County. The types of activities that Henry County residents want vary widely from walking on multi-purpose trails to enjoying cultural experiences like concerts and performing arts. Residents have also expressed interest in a range of experiences such as enjoying professional and collegiate sporting events and fine dining.

Better restaurants are very high on the community's wish list; one restaurant brand frequently mentioned as desirable was The Cheesecake Factory, which can be examined as a case study. Why are there no Cheesecake Factory Restaurants in Henry County now? According to The Cheesecake Factory's 2023 Annual Report, the company seeks to "operate in the upscale casual dining segment, which is positioned above core casual dining, with standards that are closer to fine dining." When evaluating sites for potential new restaurants, The Cheesecake Factory considers the trade area's average household income and population density. Site-specific characteristics like visibility, accessibility, and proximity to activity centers such as shopping centers and competitors also play a role.

FIGURE 13. CHEESECAKE FACTORY TRADE AREAS IN REGION

SITE	2022 POPULATION	DENSITY (RESIDENT/ AREA)	2022 MEDIAN HH INCOME	2022 MEDIAN NET WORTH
Lenox Mall	346,656	4,416	$109,886	$138,000
Cumberland Mall	213,093	2,715	$89,458	$126,485
Perimeter Mall	264,150	3,365	$102,724	$174,457
North Point Mall	199,118	2,537	$120,507	$340,324
Henry Marketplace	95,108	1,212	$77,892	$142,888
Henry County	249,258	762	$79,309	$176,830

The Cheesecake Factory currently has four restaurants in metro Atlanta, located at the Perimeter Mall, North Point Mall, Lenox Mall and Cumberland Mall. Each location is in relatively affluent and/or denser communities. Looking at their 5-mile trade areas, these locations average 3,258 people per square mile and have a median income of $105,600. Contrast these market characteristics with that of a 5-mile trade area around Henry Marketplace, with a population density of 1,212 people per mile and a median household income of $77,892.

Figure 13 details the demographic characteristics of the corresponding 5-mile trade areas surrounding each metro Atlanta Cheesecake Factory location in comparison to Henry County. Despite strong community desire, Henry County does not yet have the residential density with the necessary income levels to attract and support higher-end dining establishments such as The Cheesecake Factory.

Beyond shopping and retail, community members expressed a desire for more recreation options—though it is unclear whether there is a need for more, or a need to better communicate what is already on offer. Group conversations with community members revealed that there were existing cultural experiences that other members within the community were unaware of. Venues like the Stockbridge Amphitheatre and gatherings like the Henry County Geranium Festival were not commonly known by all of the participants. Just about everyone knew of at least one farm to visit—but at least one member of each Public Workshop break-out table was introduced to at least one farm that they had not yet heard of. The overarching point became clearer as the conversations continued: Henry County and its cities would enhance the quality of life for their residents by improving the coordination and communication of recreational events and venues amongst each other.

Though communication and promotion is perhaps one barrier, there is likely a need to better serve young people (school-aged) and seniors in terms of quality activities. The publicly offered programs by the local government and school system frequently lack the capacity to support Henry County residents wanting to participate. This lack of capacity of programs—especially youth programs in the summer months—is particularly concerning to some families who need affordable options to keep kids in productive activities.

Henry County Geranium Festival. Image Source: Henry County Times

>> 4.4 HOUSING DEVELOPMENT LACKS DIVERSITY

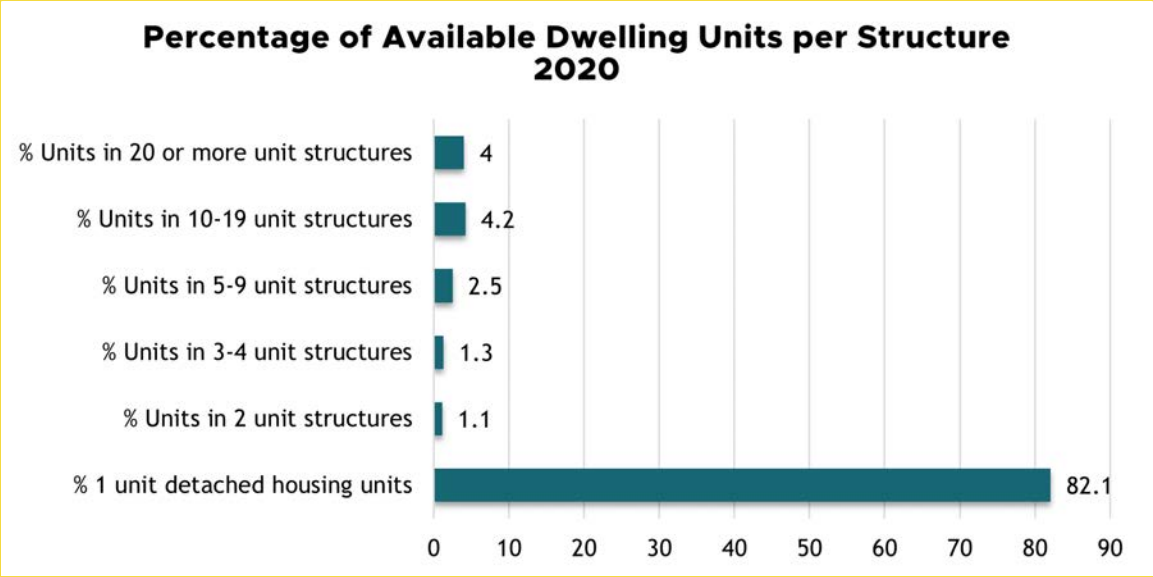
There is a significant mismatch between the types of housing being built, and the diversity of housing needed in Henry County.

OVERVIEW OF CHALLENGE

Approximately 82% of housing in Henry County is single-family detached, but only 46% of households in Henry County are married couples with children—the typical household type that prefers single-family homes. According to the ARC, in 2021 the household composition of Henry County was 46% married family, 26% single parent-family, and 28% non-family. This is not to say that only married couples with children want to live in single-family homes, but with high housing prices the costs of many traditional homes are out-of-reach for households on a single income.

This high percentage of single-family detached homes does not seem likely to change considerably if current policy remains in place. The developments identified during the land use analysis show that almost 68% of the major projects developed or currently under construction between 2018 and 2022 are comprised exclusively of single-family residences, compared to just 9.5% of the projects offering multi-family residential options.

FIGURE 14. DWELLING UNITS PER STRUCTURE 2020



It's not just the real estate market causing the issue—current land use policy and regulations contribute to this imbalance. The 2018 Comprehensive Plan's future land use map designates nearly 71% of the area of the county as either Low Density or Rural Residential, uses that can only be developed with single-family detached dwellings. Along with the land use designation, the county zoning ordinance sets minimums for single-family dwelling sizes in all residential districts of 1,500 - 1,800 square feet. Examination of rezoning cases for the county over the past five years shows that the County Commission often enacts conditions of zoning which *increase* the minimum required square footage, typically between 2,200 – 2,500 square feet. The outcome of these policies is an absence of smaller detached dwelling units within the county. Options are limited for persons or families who do not desire, or cannot afford, to reside in a large single-unit detached housing type.

The high percentage of single-family homes fuels issues around housing affordability—not just for the households with the lowest incomes, but those with middle incomes as well. Using data published by the real estate website Zillow, known as the "Zillow Observed Rent Index," or ZORI, the ARC released a series of reports in the fall of 2022 detailing the increased housing cost for renters in metro Atlanta. These reports indicate that Henry County saw a 45% increase in monthly rental rates from January 2020 to September 2022, going from roughly $1,400 to slightly over $2,000. The good news is that this number is lower than the average increase across the entire metro region, which saw a 53.3% spike in rental costs. However, the increase in housing cost has created a void in the attainability of lower cost housing, especially for renters. For the period between 2014-2022 for all 11 counties included in the ARC research, the total number of rental units available at a monthly rate of less than $1,250 decreased while rental rates of $1,250 and above increased. Homeowners in the county are not exempt from the rising cost of housing either. The median home sale price in Henry County in 2020 was $220,000; by April, 2023 this number had risen dramatically to $328,000, a 49% increase in just three years.

One of the best ways to combat inflation in rental rates, according to research by the Pew Charitable Trust, is to add new market-rate housing. In a study of four cities which have in recent years loosened their zoning ordinances to allow for more by-right density, the Trust's research indicates that the four cities saw rental rates increase by an average of just 3.5% between 2017-2023, much lower than the national average of 31%.

With the rising cost of housing, it is not surprising that nearly 45% of all rental households and 29% of all owner-occupied households within Henry County fall under the classification of being "cost-burdened" according to the 2020 Census. Cost-burdened households are identified as households that are spending more than 30% of their income on rent, mortgage, and other housing needs. Given that this data was collected prior to the spike in rental rates between 2020-2022, and subsequently paired with the stagnation in wage growth and increased transportation costs, it is likely that number is even higher today with a disproportionate impact on renters.

Seniors are a particularly vulnerable population, and the lack of housing options that meet their needs make it difficult to age in place. Another concern raised by the community was the lack of available housing for seniors. Currently approximately 1/3 of all residents within Henry County are aged 50 or older, according to estimates by the 2021 ACS. As this demographic continues to age it will be important that housing is available for people to relocate to communities and facilities that can offer the amenities and services needed to support them.

>> 4.5 MORE ACCESSIBLE COMMUNICATION

Henry County residents do not feel confident in the current level of transparency and communications from the government; this is compounded by a lack of coordination and collaboration between the cities and the County.

OVERVIEW OF CHALLENGE

Many community members expressed frustration at what they see as a lack of clear communication from the County and a sense that their elected officials were inaccessible. Transparency between governments and their communities is defined by the federal government as being transparent, participatory, and collaborative. These values are all meant to ensure public trust and establish a system of openness that strengthens trust in the government and make the government processes more efficient and effective for its constituents. During the comprehensive planning process, participants have commented on many ways that they would like to improve communication with their elected officials.

The first challenge that residents relayed was the lack of general communication from the elected officials. Currently, Henry County has numerous ways to communicate with residents including a website, a county news page, and a television channel. Despite the many methods of digital outreach, residents attending the first public workshop remarked on how they would also like the opportunity to regularly meet with their commissioners and other elected officials outside of public hearings. Community members felt like these hearings didn't leave enough time to ask questions about specific projects or gain more knowledge about the planning processes happening in the county.

Residents want an easier way to learn more about the projects impacting their communities. For many residents who mentioned concerns about specific projects, their questions centered around the lack of communication on the progress of these developments. To them, it seemed as if certain projects approved even years prior were now suddenly beginning construction even though the existing site conditions were no longer relevant. At the same time, other projects that weren't an immediate need for residents seemed to be quickly approved and constructed. Many participants at Public Workshop #1 insisted that even a consistency of code enforcement would make it much easier to expect changes in their built environment and ask questions in real time.

It is time for Henry County, Stockbridge, McDonough, Hampton, and Locust Grove to communicate with one another and collaborate for the greater good. Transparency is also needed in how Henry County communicates with the cities. During an interview with the Main Street coordinators, they noticed how communication affected local centers of commerce. With a confusing tapestry of city- and county-owned properties being reviewed with sometimes conflicting land use maps, many areas appeared to not have clear jurisdiction. This confusion impacted general maintenance, infrastructure, and overall connectivity within the county. These impacts then continue to tourism within the county.

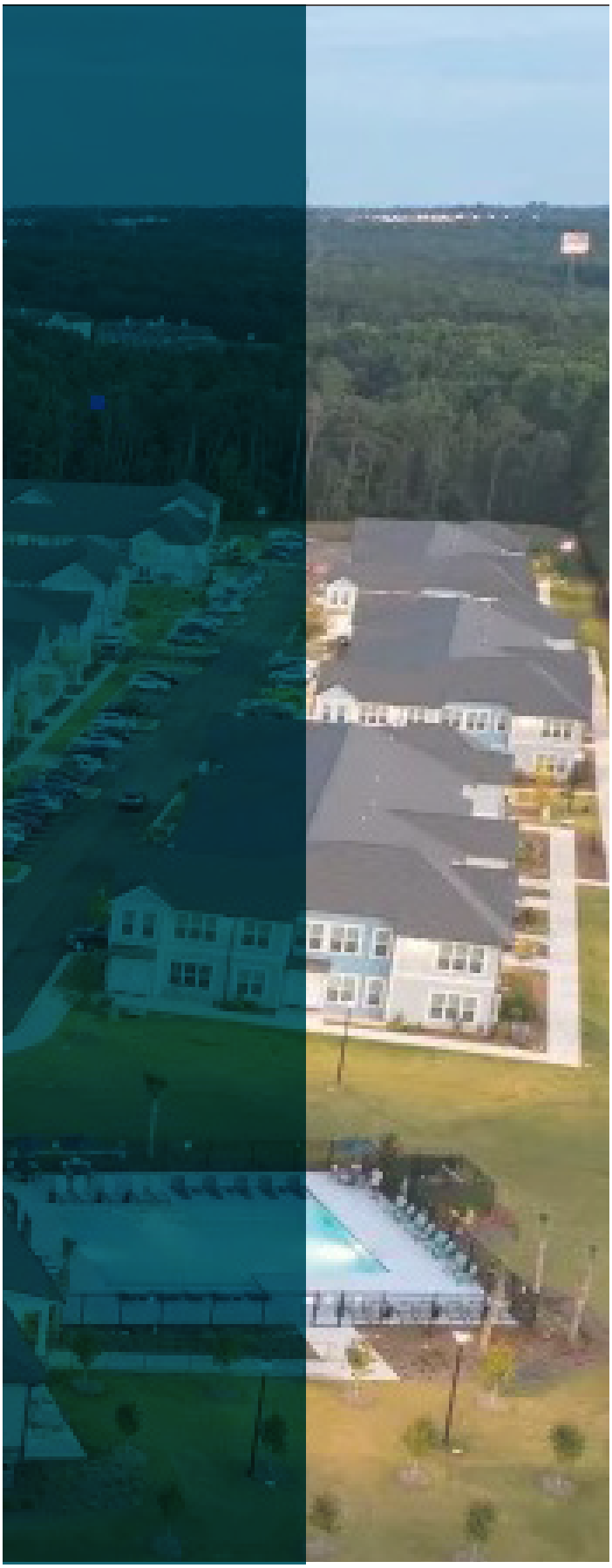
A similar disconnect is seen in the provision of essential services. One example is in public safety with providing fire services. Recently the jurisdictions have appointed their own fire chiefs, who oversee building plans and ensure that they meet fire safety standards. The County no longer reviews these plans nor sees them, yet the County Fire Department is still responsible for responding to calls in these jurisdictions that could involve these structures. This lack of sharing information critical to public safety is a major vulnerability that could have disastrous consequences.

Groundbreaking for road improvement of Peeksville Road in Locust Grove in April 2023. Image Source: Henry Herald

Image Source: Carmel Vista Apartments

5

HENRY COUNTY TOMORROW



Henry County Tomorrow focuses on the two biggest drivers of development and quality of life in Henry County: land use and transportation. It is not just a vision for the future, but provides a clear, transparent process for County officials, staff, and the community.

>> 5.1 LAND USE ELEMENT

Throughout the comprehensive planning process, residents consistently expressed frustration over how fast development is occurring and how the infrastructure does not seem to be keeping up.

To address this concern, the planning team revamped the county's approach to future land use planning by replacing the 2018 plan's Future Community Map with a stronger tool, the Development and Infrastructure Strategy Map.

DEVELOPMENT + INFRASTRUCTURE STRATEGY MAP

In the 2018 Comprehensive Plan Update, the Future Community Map showed high-level policy direction for growth. The map included special interest areas such as the Megasite and the Henry Global Gateway, an area with industrial focus between McDonough and Locust Grove centered along I-75. The remainder of the county was shown predominantly as "rural area" or "suburban area" with a handful of "Activity Centers" and "Town Centers" connected by "Main Street Henry" and "Planned Paths."

This map illustrated a generalized vision for Henry County, but in practice was rarely used by staff or the community. Additionally, projects such as the Megasite and "Main Street Henry" are no longer moving forward, rendering these aspects of the map obsolete.

The need to overhaul the Future Community Map in general posed an opportunity to better—and more clearly—address the community's concerns about growth outpacing infrastructure. Instead of just updating the Future Community Map using the areas established in 2018, this plan completely reconfigured the map to more closely tie growth policy with infrastructure investment. It also serves as a framework for guiding the evaluation of how appropriate each land use types is within specific areas.

GROWTH MANAGEMENT

Another reason for the revised approach is that infrastructure investment is one of Henry County's best and most powerful tools for guiding growth. New roadways, roadway widenings, and sewer capacity expansion very frequently attract growth, as they make land more valuable for development.

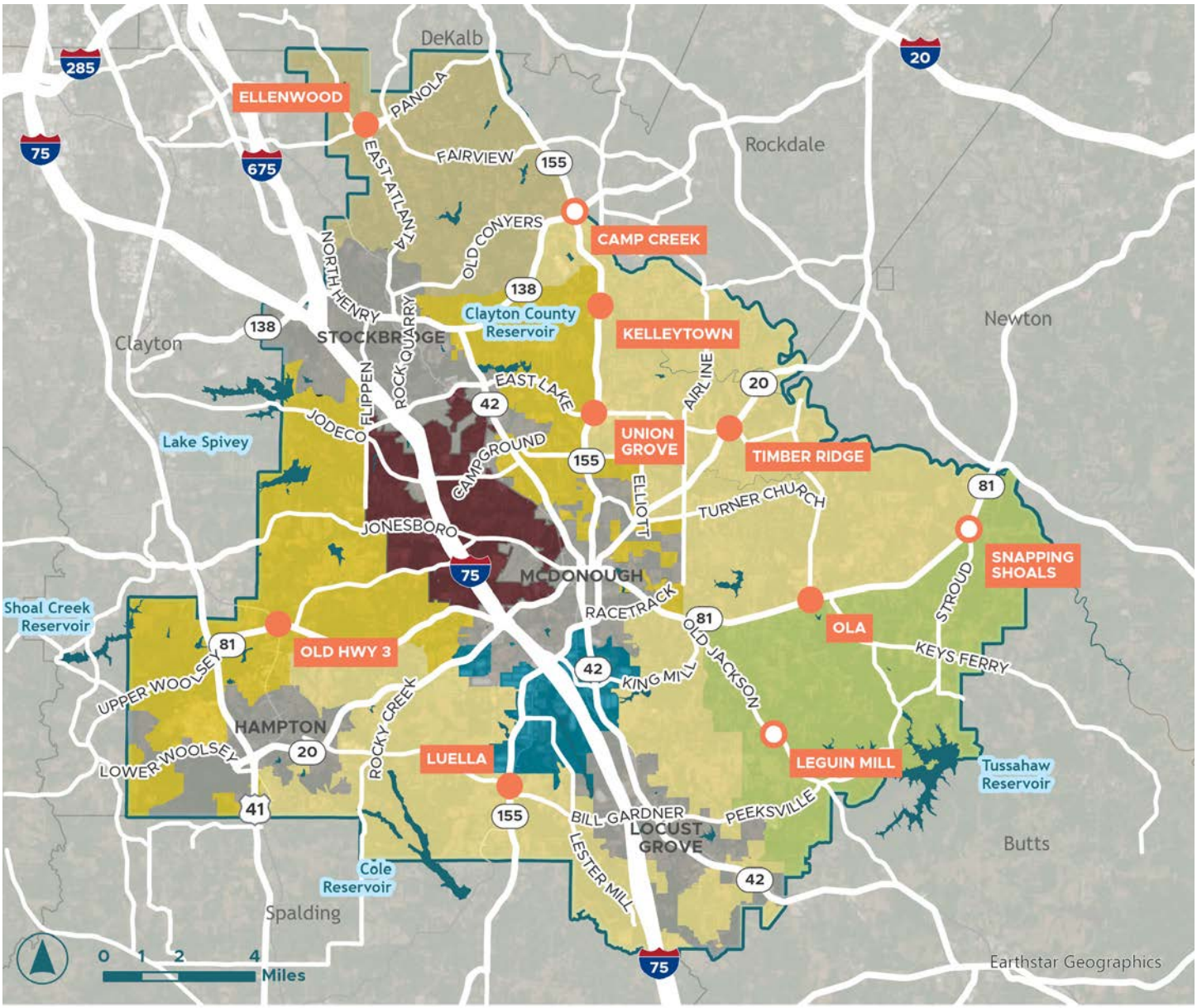
The new Development and Infrastructure Strategy Map (Map 17) shows six major areas of growth and infrastructure policy:

- Rural Reserve
- Rural Communities
- Panola Mountain
- Suburban Mix
- Central District
- Workplace Center

It also shows ten community centers (nodes).

The following section is an overview of each of the six main areas, their general strategy for providing transportation and sewer infrastructure, and more detailed guidance on the most appropriate land uses that align with this infrastructure. Descriptions of each land use can be found in the following section.

>> MAP 17. DEVELOPMENT + INFRASTRUCTURE STRATEGY AREAS



LEGEND

DEVELOPMENT + INFRASTRUCTURE STRATEGY AREAS:

- Central District
- Rural Reserve
- Suburban Mix
- Panola Mountain
- Rural Communities
- Workplace Center
- Community Center
- Future Community Center
- Lakes + Reservoirs
- Incorporated Areas

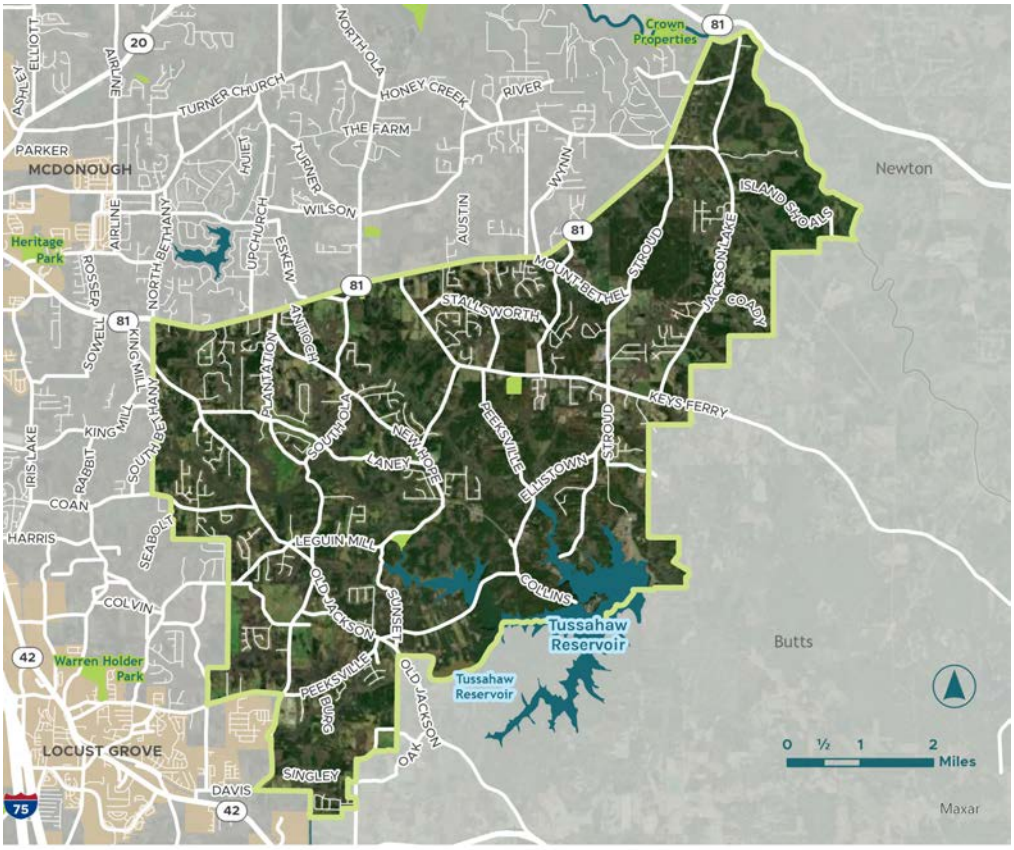
RURAL RESERVE

The Rural Reserve (Map 18) is located in southeastern Henry Country. It is roughly bounded by Highway 81 to the north, Old Jackson Road/Bethany Road to the west, and the Butts County line to the south.

The vision for the Rural Reserve is to remain relatively undeveloped over the next 10+ years, which is already largely regulated by the presence of the Watershed Protection Overlay. To re-enforce this slow growth policy, transportation improvements should be limited to very targeted roadway improvements such as addressing safety and maintenance issues. Roadway widenings in particular are not recommended in this area.

Sewer expansion into this area is not expected in the next five years but it should be noted that the county does have future plans for a wastewater facility on the Tussahaw Reservoir. However, this area plays an important role in maintaining the rural feel of Henry County; future growth should be very slow and sensitive to both watershed protection needs and the community's desire to retain more natural and rural areas.

>> MAP 18. RURAL RESERVE



LEGEND

- Rural Reserve
- Parks/Greenspace
- Lakes and Reservoirs
- Incorporated Areas

RURAL RESERVE AT A GLANCE

SEWER CAPACITY INVESTMENTS:

Little to none in next 10 years; slow expansion longer term

TRANSPORTATION INVESTMENTS:

Limited to addressing safety concerns and maintenance needs; no roadway widenings (adding lanes)

LAND USE GUIDE

	LAND USE	CONDITIONS
APPROPRIATE	» Rural Residential » Village » Parks and Greenspace	N/A
APPROPRIATE IF MASTER PLANNED* AND CONDITIONS ARE MET	» Low Density Suburban Residential » Medium Density Suburban Residential	» Must be able to safely operate on an onsite wastewater system » Should have a wide vegetated buffer along public roadways to protect rural character or be designed as neighborhood conservation district » Should maintain at least 50% open space
	» Suburban Commercial	» Should be more than 3 miles from a designated Community Center
	» Industrial	» Should have a wide vegetated buffer along public roadways to protect rural character » Should be located on a designated truck route » Should be within a 2-mile trip of I-75 » Must be able to safely operate on an onsite wastewater system » Should maintain at least 50% open space
	» Public-Institutional	» Should have operational reason/requirement to be located specifically in the Rural Reserve
	» Utilities	» Shoulad have operational reason/requirement to be located specifically in the Rural Reserve
NOT APPROPRIATE	» High Density Suburban Residential » Urban Residential » Low Density Mixed Use » High Density Mixed Use » Office-Institutional	N/A

**For sites under 10 acres in size, the County may waive the Master Plan requirement*

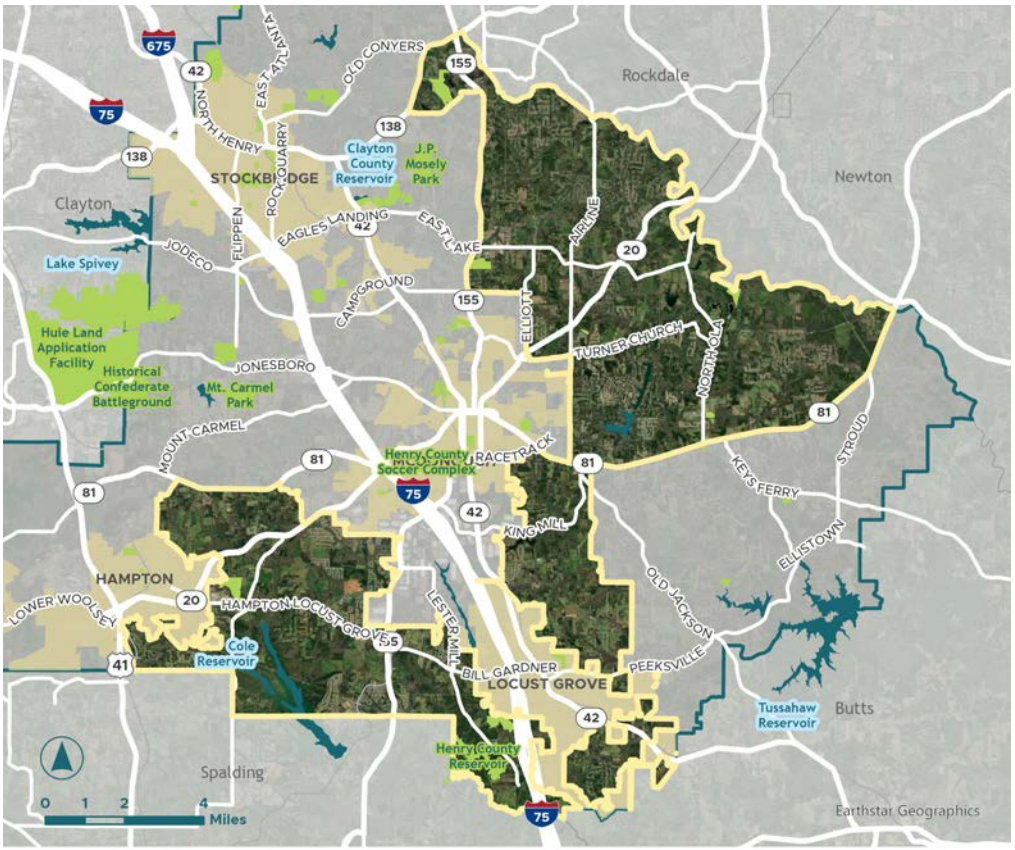
RURAL COMMUNITIES

The largest of the six Development and Infrastructure Strategy Areas, Rural Communities is a growth policy area that applies primarily to two parts of the county:

- East of I-75, Rural Communities is shown as the area largely east of Highway 155 and City of McDonough, and north of Highway 81
- In the south, it is an area surrounding the City of Locust Grove and extends west to Hampton, but south of Highway 81

Most of these areas have some access to sewer and are experiencing pressure for residential growth. However, the vision for Rural Communities areas is to maintain a rural environment that accommodates some low-intensity residential growth. Sewer capacity should be expanded slowly in targeted amounts, and roadway improvements should focus on projects that address safety and maintenance issues. Roadways should only be widened if experiencing very high congestion levels (LOS E or F). Investment in multi-use trails in this area is recommended but primarily for recreation purposes.

>> MAP 19. RURAL COMMUNITIES



LEGEND

- Rural Communities
- Parks/Greenspace
- Lakes and Reservoirs
- Incorporated Areas

RURAL COMMUNITIES AT A GLANCE

SEWER CAPACITY INVESTMENTS:

Slow, targeted expansion

TRANSPORTATION INVESTMENTS:

Limited to addressing safety concerns and maintenance needs; intersection improvements; roadway widenings only for extreme congestion (LOS E or F)

LAND USE GUIDE

	LAND USE	CONDITIONS
APPROPRIATE	» Rural Residential » Low Density Suburban Residential » Village » Parks and Greenspace	N/A
APPROPRIATE IF MASTER PLANNED* AND CONDITIONS ARE MET	» Medium Density Suburban Residential	» Should have a vegetated buffer along public roadways to protect rural character or be designed as a conservation subdivision » Should be at least 30% open space
	» Low Density Mixed Use	» Should only to be used for enlargening/enhancing a designated Community Center that requires more design flexibility » Should be supported by a majority of property owners within 1 mile of the site
	» Commercial	» Should be more than a 2-mile trip from the nearest designated Community Center
	» Industrial	» Should have a vegetated buffer along public roadways to protect rural character » Should be located on a designated truck route » Should be within a 2-mile drive of I-75
	» Office-Institutional	» Should have a vegetated buffer along public roadways to protect rural character
	» Public-Institutional	» Should have operational reason/requirement to be located specifically in the Rural Communities
	» Utilities	» Should have operational reason/requirement to be located specifically in the Rural Communities
NOT APPROPRIATE	» High Density Suburban Residential » Urban Residential » High Density Mixed Use	N/A

**For sites under 10 acres in size, the County may waive the Master Plan requirement*

PANOLA MOUNTAIN

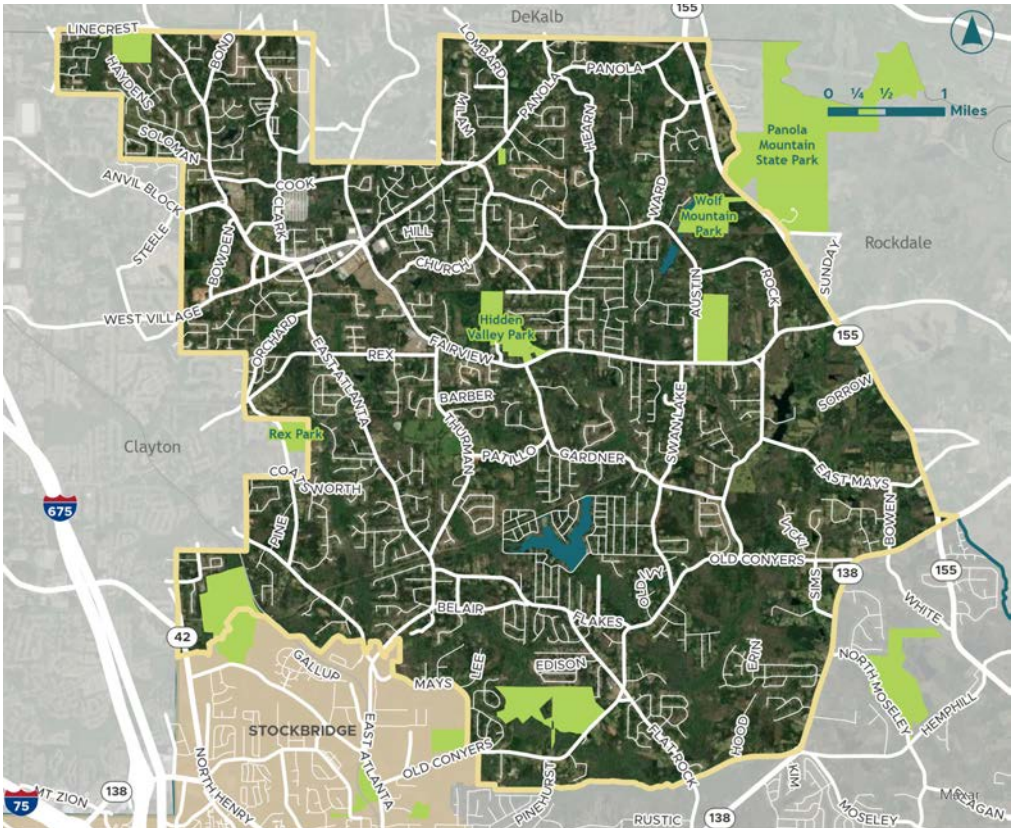
One of the most unique areas in Henry County is its northern section. This area—roughly everything north of Highway 138—lies atop a foundation of dense, hard rock making it very expensive to expand sewer and build densely. However, because it is the area of Henry County closest to Atlanta, it has still experienced growth. It is not exactly rural, but it is not totally suburban either, and its geology will make it very costly for this area to grow substantially.

The vision for Panola Mountain is to remain largely unchanged. Some low intensity growth is anticipated, but not at a quantity that would require expansion of sewer. The exception to this would be the desired expansion and redevelopment of the low-density mixed-use center at Ellenwood.

Although growth itself in this area would not likely require more roadway capacity, its proximity to Clayton, Dekalb, and Rockdale Counties means higher volumes of traffic than other parts of Henry County. Improved roadway and sidewalk connectivity is recommended in the Ellenwood area, linking the commercial area with surrounding neighborhoods, parks, and schools. A high-quality, multi-use path connection to Panola Mountain State Park is also recommended.

It should be noted that Henry County currently purchases wastewater services from DeKalb County and Clayton County to service this area. Although this works from a functional perspective, it is financially very costly and undesirable. Therefore, only low-density uses are recommended for future development to avoid increasing the amount of wastewater services the County must purchase from its neighbors.

>> MAP 20. PANOLA MOUNTAIN



LEGEND

- Panola Mountain
- Parks/Greenspace
- Lakes and Reservoirs
- Incorporated Areas

PANOLA MOUNTAIN COMMUNITIES AT A GLANCE

SEWER CAPACITY INVESTMENTS:

No expansion

TRANSPORTATION INVESTMENTS:

Limited to addressing safety concerns and maintenance needs; intersection improvements; roadway widenings only for extreme congestion (LOS E or F)

LAND USE GUIDE

	LAND USE	CONDITIONS
APPROPRIATE	» Rural Residential » Low Density Suburban Residential » Village » Parks and Greenspace	N/A
APPROPRIATE IF MASTER PLANNED* AND CONDITIONS ARE MET	» Medium Density Suburban Residential	» Must be able to operate safely on an onsite wastewater system » Should have a wide vegetated buffer along public roadways to protect rural character or be designed as conservation subdvision
	» Low Density Mixed Use	» Must be able to operate safely on onsite wastewater system or on sewer that is already available or » Enlarging existing Low Density Mixed Use area at Ellenwood
	» Commercial	» Should be more than 2 miles from a designated Community Center
	» Industrial	» Should have a wide vegetated buffer along public roadways to protect rural character » Should be located on a designated truck route » Should be able to operate safely on septic systems or on sewer that is already available
	» Public-Institutional	» Should have operational reason/requirement to be located specifically in the Rural Reserve
	» Utilities	» Should have operational reason/requirement to be located specifically in the Rural Reserve
NOT APPROPRIATE	» High Density Suburban Residential » Urban Residential » High Density Mixed Use » Office-Institutional	N/A

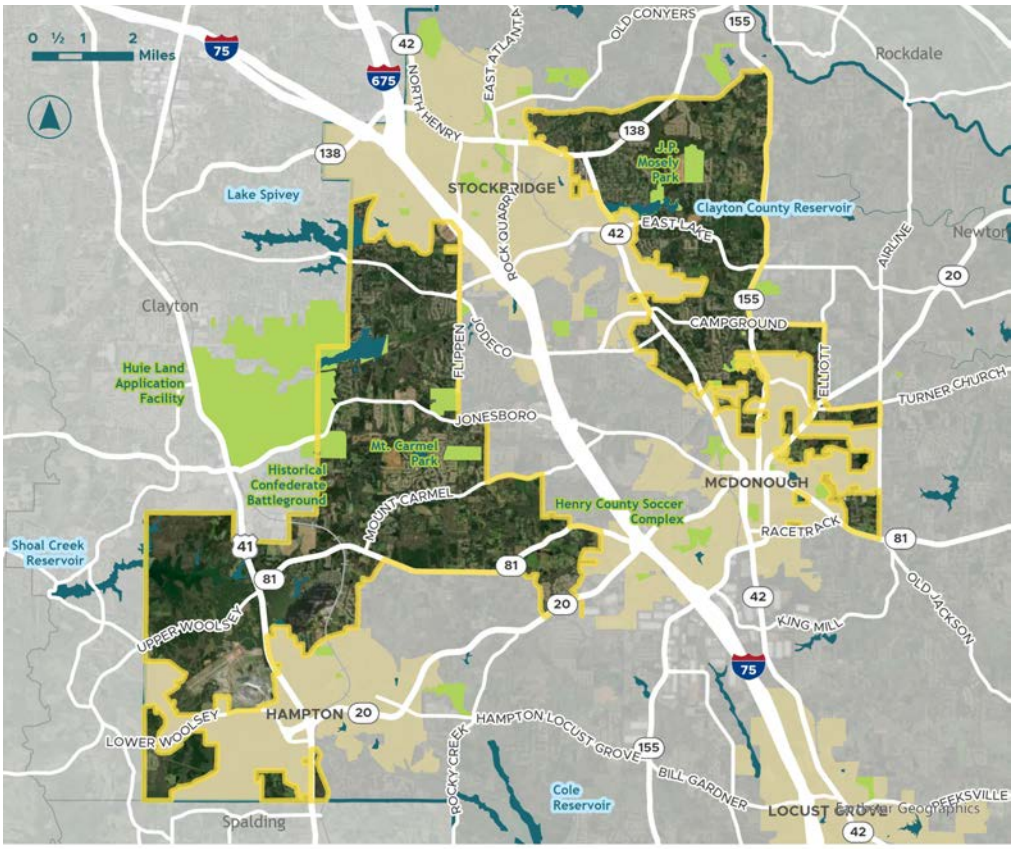
**For sites under 10 acres in size, the County may waive the Master Plan requirement*

SUBURBAN MIX

Suburban Mix areas are largely already developed in a suburban style many single-family neighborhoods and strip commercial centers. This pattern is seen in the area between Highway 23/42 and Highway 155 in the eastern part of the county, and the area to the west of I-75 between Stockbridge and Highway 81. West of Highway 41 is also shown as Suburban Mix to reflect anticipated development that will be at this scale.

The vision for the Suburban Mix area is to accommodate a variety of types of residential neighborhoods that are predominantly single family, as well as some supporting areas for retail (shopping) and workplaces. Sewer capacity should be expanded to support suburban-level intensities of development, and the roadway network should be improved to accommodate expected trip numbers. A system of multi-use trails supports both transportation and recreation goals, and sidewalks should be prioritized around schools, parks, and designated Community Centers.

>> MAP 21. SUBURBAN MIX



LEGEND

- Suburban Mix
- Parks/Greenspace
- Lakes and Reservoirs
- Incorporated Areas

SUBURBAN MIX AT A GLANCE

SEWER CAPACITY INVESTMENTS:

Capacity expanded to meet demand

TRANSPORTATION INVESTMENTS:

All types of roadway improvement projects (including capacity/widening projects), multi-use trails, and sidewalks within ½ mile of community facilities/ destinations

LAND USE GUIDE

	LAND USE	CONDITIONS
APPROPRIATE	» Medium Density Suburban Residential » High Density Suburban Residential » Low Density Mixed Use » Suburban Commercial » Office-Institutional » Public-Institutional » Parks and Greenspace » Utilities	N/A
APPROPRIATE IF MASTER PLANNED* AND CONDITIONS ARE MET	» Low Density Suburban Residential	» Allowable only if parcel shapes and sizes preclude feasibility of other single-family residential land use types
	» Village	» Allowable in areas where surrounding land uses are Medium Density Suburban Residential or lower intensity (see page 89)
	» Commercial	» Should be more than 2 miles from a designated Community Center
	» Industrial	» Should have a wide vegetated buffer along public roadways to protect suburban character » Should be located on a designated truck route » Should be within a 2-mile trip of I-75
NOT APPROPRIATE	» Rural Residential » Urban Residential	N/A

**For sites under 10 acres in size, the County may waive the Master Plan requirement*

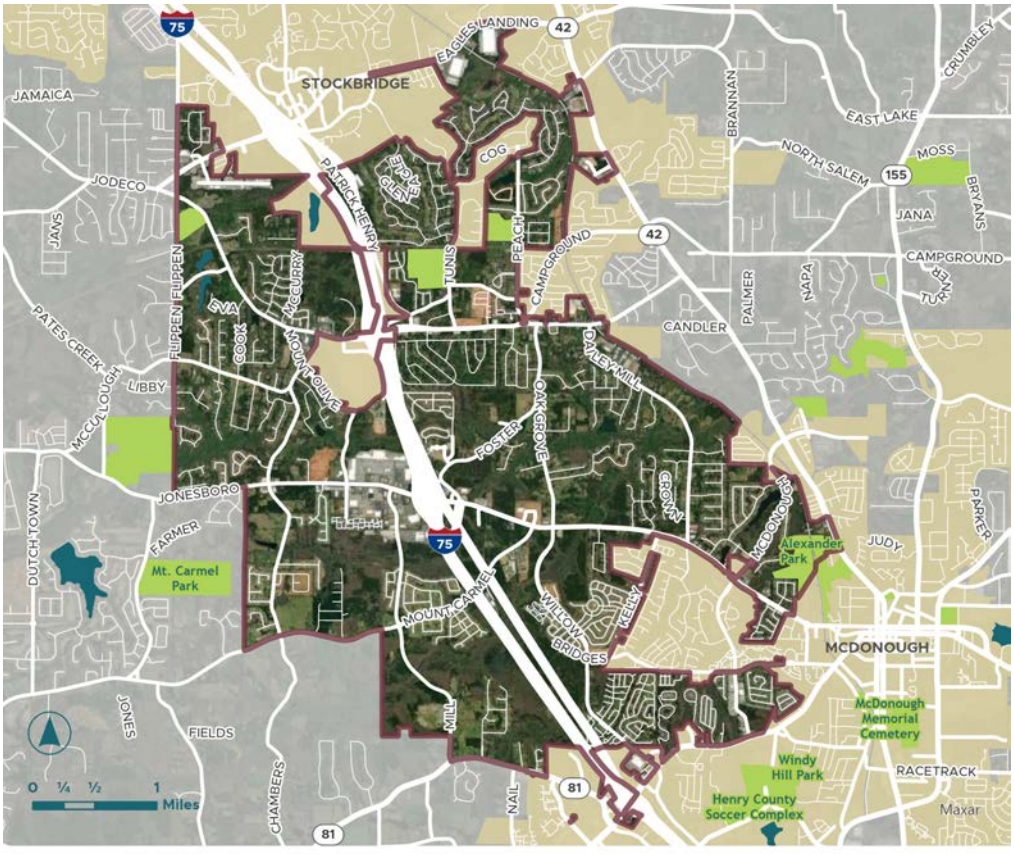
CENTRAL DISTRICT

The Central District is the heart of unincorporated Henry County. It is delineated as the area between Stockbridge and McDonough between Flippen Road and the railroad line, encompassing much of the I-75 corridor in the county.

Many community members have expressed frustration about the high levels of growth in this area and its accompanying congestion. The development is not going away, and additional projects are expected—**it is not an option to reverse course and make this area lower density.** To meet this reality, the Comprehensive Plan Update recommends prioritizing significant sewer, transportation, and quality of life investments in this core area to make it more livable.

The vision for this area is to make concerted infrastructure and aesthetic improvements to support the recent and anticipated levels of higher intensity development. Land uses include a variety of residential neighborhoods (including multi-family and townhomes), retail, office (with a focus on medical uses along Patrick Henry Parkway), and buffered industrial uses. The sewer system will be expanded as necessary to accommodate the growth, and the transportation network will focus on creating a dense, interconnected system of "Complete Streets"—these are corridors that provide safe methods of travel for all types of users, whether they are driving, walking, bicycling, or taking transit.

>> MAP 22. CENTRAL DISTRICT



LEGEND

- Central District
- Parks/Greenspace
- Lakes and Reservoirs
- Incorporated Areas

CENTRAL DISTRICT AT A GLANCE

SEWER CAPACITY INVESTMENTS:

Capacity expanded to meet demand

TRANSPORTATION INVESTMENTS:

Prioritization of a well-connected, multi-modal network for corridors that support cars, pedestrians, cyclists and future transit.

LAND USE GUIDE

	LAND USE	CONDITIONS
APPROPRIATE	» Urban Residential » Office-Institutional » Public-Institutional » Parks and Greenspace	N/A
	» High Density Mixed Use	» Max 50% of buildings should be all residential; a building can qualify as non-residential if at least 50% of its ground floor is a non-residential use (retail preferred)
APPROPRIATE IF MASTER PLANNED* AND CONDITIONS ARE MET	» High Density Suburban Residential	» Allowable only if parcel shapes and sizes preclude feasibility of other residential land use types; minimum of 6 dwelling units (du)/acre
	» Utilities	» Should have operational reason/ requirement to be located in the Central District
NOT APPROPRIATE	» Rural Residential » Low Density Suburban Residential » Medium Density Suburban Residential » Low Density Mixed Use » Commercial » Industrial » Village	N/A

**For sites under 10 acres in size, the County may waive the Master Plan requirement*

CENTRAL DISTRICT

AN AMENITY- AND INFRASTRUCTURE-RICH PLACE

With a higher density of development, it will be critical to make sure that the Central District is rich in strong infrastructure and quality of life amenities. These components are pictured at right, and represent a mix of both public and private investment.

Wide, Safe Sidewalks

Source: Pinterest

Improved Roadway Intersections

Source: Austin American Statesman

Multi-Use Trails

Source: Livable Buckhead

Better Traffic Signal Timing

Source: LinkedIn

Connected local roads

Source: City of Sacramento

Transit Access

Source: MARTA

Streetscape Improvements

Source: OHM Advisors

More Parks and Open Space

Source: Discover Lehigh Valley

More Trees

Source: NC State

Enhanced Landscaping

Source: Pinterest

Public Art

Source: Trees Atlanta

Stricter Controls on Signage

Source: Molly's Cupcakes

Better Designed Parking Lots

Source: Crowley Landscape

Parking Lots That Are Less Visible (not in front of buildings, etc.)

Source: Broken Sidewalk

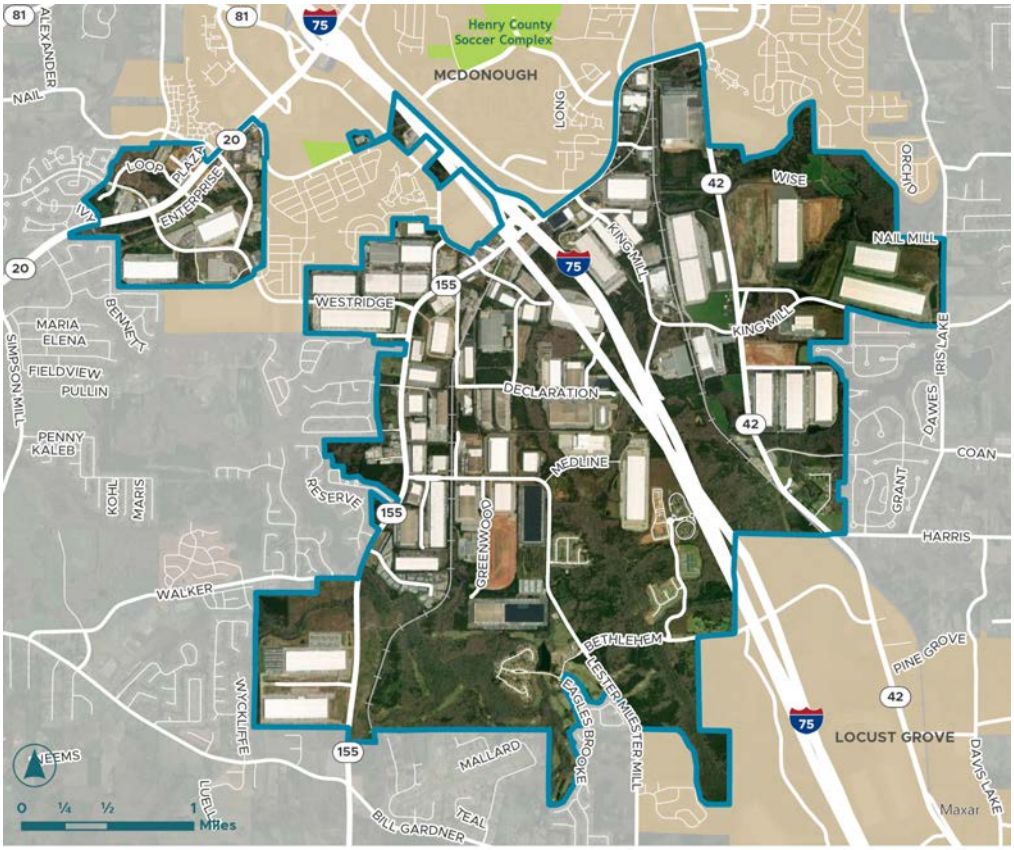
Quality Building Materials

Source: The Surface Shop

WORKPLACE CENTER

The area along I-75 between McDonough and Locust Grove is an established workplace center with an emphasis on light industrial uses—warehousing and logistics in particular. There is a need to augment this area with compatible, higher density residences that can house workers, as currently many of the employees in these businesses travel large distances from other areas to work in Henry. This is not only a quality of life issue for workers, but adds to the extreme traffic congestion of the area.

>> MAP 23. WORKPLACE CENTER



LEGEND

- Workplace Center
- Parks/Greenspace
- Lakes and Reservoirs
- Incorporated Areas

WORKPLACE CENTER AT A GLANCE

SEWER CAPACITY INVESTMENTS:

Capacity expanded to meet demand

TRANSPORTATION INVESTMENTS:

Roadway improvements to improve the support of freight and safety and multi-use trails where appropriate

LAND USE GUIDE

	LAND USE	CONDITIONS
APPROPRIATE	» Urban Residential	» Bonus density of up to 30 du/acre if at least 20% of units are priced at 80% Area Median Income (AMI) or below
	» High Density Suburban Residential » Industrial » Office-Institutional » Utilities » Parks and Greenspace	N/A
APPROPRIATE IF MASTER PLANNED* AND CONDITIONS ARE MET	» High Density Mixed Use » Commercial	» Allowable if includes at least 5,000 square feet of retail to serve nearby businesses and residences
	» Public Institutional	» Must have operational reason/requirement to be located in Workplace Center
NOT APPROPRIATE	» Rural Residential » Low Density Suburban Residential » Medium Density Suburban Residential » Low Density Mixed Use » Village	N/A

**For sites under 10 acres in size, the County may waive the Master Plan requirement*

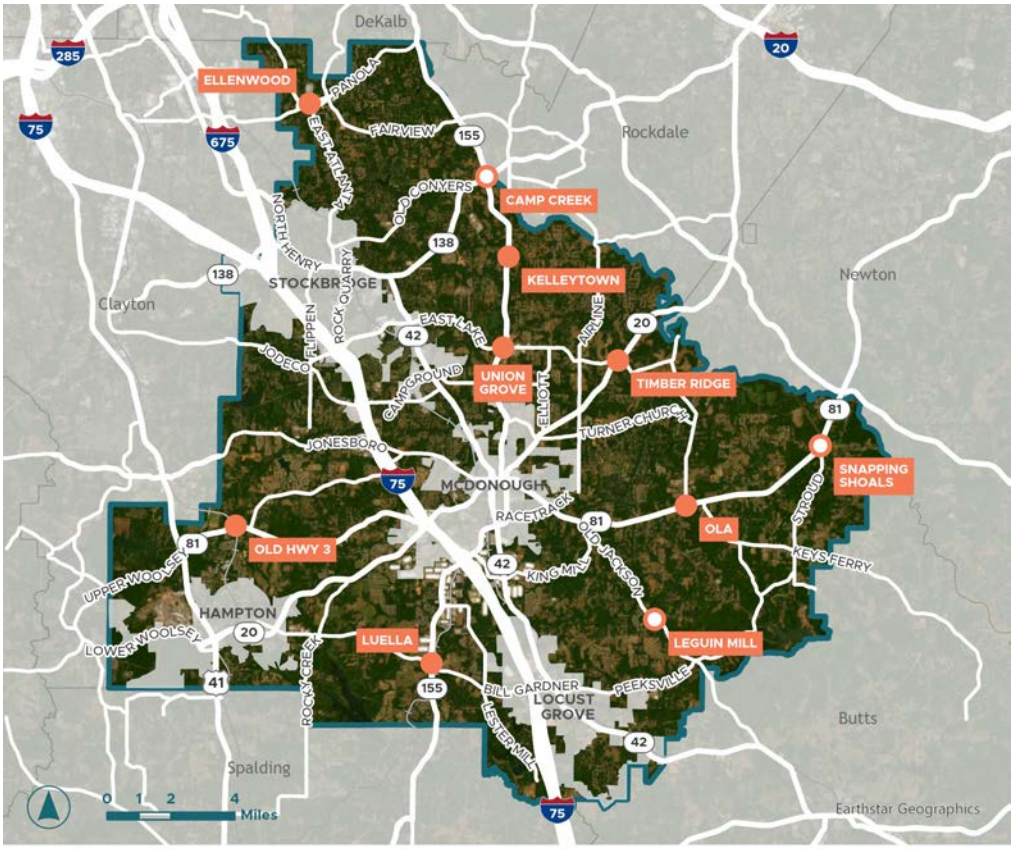
COMMUNITY CENTERS

The ten Community Centers shown in the Development and Infrastructure Strategy Map are a key addition to this Comprehensive Plan Update. Throughout the process, residents consistently cited a need for access to commercial areas to serve their daily/weekly needs, such as grocery stores. This is supported by the market, as seen in the recent construction of small-scaled shopping centers in Ola and Kelleytown. It is not only an important component of the land use strategy, but part of the strategy to address roadway congestion by reducing trip lengths currently required by many residents to reach these services closer to the I-75 corridor.

These Community Centers should vary depending on their context. In the more rural areas, they should be low-intensity commercial concentrated at key intersections with well-connected, context-sensitive residential adjacent. In more established suburban areas, community centers are envisioned to be mixed use (vertical or horizontal) but with an emphasis on neighborhood-/community-level commercial development and enhanced walkability.

Three of these community centers—Timber Ridge, Snapping Shoals, and Leguin Mill—are envisioned to be future, long-range developments that are unlikely to occur in the near future.

>> MAP 24. COMMUNITY CENTERS



LEGEND

- Community Center
- Future Community Center
- Incorporated Areas

COMMUNITY CENTERS

Community Center Character in Suburban Mix
Source: Amenta Emma

COMMUNITY CENTERS AT A GLANCE

SEWER CAPACITY INVESTMENTS:

Determined by Development and Infrastructure Strategy Area

TRANSPORTATION INVESTMENTS:

Intersection improvements, pedestrian improvements within ¼-1/2 mile depending on size of the Community Center

FUTURE LAND USES

Village in Rural Reserve and Rural Communities, Low Density Mixed Use in Suburban Mix; Bedrock Communities can vary

FUTURE LAND USES

The Development and Infrastructure Strategy areas set the vision for how areas of the county should be developed using public infrastructure assets as the guide. The Future Land use categories are then employed as the mechanism for how the vision of these investment areas is implemented over time by establishing the desired land use on a parcel by parcel basis. The establishment of a future land use designation will further determine the zoning district which is appropriate for a parcel as it develops or redevelops, and provides assistance to homeowners, developers, and County staff and elected officials. **The zoning districts listed in this document will likely change when the County undergoes the recommended update to the ULDC**.

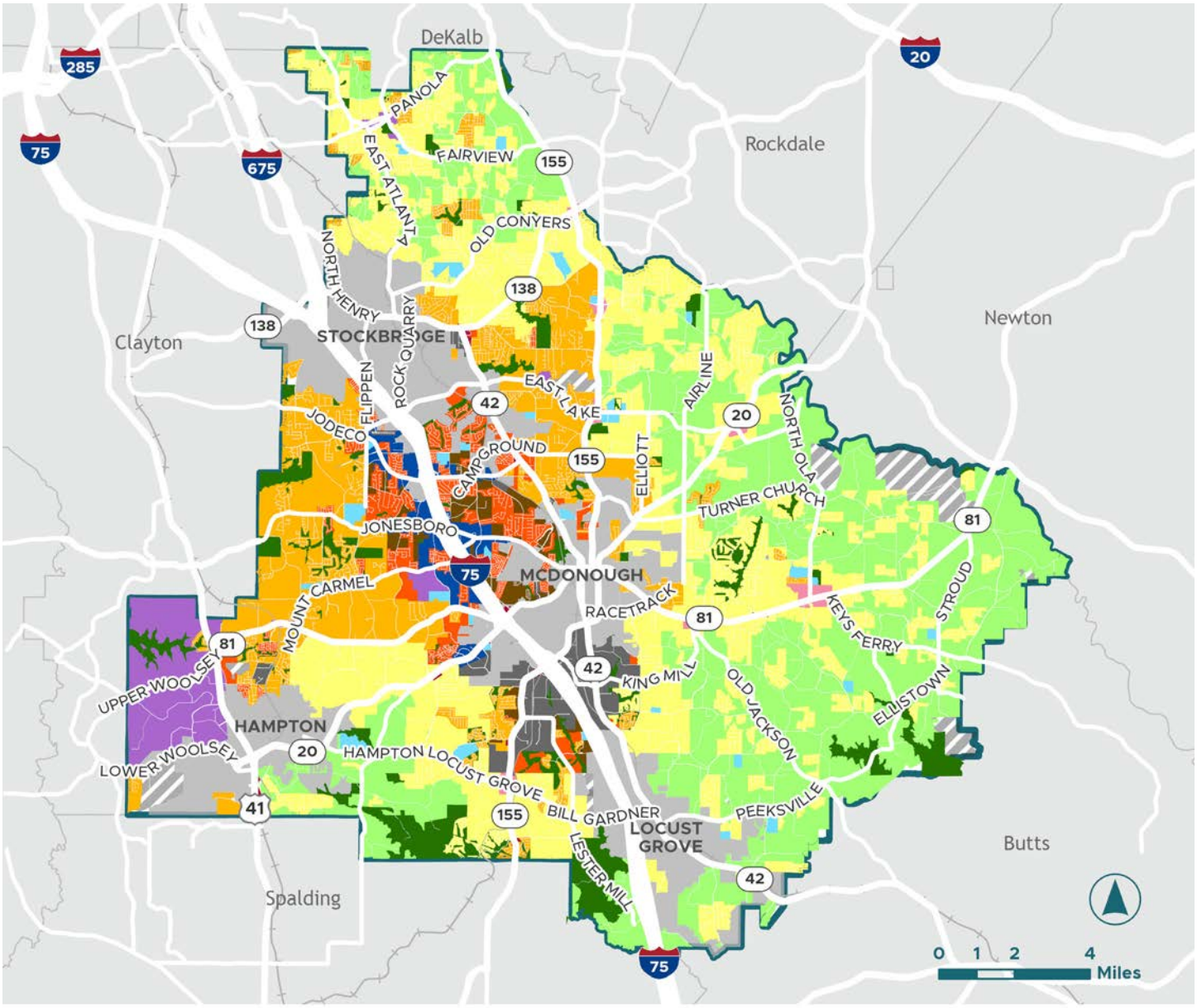
The Comprehensive Plan Update includes 14 future land use designations, with the key 12 land uses summarized in Figure 15; additional detail follows. Note that density bonuses for affordable housing are not reflected in the

FIGURE 15. FUTURE LAND USE SUMMARY CHART

COLOR	DESIGNATION	DESCRIPTION
	RURAL RESIDENTIAL 0-1 dwelling unit/acre	This is the least developed of all future land uses and is characterized by agricultural and natural land uses, with scattered, very low density single-family homes. It has a rural transportation network of two-lane roadways.
	LOW DENSITY SUBURBAN RESIDENTIAL 0-2 dwelling units/acre	This category consists of single-family homes on fairly large lots (mostly 0.5-1.0 acre in size) to maintain the lower density single-family character of unincorporated Henry County, but with improved aesthetics and roadway connectivity.
	MEDIUM DENSITY SUBURBAN RESIDENTIAL 0-4 dwelling units/acre	This residential category is for single family attached or detached homes with public sewer and water service. New development should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape.
	HIGH DENSITY SUBURBAN RESIDENTIAL 0-8 dwelling units/acre	The highest intensity suburban residential category, this land use allows up to eight dwelling units an acre and requires access to both public sewer and water. The density can be reached using a number of housing types, including small-lot single-family residential, duplexes/triplexes, and townhouses. It is not intended to support lower intensity multi-family garden-style apartments.
	URBAN RESIDENTIAL 4-12 dwelling units/acre	The Urban Residential use is intended to delineate areas within the Central District, specifically for higher density residential use. At a density range of 4-12 dwelling units per acre, this can still include small-lot residential neighborhoods, but is more geared towards housing products like townhomes and multi-family residences.

COLOR	DESIGNATION	DESCRIPTION
	LOW DENSITY MIXED USE 0-8 dwelling units/acre	Low Density Mixed Use is a new future land use designation intended to support lower intensity mixed use developments. These areas can include a variety of uses, including commercial, office, and housing in a walkable, people-oriented environment.
	HIGH DENSITY MIXED USE 8-20 dwelling units/acre	High Density Mixed Use is the most dense of all the future land uses. It is intended to support both vertical and horizontal mixed use projects, with a focus more on form and character rather than the use itself. This land use should have very strong pedestrian and bicycle facilities and high standards for streetscapes and building design.
	VILLAGE 1-2 stories	Village is a new future land use designation intended to support Community Centers in more outlying areas. These nodes can include a variety of uses in a walkable, people-oriented environment. Housing in these areas would be at the same density/intensity of the surrounding community with strong pedestrian connectivity to non-residential uses.
	COMMERCIAL 1-5 stories	This category includes suburban-style neighborhood and regional retail and commercial service activities, typically seen in shopping centers and plazas of all sizes. The higher number of stories is intended to accommodate uses such as hotels.
	OFFICE-INSTITUTIONAL 1-5 stories	This category includes small single-occupant structures for individual offices, as well as large office parks with a variety of tenants in multi-story buildings, including medical and professional services.
	PUBLIC-INSTITUTIONAL n/a	This category includes public uses such as schools, colleges, hospitals, municipal community centers, cemeteries, municipal buildings, and post offices.
	INDUSTRIAL 1-5 stories	The purpose of this category is to provide for areas where industry can be located, with a preference for advanced manufacturing and logistics. Primary uses in this category currentlyinclude light manufacturing, warehousing, wholesale/distribution, and assembly. New developments within this category should provide substantial buffers, and screening from different adjacent uses.

>> MAP 25. FUTURE LAND USE MAP



LEGEND

2023 FUTURE LAND USE:

- Park/Open Space
- Rural Residential
- Low Density Suburban
- Medium Density Suburban
- High Density Suburban
- Urban Residential
- Suburban Commercial
- Village Commercial
- Low Density Mixed Use
- High Density Mixed Use
- Industrial
- Public-Institutional
- Office-Institutional
- Utilities
- Incorporated Areas

RURAL RESIDENTIAL

DESCRIPTION

The rural residential land use is the least developed of all future land uses in Henry County. These areas are characterized by agricultural and natural land uses, and a rural transportation network of two-lane roadways.

Lots can range from small (less than 1 acre) to very large; the main way they are distinguished from Low Density Suburban Residential land uses is their frontage on a local roadway, as opposed to being part of a subdivision.

POLICY CONSIDERATIONS

- Although RA zoning allows 1-acre lots, larger lots should be encouraged
- Where large-lot residential subdivisions are built:
  - There should be significant buffers between them and active agricultural lands to prevent land use conflicts.
  - Wide vegetated buffers (30 feet or greater) are encouraged along rural roadway frontages outside the neighborhood to screen new residential housing and help preserve the rural viewshed/character
  - Conservation subdivisions should be encouraged

FIGURE 16. RURAL RESIDENTIAL DETAILS

Primary Development + Infrastructure Strategy Areas	Rural Reserve, Rural Communities, Panola Mountain
Density/Intensity	0-1 dwelling units/acre
Appropriate zoning district(s)	Residential-Agriculture (RA)
TYPICAL CHARACTER	INTENSITY

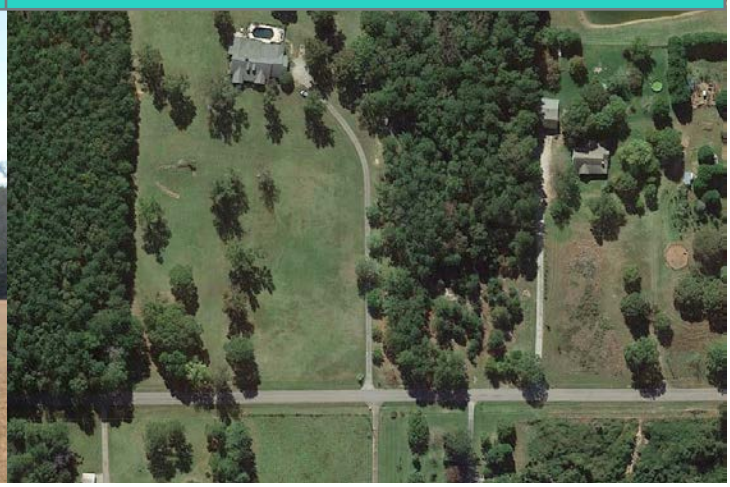


Image Sources: Google Street View and Google Earth

LOW DENSITY SUBURBAN RESIDENTIAL

DESCRIPTION

This category is one of the largest land use in terms of acreage within Henry County and consists of single-family homes on fairly large lots (most between 0.5 and 1.0 acre in size). It is intended to maintain the lower density single-family character of unincorporated Henry County, but with improved aesthetics and roadway connectivity. If a project is near a proposed Henry County Trail segment, right of way or trail construction should be provided.

POLICY CONSIDERATIONS

- New curb cuts along streets and roadways should be discouraged when alternative access is available
- Wide vegetated buffers should be required along existing roadways to help screen new residences and preserve the rural character of the corridor
- As much as possible, larger subdivisions (over 50 lots) should contribute to local roadway connectivity by avoiding dead-ends/single entry points
- If the project is within 1 mile of a planned or existing multi-use trail, the development should provide a minimum 5-foot sidewalks with a minimum 3-foot grass buffer on the roadway; where applicable, as an alternative the development can provide a different method of access (minimum 5-feet wide) to a feeder trail system that does not use the roadway right-of-way
- No subdividing into flag lots
- Consider implementing residential design guidelines that reflect the desired character of houses within Henry County

FIGURE 17. LOW DENSITY SUBURBAN RESIDENTIAL DETAILS

Primary Development + Infrastructure Strategy Areas	Rural Communities, Panola Mountain
Density/Intensity	0-2 dwelling units/acre
Appropriate zoning district(s)	Residential-Agriculture (RA), Single-Family Residence (R-1), Single-Family Residence (R-2)
TYPICAL CHARACTER	INTENSITY

Image Sources: Google Street View and Google Earth

MEDIUM DENSITY SUBURBAN RESIDENTIAL

DESCRIPTION

This residential category is for single-family attached or detached homes with public sewer and water service. New development should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape. Lots typically are about 0.25 to 0.50 acres in size.

POLICY CONSIDERATIONS

- Sidewalks should provided internally in the neighborhood on at least one side of the roadway, with a minimum 5 feet of width
- If the project is within 1 mile of a planned or existing multi-use trail or Community Center the development should provide a minimum 5-foot sidewalk with a minimum 3-foot buffer on the roadway that provides access to the development
- No subdividing into flag lots
- No dead-ends or cul-de-sacs; developments must contribute to overall connectivity of the local roadway network, with subdivisions of over 50 lots having at least two entry/exit points
- Consider the implementation of residential design guidelines that reflect the character of houses within Henry County

FIGURE 18. MEDIUM DENSITY SUBURBAN RESIDENTIAL DETAILS

Primary Development + Infrastructure Strategy Areas	Suburban Mix
Density/Intensity	0-4 dwelling units/acre
Appropriate zoning district(s)	Single-Family Residence R-2, R-3, R-4, R-5
TYPICAL CHARACTER	INTENSITY

Image Sources: Google Street View and Google Earth

HIGH DENSITY SUBURBAN RESIDENTIAL

DESCRIPTION

The highest intensity suburban residential category, this land use allows up to eight dwelling units an acre and requires access to both public sewer and water. The density can be reached using a number of housing types, including small-lot single-family residential, duplexes/ triplexes, and townhouses. It is not intended to support lower intensity multi-family garden-style apartments.

POLICY CONSIDERATIONS

- When applied to the Central District, a minimum of 6 du/acre should be required
- Sidewalks should be provided internally in the neighborhood on at least one side of the roadway, with a minimum 5 feet of width
- No dead-ends or cul-de-sacs; developments must contribute to overall connectivity of the local roadway network, with subdivisions of over 50 lots having at least two entry/exit points
- Blocks within the subdivision should have perimeters no larger than 3,200 feet to promote walkable block sizes and a connected street network
- If the project is within 1 mile of a planned or existing multi-use trail, Community Center, or public facility, the development should provide a minimum 5-foot sidewalk with a minimum 3-foot buffer on the roadway that provides access to the development
- Consider the implementation of residential design guidelines that reflect the character of houses within Henry County
-

FIGURE 19. HIGH DENSITY SUBURBAN RESIDENTIAL DETAILS

Primary Development + Infrastructure Strategy Areas	Suburban Mix, Workplace Center
Density/Intensity	0-8 dwelling units/acre
Appropriate zoning district(s)	Single-Family Residence (R-5), Residential Duplex (RD), Residential Suburban (RS)
TYPICAL CHARACTER	INTENSITY

Image Sources: Google Street View and Google Earth

URBAN RESIDENTIAL

DESCRIPTION

A new future land use category, the Urban Residential use is intended to delineate areas within the Central Distarict and Workplace Center for higher density residential use. At a density range of 4-12 dwelling units per acre, this can still include small-lot residential neighborhoods, but is more geared towards housing products like townhouses and garden-style multi-family residences. Density bonuses for including workforce housing (units available at 80% AMI) are encouraged.

POLICY CONSIDERATIONS

- Internal to the development, sidewalks should be provided on both sides of the streets with a minimum width of 5 feet and 3-foot landscaped buffers
- External to the development along roadways, wide paths must be provided at least 8 feet in width with at least a 3-foot buffer between the path and the roadway
- No dead-ends or cul-de-sacs; developments must contribute to overall connectivity of the local roadway network, with subdivisions of over 50 lots having at least two entry/exit points
- Blocks within the subdivision should have perimeters no larger than 3,200 feet to promote walkable block sizes and a connected street network
- Require more usable greenspace in Urban Residential projects
- Development must adhere to Central District design standards (to be developed through the recommended Central District Master Plan process) which include specifications for streetscape, landscape, parking and building design
- Prioritize a diversity of housing types within developments that can support a range of household incomes and sizes; up to 30 du/acre should be allowed if at least 20% of units are affordable at 80% AMI
- Consider the removal of minimum floor area requirements for residential uses to offer more flexibility in design and market driven dwelling size; alternatively, set a low a minimum such as an average floor area size of 600 square feet

FIGURE 20. URBAN RESIDENTIAL DETAILS

Primary Development + Infrastructure Strategy Areas	Central District, Workplace Center
Density/Intensity	4-12 dwelling units/acre (du/acre); up to 30 du/acre with density bonuses
Appropriate zoning district(s)	Single-Family Residence (R-5), Residential Duplex (RD), Multifamily Residential (RM), Residential Suburban (RS), Mixed Use (MU)
TYPICAL CHARACTER	INTENSITY

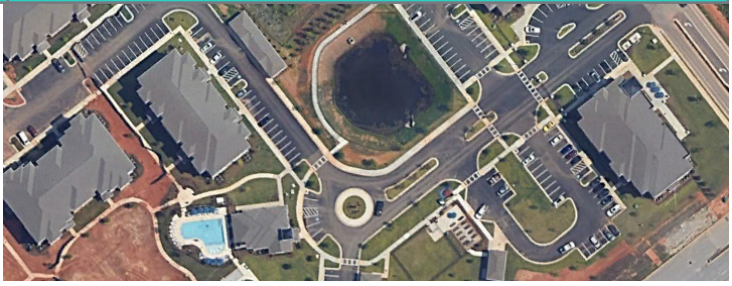


Image Sources: Google Street View and Google Earth

LOW DENSITY MIXED USE

DESCRIPTION

Low Density Mixed Use is a new future land use designation in Henry County. It is intended to support lower intensity mixed use developments primarily in the Suburban Mix area. These nodes can include a variety of uses, including commercial, office, and housing in a walkable, people-oriented environment. Housing in these areas is anticipated to be slightly denser than in surrounding areas to better support retail, but still no greater than 8 dwelling units per acre.

POLICY CONSIDERATIONS

- Walkability is a key component of these areas, both within the mixed use development and in providing access to/from the area. As such, a strong, connected system of sidewalks and paths should be part of any site plan, including:
  - Sidewalks with 6-foot width minimums, and 3-foot buffers from roadways minimum
  - A maximum block perimeter of 3,200 feet
- Commercial uses, such as shopping centers, should be designed to include public plazas and semi-public spaces for outdoor seating, as well as enhanced landscaping and internal pedestrian connections
- Vertical mixed use is preferred, but horizontal is allowed
- No more than 70% of the site area (net) should be residential
- Reduce front yard setbacks for neighborhood commercial districts so buildings can be placed closer to the street
- Encourage the placement of parking areas to the side or rear of structures to create a more visually pleasing environment to foster pedestrian activity
- Prioritize a diversity of housing types within developments that can support a range of household incomes and sizes.

FIGURE 21. LOW DENSITY MIXED USE DETAILS

Primary Development + Infrastructure Strategy	Suburban Mix
Density/Intensity	0-8 dwelling units/acre; up to 2 stories for non-residential
Appropriate zoning district(s)	Mixed Use (MU)

Image Sources: Amenta Emma and Digital Twins

HIGH DENSITY MIXED USE

DESCRIPTION

High Density Mixed Use is the most dense of all the future land uses. It is intended to support both vertical and horizontal mixed use projects, with a focus more on form and character rather than the use itself. This land use should have very strong pedestrian and bicycle facilities and high standards for streetscapes and building design.

POLICY CONSIDERATIONS

- A maximum of 50% of buildings in a High Density Mixed Use development should be all residential; buildings with a ground floor of at least 50% non-residential can be counted as non-residential (retail/office preferred)
- Development must adhere to Central District design standards (to be developed through the recommended Central District Master Plan process) which should include specifications for streetscape, landscape, parking, and building design
- Green space and attractive landscaping is a high priority; developments in High Density Mixed Use areas should provide at least 10% of their sites as usable greenspace
- Walkability is a priority; sites should have strong pedestrian networks internally and multiple links to the broader local sidewalk network
  - Sidewalks with 8-foot width minimums, and 3-foot buffers from roadways minimum
  - A maximum block perimeter of 3,200 feet (industrial exempted)
- Surface parking should be placed to the side or behind buildings to create a more people-friendly environment; to this end, front setbacks should be decreased substantially to a maximum of 20 feet with 0-foot lot lines allowable
- Encourage the use of shared parking across uses to reduce the impact of parking areas and promote walkability
- Reduce parking minimums and establish parking maximums to avoid an over-supply of surface parking and consider instating parking maximums
- Removal of minimum floor area requirements for residential uses to offer more flexibility in design and market driven dwelling sizes; alternatively, consider a low minimum average floor area are requirement of 600 square feet
- Prioritize a diversity of housing types within developments that can support a range of household incomes and sizes

HIGH DENSITY MIXED USE

FIGURE 22. HIGH DENSITY MIXED USE

Primary Development + Infrastructure Investment Areas	Central District
Density/Intensity	8-20 dwelling units/acre; up to 5 stories non-residential/mixed use
Appropriate zoning district(s)	Mixed Use (MU)
TYPICAL CHARACTER	INTENSITY

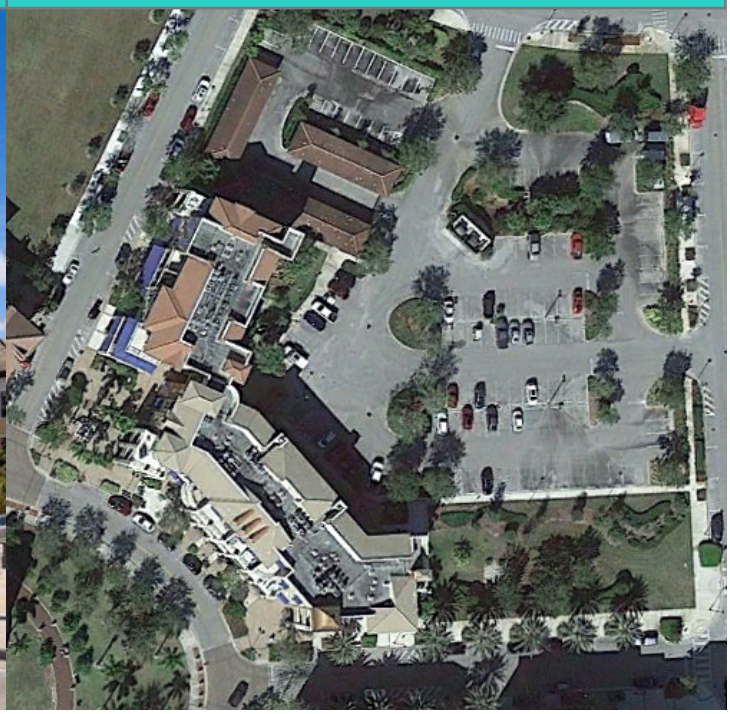


Image Sources: Redfin and Google Earth

VILLAGE

DESCRIPTION

Village is a new future land use designation in Henry County. It is intended to support Community Centers in outlying areas. These nodes can include a variety of uses, including commercial, office, and housing in a walkable, people-oriented environment. Housing in these areas would be at the same density/intensity of the surrounding community.

POLICY CONSIDERATIONS

- Only non-residential uses should be allowed within 800 feet of the main intersection of Community Centers; beyond an 800-foot radius, residential uses at a similar scale/density to the surrounding community should be allowed but with stronger roadway and sidewalk networks (see Figure 23)
- Walkability is a key component of these areas, both within the mixed use development and in providing access to/from the area. As such, a strong, connected system of sidewalks and paths should be part of any site plan
  - Sidewalks should be required at least 8 feet in width, with at least 3 feet of buffer space between the sidewalk and the roadway
  - Maximum block perimeters of 3,200 feet
- Commercial uses, such as shopping centers, should be designed to include public plazas and semi-public spaces for outdoor seating, as well as enhanced landscaping
- Commercial buildings should face the street

FIGURE 23. VILLAGE COMMERCIAL CONCEPT

VILLAGE

FIGURE 24. VILLAGE DETAIL

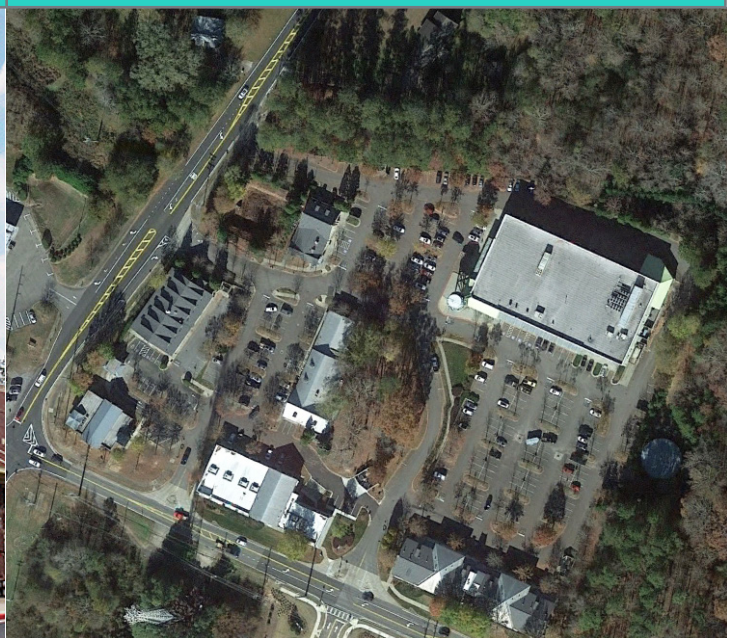
Primary Development + Infrastructure Strategy Areas	Rural Reserve, Rural Communities, Panola Mountain
Density/Intensity	Maximum 2 stories
Appropriate zoning district(s)	Mixed Use District (MU); outside 800 ft from main intersection, single-family residential districts that match existing adjacent zoning are appropriate as well as Residential Suburban (RS)
TYPICAL CHARACTER	INTENSITY
	

Image Sources: Publix and Google Earth

COMMERCIAL

DESCRIPTION

This category includes suburban-style commercial service activities, typically seen in shopping centers and plazas of all sizes.

POLICY CONSIDERATIONS

» Improving walkability and connectivity is important; new commercial developments should include a strong, clear network of pedestrian paths as well as wide sidewalks (at least 8 feet) with buffer strips (at least 4 feet in width) along major arterials and collectors

» Encourage the practice of shared parking across uses to reduce the impact of parking areas and promote walkability

» Reduce the parking requirements to avoid an over-supply of surface parking and consider instating parking maximums

FIGURE 25. SUBURBAN COMMERCIAL DETAILS

Primary Development + Infrastructure Strategy Areas	Suburban Mix, Community Center
Density/Intensity	1-5 stories
Appropriate zoning district(s)	Neighborhood Commercial District (C-1), General Commercial district (C-2), Highway Commercial District (C-3)
TYPICAL CHARACTER	INTENSITY

Image Sources: Google Street View and Google Earth

OFFICE/INSTITUTIONAL

DESCRIPTION

This category includes small single-occupant structures for individual offices, as well as large office parks with a variety of tenants in multi-story buildings, including medical and professional services. It also includes buildings and facilities used by private non-profit institutions such as houses of workship, private schools, and charitable organizations.

POLICY CONSIDERATIONS

- Improving walkability and connectivity is important; new commercial developments should include a strong, clear network of pedestrian paths as well as wide sidewalks (at least 8 feet) with buffer strips (at least 3 feet in width) along major arterials and collectors
- Office/institutional uses should be located near or connected to commercial and retail developments to reduce daytime vehicle trips by workers and employees

FIGURE 26. OFFICE/INSTITUTIONAL DETAILS

Primary Development + Infrastructure Strategy Areas	Suburban Mix, Central District, Community Centers
Density/Intensity	1-5 stories
Appropriate zoning district(s)	Office-Institutional (O-1), Mixed Use (MU)
TYPICAL CHARACTER	INTENSITY

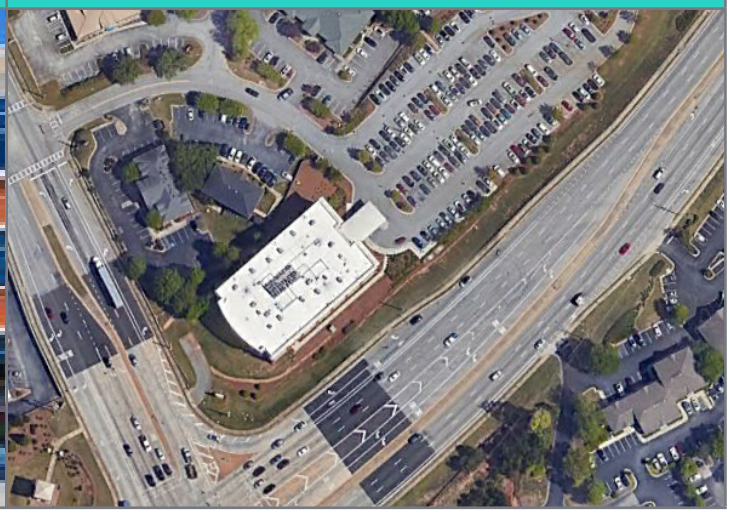


Image Sources: Ackerman & Co. and Google Earth

INDUSTRIAL

DESCRIPTION

The purpose of this category is to provide for areas where industry can be located, with a preference for advanced manufacturing and logistics. Primary uses in this category include light manufacturing, warehousing, wholesale/distribution, and assembly. New developments within this category should provide substantial buffers, and screenings from different adjacent uses.

POLICY CONSIDERATIONS

- Industrial uses should have substantial vegetated buffers
- New industrial uses should only occur where the roadway network can handle additional traffic from large vehicles and on designated truck routes
- Encourage the use of green/sustainable infrastructure and design to limit impacts of large-scale developments
- Promote a variety of industrial uses to encourage a more diverse job base
- Additional warehouses and distribution centers are not desired

FIGURE 27. INDUSTRIAL DETAILS

Primarh Development + Infrastructure Strategy Areas	Suburban Mix, Central District, Workplace Center
Density/Intensity	1-25
Appropriate zoning district(s)	Light manufacturing (M-1), Heavy Manufacturing (M-2)
TYPICAL CHARACTER	INTENSITY

Image Sources: Honor Froods and Google Earth

PUBLIC/INSTITUTIONAL

DESCRIPTION

This category includes public uses such as schools, colleges, hospitals, municipal community centers, cemeteries, municipal buildings, and post offices.

POLICY CONSIDERATIONS

- When there is a choice of where a facility can be located, Public/Institutional uses ideally should be located in the Central District or the Suburban Mix
- Where a facility needs to be located in the Rural Reserve, Rural Communities, and Bedrock Communities, the preferred location is in or very close (within a ½ mile) to a Community Center
- Outside the Central District, facility scale and intensity should be similar to the surrounding community with a maximum height of two stories
- Sidewalks and pathways for pedestrians should be incorporated into site design. Facilities should connect to greenway/bicycle trails when available

FIGURE 28. PUBLIC/INDUSTRIAL DETAILS

Primary Development + Infrastructure Strategy Areas	All
Density/Intensity	n/a
Appropriate zoning district(s)	All; Office-Institutional (O-1), Mixed Use (MU) preferred
TYPICAL CHARACTER	INTENSITY

Image Sources: Google Street View and Google Earth

PARKS + GREENSPACE

DESCRIPTION

This category includes public parks, recreation areas, cemeteries, and open spaces, as well as areas to be preserved for greenways or land conservation. It is a land use that is appropriate and welcome in all parts of Henry County, but should be mindful of the context of the surrounding community.

POLICY CONSIDERATIONS

- Public parks should reflect the intensity/development character of the surrounding community; large active-use parks with lighted fields should be buffered from nearby residences
- Smaller, passive parks should be considered as an alternative to large active-use parks where land may not be suitable or available for a higher intensity use

FIGURE 29. PARKS AND GREENSPACE DETAILS

Primary Development + Infrastructure Strategy Areas	All
Density/Intensity	n/a
Appropriate zoning district(s)	All
TYPICAL CHARACTER	INTENSITY

Image Sources: Google Street View and Google Earth

TRANSPORTATION/COMMUNICATION/UTILITIES

DESCRIPTION

This category includes such uses as landfills, water treatment plants, wastewater treatment plants, power substations, rail yards, mass transit facilities, airports, etc. These uses may be either public or private. Typically the locations for these facilities are determined by functional factors; when there is a choice on where these uses can be located, industrial areas are preferred.

POLICY CONSIDERATIONS

- Where adjacent to residential and mixed uses, facilities should have dense buffers (at least 20 feet)
- Additional landscape buffers along streets and roadways should be considered to visually screen utilities

FIGURE 30. TRANSPORTATION/COMMUNICATION/UTILITIES DETAILS

Primary Development + Infrastructure Strategy Areas	All
Density/Intensity	n/a
Appropriate zoning district(s)	All, but Light manufacturing (M-1) and Heavy manufacturing (M-2) are preferred
TYPICAL CHARACTER	INTENSITY

Image Sources: Google Street View and Google Earth

HOW THE LAND USE ELEMENT ADDRESSES THE FIVE KEY NEEDS AND OPPORTUNITIES

The major focus of this comprehensive plan update was to provide better, more clear direction for land use in Henry County. But because land use impacts nearly every other aspect of long-range planning, it is also an opportunity to address all five of the key needs and opportunities noted in Section 4. By implementing the Development and Infrastructure Strategy and its land use recommendations, Henry County can also be addressing some of the challenges associated with its key needs and opportunities.

NEED/OPPORTUNITY	HOW THE LAND USE ELEMENT ADDRESSES IT
1. TRAFFIC CONGESTION	» Matches development intensities with recommended types of roadway improvements » Emphasizes a Complete Streets, multi-modal approach for the Central District to encourage a shift away from cars for shorter trips » Adds Community Centers to meet more daily/weekly needs of residents in more rural areas, reducing trips into the more congested parts of the County
2. DEVELOPMENT FEELS UNPREDICTABLE AND UNPLANNED	» Provides detailed charts designating if a land use is appropriate, appropriate with conditions, or not appropriate in a certain area » Aligns development intensities with infrastructure investments
3. LACK OF DESTINTATIONS AND THINGS TO DO	» Creates a foundation for density and infrastructure in the Central District for a future entertainment destination » Creates opportunities for closer-to-home retail/ restaurants in Community Centers
4. HOUSING DEVELOPMENT LACKS DIVERSITY	» Provides additional future residential land uses with more nuance » Includes density bonuses for workforce housing in Urban Residential areas » Policy considerations encourage lower minimum lot sizes and unit sizes
5. A NEED FOR MORE ACCESSIBLE, TRANSPARENT COMMUNICATION	» Provides detailed charts designating if a land use is appropriate, appropriate with conditions, or not appropriate in a certain area - giving greater clarity for what the community can expect.

FIGURE 31. TABLE NAME HERE**

STRATEGY AREA	APPROPRIATE LAND USES	ZONING					
		RA	R-1	R-2	R-3	R-4	R-5
RURAL RESERVE	Rural Residential	X					
	Village						
RURAL COMMUNITIES	Rural Residential	X					
PANOLA MOUNTAIN	Low Density Suburban Residential	X	X	X			
	Village		*	*	*		
SUBURBAN MIX	Medium Density Suburban Residential			X	X	X	X
	High Density Suburban Residential						X
	Low Density Mixed Use						
	Commercial						
	Office-Institutional						
	Public-Institutional						
CENTRAL DISTRICT	Urban Residential						X
	Office-Institutional						
	Public Institutional						
	High Density Mixed Use						
WORKPLACE CENTER	Industrial						
	Office-Institutional						
	High Density Suburban Residential						X
	Urban Residential						X

Note: Parks and Greenspace and Utilities appropriate in all
** Outside 800' of main intersection*

ZONING										
RD	RS	RM	RMH	OI	C-1	C-2	C-3	M-1	M-2	MU
	X									X
	*									
X	X									
										X
					X	X	X			
				X						X
				X						X
X	X	X								X
				X						X
				X						X
										X
								X	X	
				X						
X	X									
X	X	X								

>> 5.2 TRANSPORTATION ELEMENT

Transportation is a major component of daily life in Henry County. Throughout the study process, residents and stakeholders unequivocally agreed that congestion and poor mobility are major issues in the county. Although the county is making progress on much-needed improvement projects, there is more to be done—especially in terms catching up to development and making sure infrastructure investments are aligned with the land use vision.

CTP RECOMMENDATIONS

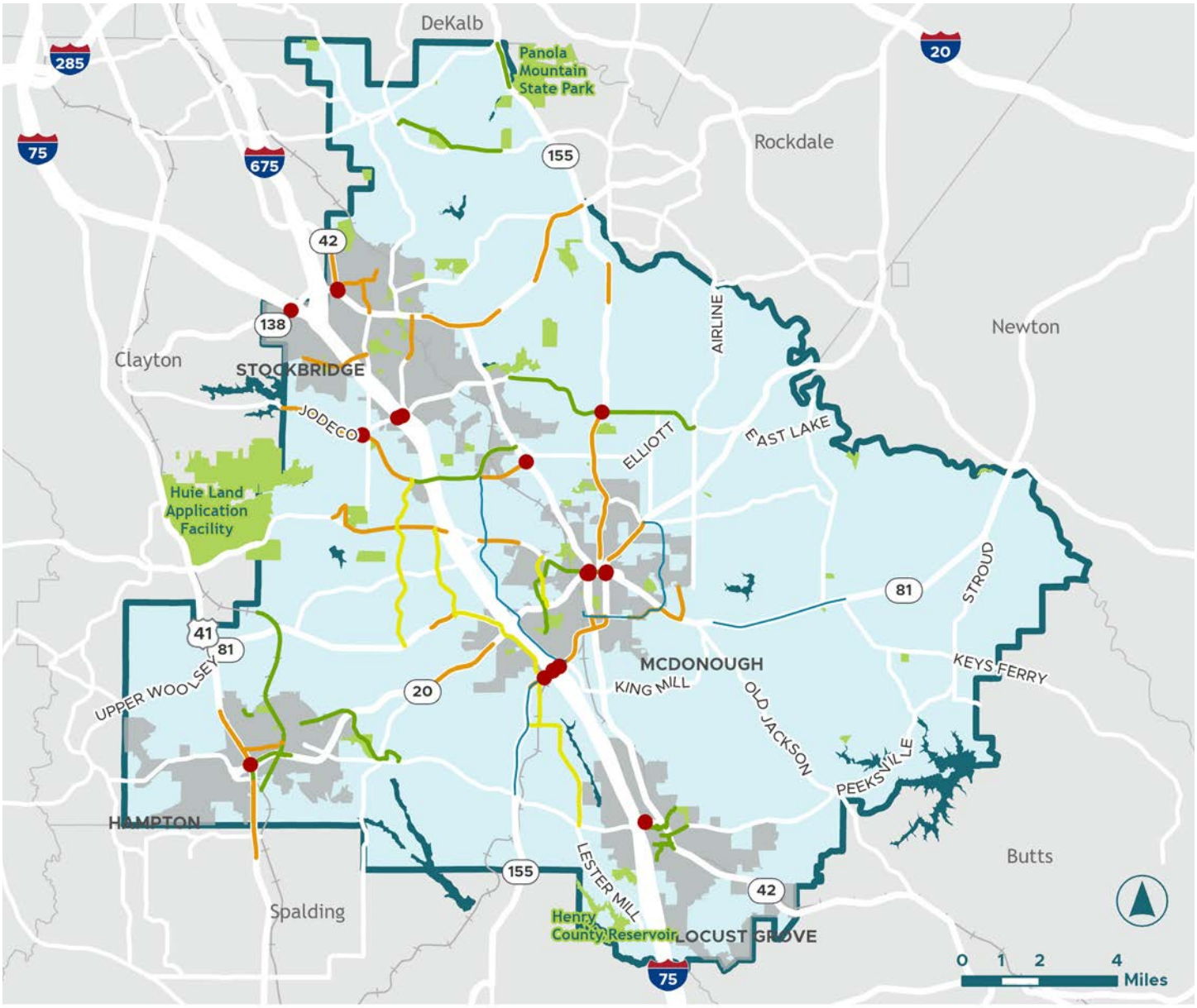
Henry County completed its most recent CTP in 2022. The process included defining existing conditions, conducting a needs analysis, engaging the public through an extensive outreach program, developing a prioritization methodology, and preparing cost estimates for performing a fiscally constrained plan, a series of projects allotted over short-, medium-, and long-term timeframes.

Although the bulk of recommendations focus on the roadway network, the CTP was multi-modal and developed a diverse typology of improvement projects. These projects span the next two decades and included road widenings, new connector roadways, operational and safety enhancements, arterial upgrades; intersection improvements, technology deployment considerations, sidewalk and multi-use trail construction; and transit. However, the projects that will have the most near-term impact are those currently programmed—and in some cases under construction—through the SPLOST program. Map 26 shows the short-range transportation projects.

In addition to specific project recommendations, the CTP also outlined potential policy recommendations that are supportive of this Comprehensive Plan vision. Among these were Complete Streets implementation; updates to the Unified Land Development Code in conjunction with dedicated sidewalk funding; street lighting policy; and updates to ARC's Regional Transportation Plan. For detailed information, reference the Henry County Comprehensive Transportation Plan, 2022 Update.

Image Source: LSM

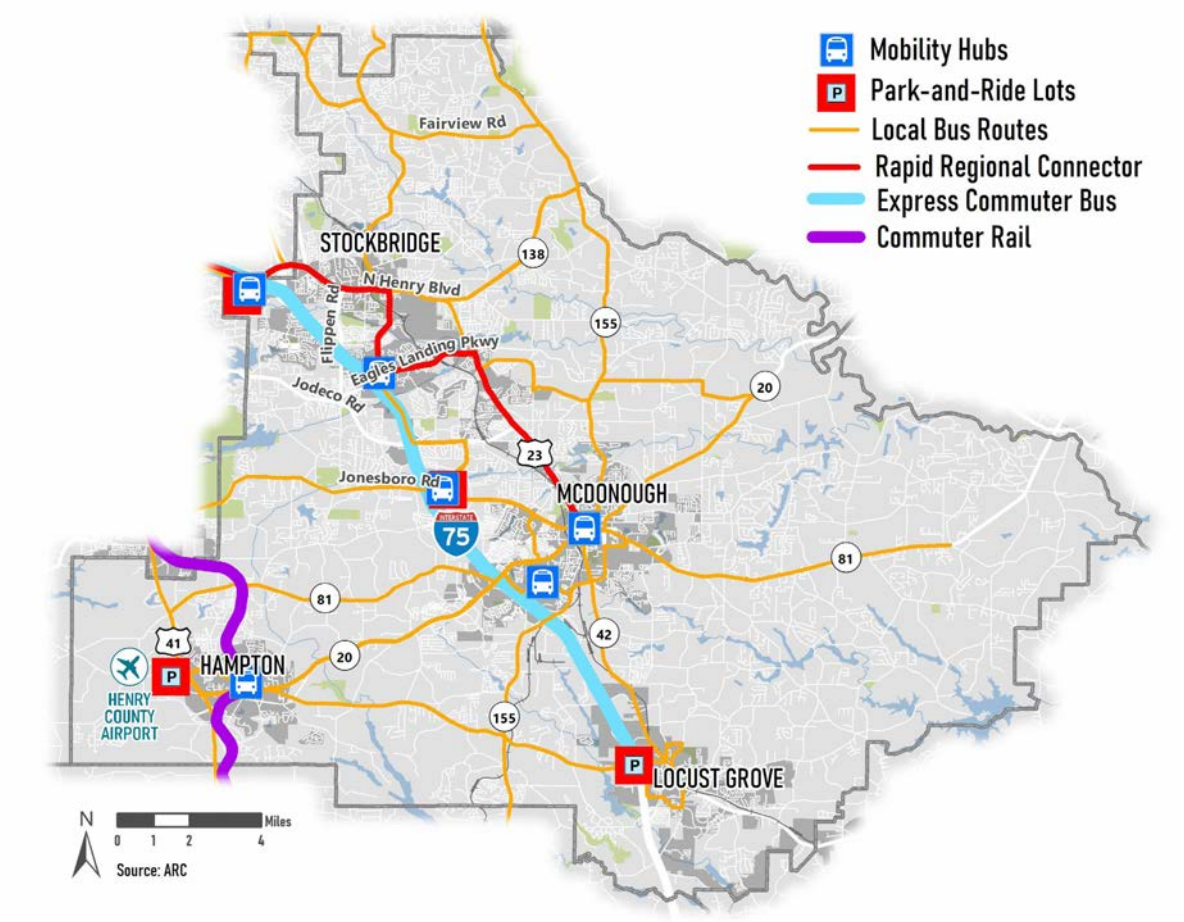
>> MAP 26. CTP PROJECTS



LEGEND

- Intersection Projects
- Roadway Capacity Projects
- Roadway Safety Projects
- Sidewalk Projects
- Trails Projects
- Parks & Greenspace
- Lakes & Reservoirs
- Incorporated Areas

FIGURE 31. HENRY COUNTY TRANSIT VISION



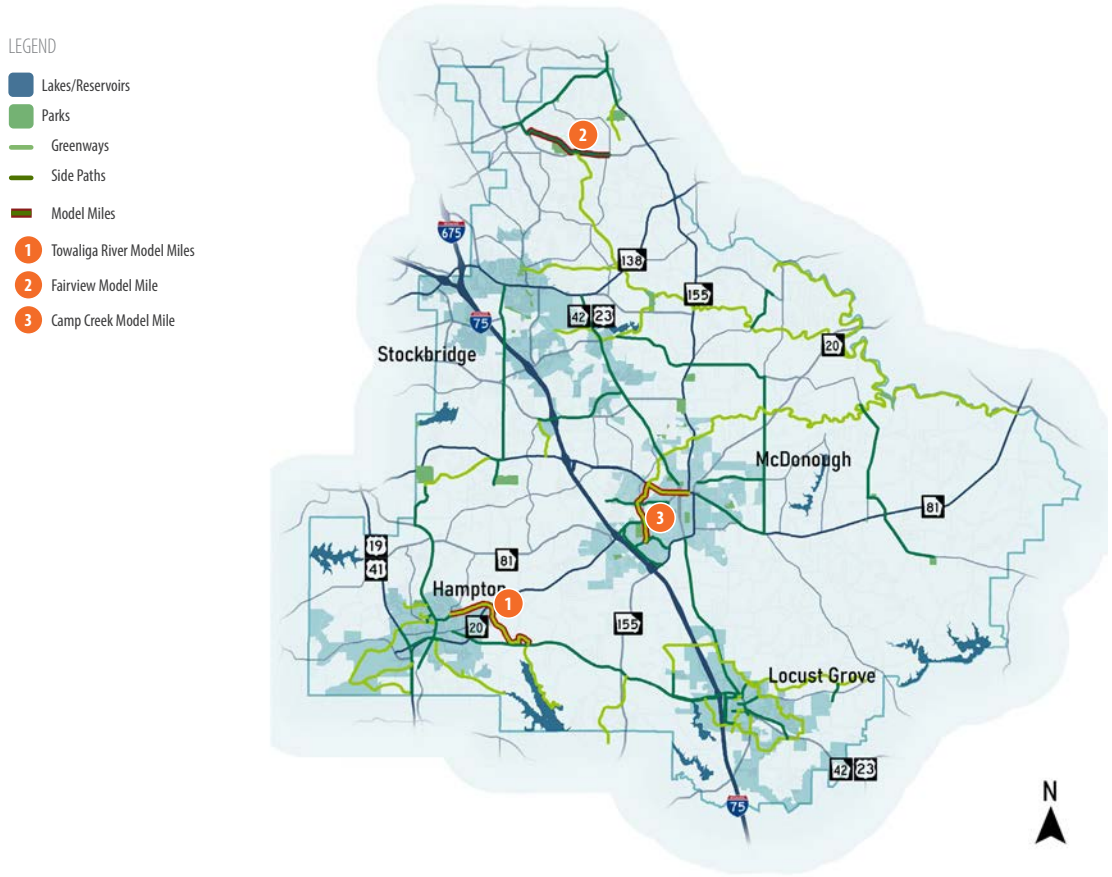
TRANSIT PLAN RECOMMENDATIONS

In the recently completed Henry County Transit Master Plan, the vision statement communicates an aspiration "to provide a safe and dependable high-quality transit system that enhances the quality of life and delvers mobility options for all county residents." With a robust system, identified needs that will be addressed include increased transit accessibility and connectivity, expanded multi-modal choices, support economic development, and providing a safe, equitable, and cost effective transit system.

A product of the transit study was a list of short-, medium-, and long-range recommendations for consideration to advance the transit network. Two examples of short-range projects within the next five years include conducting a Microtransit Feasibility Study and Service Implementation plus complete preparations for Xpress Commuter Bus Service from Stockbridge to Hartsfield Jackson International Airport. Medium-range recommendations for the ten year period from 2027 to 2037 included developing transfer facilities at the Henry Medical Center Mobility Hub and constructing new operations and maintenance facility for servicing expanding service fleet. The long-range recommendations include establishing a bus transfer facility at the Jonesboro Mobility Hub and creation of a dedicated annual funding source for transit supportive infrastructure.

The Comprehensive Plan Update recommends future land uses—particularly in the Central District and Workplace

FIGURE 32. HENRY COUNTY TRAILS VISION



Center—with higher densities that will support transit ridership. In addition to interconnected sidewalks and incorporating Complete Street design elements in these areas, a policy should be considered for new project developments to incorporate transit access into their design. One example would be space for and delivery of safe and attractive bus stops and/or rideshare facilities.

TRAIL PLAN RECOMMENDATIONS

The recent Henry County Trails Master Plan identified a series of projects that provide opportunities for an alternative mode of travel, an economic development tool, social amenity, and support a healthy lifestyle. Through the study process alternative alignments were evaluated, and right-of-way and environmental impacts analyzed. The study identified three model miles that would be used to gain momentum to spur continued future expansion of the trail network. These Model Mile proects were the Towaliga River, Fairview, and Camp Creek River Trails.

Information from public engagement did identify traffic congestion as the top priority but providing a targeted multi-modal system specific to the Development and Infrastructure Strategy Areas is important for the continued smart growth and quality of life envisioned for Henry County. It is recommended that Henry County not only annually commit funding for intentionally expanding the trail system but increase the parks maintenance and operations budget for upkeep of a quality system. Also, the Trails Plan should be a guide for private development to include delivery of the infrastructure within and abutting its property, but more detailed planning is needed to determine specific right-of-ways.

ALIGNMENT WITH DEVELOPMENT + INFRASTRUCTURE STRATEGY

These three recently completed plans—the CTP, the Transit Master Plan, and Trails Master Plan—are still still valid, but specific project recommendations and priorities should be re-evaluated in light of updated land use policies pegged to the Development and Infrastructure Strategy.

» **RURAL RESERVE** – As an area that will retain its rural character, substantial development is not projected and roadway widenings are not forecasted. The primary need for transportation improvements is to address developing effective crash reduction countermeasures and prioritizing ongoing maintenance needs, but there are no short-term projects in the CTP identified for these purposes.

» **RURAL COMMUNITIES** – Rural communities are areas of lower density development that cause less demand on the roadway network. As such, capacity and safety issues are typically going to occur at intersections and not along corridors. Therefore, capacity adding/ roadway widenings should not occur, but intersection improvements are appropriate (such those currently part of the SPLOST program). Transportation investment improvements should only occur where there are significant safety concerns and congestion (LOS E or F); some long-range general purpose capacity projects in the Regional Transportation Plan (RFP) should be given a second look to make sure they align with the Rural Communities infrastructure strategy direction.

» **PANOLA MOUNTAIN** – Like Rural Communities, the transportation strategy in Panola Mountain is to focus on addressing safety concerns and maintenance needs. Intersection improvements are appropriate but roadway widenings should only occur to alleviate extreme congestion (LOS E or F). Also in these areas, trail plans should be prioritized, such as the Fairview Model Mile and a stronger pedestrian/bicycle link to Panola Mountain State Park.

» **SUBURBAN MIX** - These suburban areas have the typical land uses of varying densities of residential development, supportive commercial, and office/ institutional. The transportation network is expected to remain auto-based, but should take on a more multi-modal system with sidewalks within ½ mile of community facilities/destinations, multi-use trails, and infrastructure supportive of transit operations. As safety issues and congestion emerges, all types of roadway improvement projects (including capacity/ widening projects) are appropriate and should be considered.

» **CENTRAL DISTRICT** - With anticipated higher intensity development, a diverse multi-modal network should provide increased non-vehicular connectivity. Although it is unlikely that many people will stop driving altogether, a multi-modal system can provide alternative options particularly for shorter trips and last-mile connectivity to future transit investments. The most important component is implementing Complete Streets strategies, which will create a safe and attractive network that support cars, pedestrians, cyclists and future transit. The recommended Central District Master Plan should identify specific “Complete Street” projects that will have the highest impact toward developing a more multi-modal network. The proposed mobility hub

near I-75 and Jonesboro Road is potentially a key feature, and the county should consider prioritizing it for implementation.

» **WORKPLACE CENTER** – The transportation strategy for this area should balance the needs of light industrial uses (particularly in accommodating freight) with livability considerations around work force housing. Maintenance of roadways in this area will be critical, as will be safely accommodating pedestrians on main corridors with sufficient protection from higher traffic volumes.

Edgewood Retail District in Atlanta is an example of a development that combines auto access and walkability
Image Source: TSW

6 IMPLEMENTATION

Many planning processes produce great visions, but lack reality-based strategies for implementation. In comprehensive plans, this can sometimes be due to the fact that they tend to be very high level and broad, trying to address everything. This often leads to overly generalized policies and actions that do not provide true direction to a jurisdiction's elected officials, staff, and constituents.

To avoid this issue, the Henry County Comprehensive Plan Update intentionally zeroed in on five key issues facing the County (see Section 4):

1. Transportation: traffic and congestion
2. Land use: development feels unpredictable and unplanned
3. Economic development: lack of destinations and things to do
4. Housing: housing products lacks diversity
5. Communications: a need for more accessible, transparent communication

This implementation strategy focuses specifically on these five issues from a multi-disciplinary perspective, as each of these challenges influences the others.

>> 6.1 TRANSPORTATION

For communities in the Atlanta region, traffic is a common challenge with few clear universal solutions and no single silver bullet.

In general, areas with higher density and interconnected street patterns are better positioned to address congestion because they have more opportunities to introduce different modes of travel such as walking, biking, or transit. Areas outside the urban core with emerging transportation networks struggle to balance maintenance costs, widening projects, and new roadway construction to meet the demands of personal vehicles as populations increase and continue to spread out across longer and longer distances.

Henry County falls into the latter category: a transitioning suburban/rural county that is increasingly facing growth pressures and mounting congestion, but currently lacks the density and transportation network to better manage it. The best way to improve the transportation system is through an incremental, multifaceted strategy that is closely aligned with development types and needs.

Transportation best practices vary greatly among communities and between urbanized and non-urbanized areas. The amount of funding is limited for high-cost projects with stiff competition for internal and external funding sources and community needs. Projects that address multiple facets of community priorities, set the transportation network up for greater future success, and associated policy changes are all necessary to improve Henry County's transportation network.

RECOMMENDED GOALS + POLICIES

- Align transportation investments with the Development and Infrastructure Strategy
- Avoid widening roadways and increasing capacity in areas where additional growth is not envisioned
- Focus on roadway maintenance, bridge repairs, and safety improvements in more rural areas
- Pursue and prioritize the creation of a dense multi-modal network of Complete Streets in the Central District
- Require stronger connectivity in new developments, both internally and external to the development
- Use technological improvements and travel demand management (TDM) strategies to improve the transportation network, avoiding large capital costs
- Approach transportation infrastructure and funding incrementally, particularly the use of the SPLOST program
- Regularly communicate the status of planned roadway and multi-modal projects, increasing public confidence

KEY INITIATIVES

Evaluate proposed transportation projects for alignment with the Development and Infrastructure Strategy. One of the first recommended actions is to evaluate the proposed transportation projects in the County's Comprehensive Transportation Plan (CTP), Transit Master Plan (TMP), and Trails Plan. This does not imply that these plans are invalid—they were simply developed prior to the Comprehensive Plan Update and do not reflect the Update's shift in policy direction and the Development and Infrastructure Strategy. Many proposed projects in these plans will remain relevant, but others should be reconsidered such as capacity projects in lower growth strategy areas (like Rural Reserve and Rural Communities), and reprioritizing multi-modal, Complete Street projects that can have high impacts in the Central District.

Require stronger connectivity in the Unified Land Development Code (ULDC). One of the biggest transportation challenges in Henry County is the lack of a strong, interconnected network of local roadways. This is largely the result of a legacy rural roadway network paired with a development code with weak requirements for improving connectivity. The majority of development in Henry County is built as self-contained projects with limited connectivity to the rest of the transportation network. As a result, this funnels trips onto a limited number of historically rural roadways, with few options for alternative routes that help distribute these trips more broadly. When the County updates its ULDC (see 6.2), stronger measures for both roadway and sidewalk connectivity should be included.

Begin investing in the multi-modal network of the Central District as soon as possible. Also tagged to a key land use implementation strategy, the county should begin building its multi-modal network in the Central District as soon as possible. This will be a slow, incremental process that will take decades to complete but should begin immediately. The recommended Central District Master Plan should identify key corridor improvements, focusing on the roadways which the County controls, as well as identifying a realistic network of sidewalks, bikeways, and trails that the development community can also contribute to as additional projects come online.

Identify specific alignments for key greenways and trails projects. Beyond the Central District, there is a proposed network of greenways and trails from the County's Trails Master Plan. Currently this plan is very high-level and gives general guidance on the location of trails. While this is a helpful starting point, it does not provide the needed detail for where the trail's actual alignment will be—this makes it impossible to not only require developers to build segments or set aside right-of-way within their projects, but also endangers the entire greenway from being built as the County continues to develop and potential right-of-way disappears.

Influence the demand side of transportation too. Another effective tool is prioritizing travel demand management (TDM) policies. TDM seeks to reduce travel demand or to redistribute this demand by location in the county or time of day. It is most effectively applied with alternative incentives or financial consequences. TDM addresses the demand side of travel behavior by reducing the number of vehicles that travel on roadways through the promotion of alternatives to driving alone. Common TDM strategies include ridesharing (carpool and vanpool), transit, biking, walking, telecommuting, and flexible work-hour scheduling. It is a cost-effective alternative to increasing capacity. TDM can be used effectively in coordination with regional agencies such as Georgia Commute Options by implementing a focused, data-led strategy that targets the specific needs and travel demands of Henry County.

Complete current transportation projects on budget with clear and updated communication about project status. One of the common themes of the Comprehensive Plan Update is to improve transparency and access to information for the community. Although the community primarily raised this as an issue regarding development, it also applies to public projects as well. It is important that the county maintains and clearly advertises its Cleargov website so that the community can follow the process and gain confidence in the county's ability to make progress on congestion issues.

Address immediate concerns, but ultimately build towards the long view. Special Purpose Local Option Sales Tax (SPLOST), and the transportation focused TSPLOST, are a unique tool for Georgia cities and counties to generate additional funds for projects, including projects to improve transportation networks. Henry County is already utilizing this funding source. It is recommended that projects selected for this funding address the immediate needs while building towards a longer-range planning effort. This incremental and phased approach can help Henry County afford much larger projects over multiple SPLOST programs rather than all at once.

Multi-modal suburban street. Image Source: AARP

>> 6.2 LAND USE

Implementing the land use vision is already into the Development and Infrastructure Strategy and the updated future land use categories (see 5.1). By directly tying infrastructure and development types and providing more specific guidance and transparent flexibility in land use designations, Henry County and the community should be able to move forward with a more nuanced, predictable process for growth.

KEY INITIATIVES

Commit to the Development and Infrastructure Strategy. Throughout the Update process, the community expressed their perception that the development process was unpredictable, lacked transparency, and was resulting in rapid growth without commensurate infrastructure. In response, the Comprehensive Plan Update team created a new, innovative Development and Infrastructure Strategy that provides clear guidance to both elected officials and the community, yet acknowledges the need for flexibility and nuance. However, this strategy is only as effective as the will to commit to it—to build better trust between the community and the County, as well as a more coordinated pattern of development, it is essential that a good faith effort is made to follow this strategy. This means resisting the temptation to support one-off projects that do align with the strategy, while also potentially reversing course on previously considered public projects that no longer reflect this new policy direction.

Develop a more detailed plan for the Central District. A more concrete initiative is the development of a Central District Master Plan. In the last five years alone, multiple projects have been approved in this area but there has been no coordinated effort to integrate them together into a functional, high-quality community. A Central District Master Plan should be undertaken as soon as possible and at a minimum should include the following:

» A single master plan vision for the Central District, showing how all of these new developments will fit in with current development, and a vision for how undeveloped/under-developed sites should be built out to enhance the community
» Complete Street recommendations for corridors under the control of Henry County
» Identification of specific pedestrian and bicycle projects to improve connectivity
» Improved roadway and streetscape standards
» More detailed transit planning
» A plan for public space and parks
» A market assessment and recommendations for attracting high-quality retail and office uses (see 6.3)
» Recommendations for implementing the plan through regulations in the Unified Land Development Code (ULDC)

RECOMMENDED GOALS + POLICIES

» Clearly tie infrastructure investments with appropriate levels of development
» Leverage sewer capacity investments as a way to guide growth
» Invest in a dense, multi-modal network of Complete Streets in the Central District
» Hold the development community to a higher standard of building to better reflect local character
» In new development, prioritize the creation of high-quality, usable green spaces
» Respect the Watershed Protection Overlay—"hold the line" on the development in this area to not only preserve the County's future water supply, but retain the traditional rural character of southern Henry County

Update the County's Unified Land Development Code (ULDC). Second to committing to the Development and Infrastructure Strategy, the best way to implement the Comprehensive Plan update is to update the ULDC. At a minimum, this should include the following:

- Updating zoning regulation to reflect the more nuanced future land uses, particularly around mixed use
- Design guidelines for the Central District (as a potential overlay)
- Higher standards for roadway and sidewalk connectivity in, to, and through new developments
- Mechanisms for density bonuses for projects that provide workforce housing units (see 6.4)
- Allowing uses to support a future entertainment district, such as allowing breweries

Streamline the development process. The current development process is sometimes characterized by unpredictability and multi-month delays. The Development and Infrastructure Strategy—and particularly the land use appropriateness tables—should help to provide clear expectations for development. However, there are opportunities to improve the process itself. As part of updating the ULDC, the County should also consider measures that would streamline process, including ways to reduce the number of projects tabled, as well as mechanisms to reach decisions more quickly so that more projects can be scheduled at a hearing. Not only would this make the process more predictable, but unnecessary delays in rezoning often result in higher costs for development projects that are passed on the end consumer and contribute to increasing housing costs.

Breweries as gathering places. Image Source: BringFido

Strong sidewalk requirements. Image Source: Where the Sidewalk Starts

>> 6.3 ECONOMIC DEVELOPMENT

Henry County has unique assets that if properly branded and marketed could enhance the quality of life for residents. Additionally – if positioned properly as key amenities – these assets could also bolster the attraction of businesses to Henry County as well.

KEY INITIATIVES

Leverage and Promote Existing Assets. There is no debate that Henry County has unique offerings such as the Atlanta Motor Speedway, agri-tourism destinations, and the Stockbridge Amphitheatre, amongst others. However, a lack of consistent promotion and attention results in these facilities often being forgotten and overlooked when Henry County residents look for things to do locally.

To encourage growth in its restaurant offerings in particular, it is vital Henry County leaders to support the businesses and places that already exist within its boundaries. The best indication for the future success of new restaurants and entertainment venues is to evaluate the current success of similar places. Intentionally and consistently supporting local establishments sends the demand signal that not only can Henry County support businesses like The Cheesecake Factory and Top Golf—but, more importantly, that it will.

Conduct a Retail and Recreation Leakage Study. It would be useful for county officials to conduct a focused Retail, Recreation, and Leakage study to have a greater understanding of the consumer needs of its residents. Where are Henry County residents spending their money? And how much are they spending? Answering these questions will help inform the county's leaders and prospective retailers of their current and future market base. This study can be specifically tied to the broader Central District Master Plan effort.

RECOMMENDED GOALS + POLICIES

- Lay the foundation for a long-range goal of attracting a destination retail use in the Central District
- Expand the types of retail and entertainment uses that are explicitly allowed in the ULDC
- Support the development of smaller community centers with close-to-home options for retail and entertainment
- Improve coordination between Henry County, the cities, and allied organizations and partners in promoting existing assets

Align Policies and Incentives to Enable Destination Development. The primary barrier to attracting an entertainment destination is the lack of density in Henry County; this challenge can be addressed over time with the growth and enhancement of the Central District (see 6.1 and 6.2 above) and understanding current demands and leakage. In the meantime, there is an opportunity to remove policy barriers that are also preventing the development of places where Henry residents can gather and have fun without driving to Atlanta or Fayette County.

A good example is making breweries an explicitly allowable use in specific parts of the county, like the Central District. The boom of breweries in the Atlanta region over the last decade has been both a catalyst and anchor for major redevelopment projects. Similarly, pop-up markets, food truck parks, and other temporary vending operations have helped create gathering spots in the region. Presently, Henry County's ULDC does not explicitly support these activities – thus creating additional administrative hurdles to overcome. Aligning policies to encourage more flexible and non-traditional retail activities and entertainment would help advance the ability of the development community to meet this need.

Begin Activating the Central District. Activations bring positive attention and energy to places where they are held. They can be simple, community-scaled events like neighborhood cleanups, meetups, and "Screen on the Green" or more involved activities like music festivals and road races. Placemaking is unique in that it can provide an area with a greater feeling of safety and sense of being a place where people want to be. As such, renovating deteriorated facilities and adding artwork and people-scaled infrastructure (i.e., benches, tables, streetlights, etc.) help induce the senses of safety and interesting.

Provide Retail and Commercial Options Closer to Home. Henry County is a target-rich environment with plenty of interesting things to do. While some of those unique opportunities are off the beaten path, most of the recreational, retail and restaurant options are clustered along the I-75 corridor. The public has been adamant and consistent with the need to develop activity nodes throughout the county, and this plan has responded accordingly. To address this need, the Update has identified ten community centers in less densely developed parts of the County; these areas have protected space for local-service commercial and retail options to serve the surrounding community.

Movies in the park. Image Source: Block Club Chicago

>> 6.4 HOUSING

The rising costs of housing and access to affordable places to live has become a familiar concern for communities across the country. There is an ongoing need to create housing that serves the needs of lower-income families and provides home-ownership opportunities for entry-level buyers. For several years now, local governments have been enacting a wide-ranging set of policies in an effort to curtail the effects of this increasing unaffordability. While not all these policies may be appropriate for Henry County there are several best practices that have been identified by the consultant team that could be a benefit to the county and community in the coming years.

In addition to taking an in-depth look at the best practices currently used by other governments to see what might be appropriate for Henry County, the consultant team is providing several other suggestions. These recommended goals and policies should be considered as additional measures the county can take to address and alleviate further pressure on the housing market.

RECOMMENDED GOALS + POLICIES

- Increase housing supply by permitting alternatives to traditional single-family housing and expanding areas where multi-family housing can be built by-right in concert with the goals of the Comprehensive Plan
- Encourage the adaptive reuse of existing structures for potential housing developments and alternative solutions to standard building forms. This includes the potential conversion of non-residential structures into housing and the utilization of parking areas within existing developments which may be over-parked for residential uses
- Create a cross-disciplinary task force to address housing within the county by working with partners and stakeholders from the public and private sector, including local municipalities within the county and adjacent jurisdictions
- Revise ULDC to address zoning codes/polices that may be prohibiting the diversity of housing options
  - Include missing middle housing typologies such as triplex, quadraplex, smaller apartments and cottage courts (amend “cluster housing” in current code)
  - Reduce the minimum lot size requirements in certain zoning districts
  - Reduce the minimum dwelling size requirements to offer flexibility in the sizes of new housing and allow the market to dictate housing size

KEY INITIATIVES

Open more land within the county to the development of multi-family residential housing by revising the ULDC. One of the practices that is becoming more widespread across the country is the reduction of districts in which single-family zoning is the only permitted housing type. Several cities and states —such as Minneapolis, MN, Oregon, and Vermont—have gone so far as to eliminate single-family in its entirety. Although this does not appear to be a reasonable action for Henry, a pared down version of this policy, in which more housing types are permitted in zoning districts that were previously only single-family, might be considered. Typically, these new housing typologies are at a scale similar to the single-family typologies that are permitted, such as duplexes, triplexes, or other "missing middle" housing types. This allows the higher density infill housing to blend in with the existing character of an area. Revising a few of the existing zoning districts which have smaller lot sizes and are considered a more typical urban form, such as the R-4 and R-5 districts, to allow denser by-right housing is an option that the county should explore. Another option would be the creation of additional residential zoning districts in the ULDC which permit a variety of housing options and densities.

Allow Accessory Dwelling Units to be offered as an alternative to traditional housing. Another widespread policy change that has become commonplace is the acceptance of using Accessory Dwelling Units (ADUs) as a form of housing. This comes in multiple forms, including detached ADUs, such as dwellings in an accessory structure, or attached ADUs, which are small dwellings incorporated the primary structure of a house, like basement apartments. ADUs have shown to have benefits to homeowners by providing an alternative source of income or even a separate living quarters for relatives who may need additional care, and also contribute to the available stock of affordable housing in a community due to their smaller footprint and floor area. While Henry County currently has Accessory Dwellings as a permitted accessory use, the zoning code places limitations on who can reside in the dwelling, going so far as to prohibit the use of the dwelling as a rental property and making it a de facto guest house. Updating the policy around ADU's would be a simple way to for the county address housing affordability.

Create incentive programs for developers who incorporate workforce housing into multi-family developments. There are also tools available for a local government to enact that can contribute to the construction of affordable housing within its jurisdiction. One of the more frequently used of these tools is the implementation of incentives for developers who include housing at a percentage of the Area Median Income (AMI) or are willing to create developments with a mixture of housing types and price ranges. Examples of incentives offered to developers include density bonuses in which a developer is allowed to exceed maximum established densities, reductions in parking requirements, the expedited processing of permits, waivers in permitting fees, and tax abatements. Again, all of these options may not be a fit for Henry County—nonetheless it is worth investigating to determine what incentives could be implemented.

Reduce the impact of rising costs in construction to the end consumer. As the cost of construction has increased over the past few years, access to affordable housing has been harder to find as some of the burden of these rising costs has been passed on to the end consumer. Although it is not possible for the county to reduce the cost of construction, it is possible to potentially lower the overall costs on a project basis by reducing parking requirements, especially for multi-family or mixed-use development that includes housing. This is especially true if a development proposes structured parking, which only increases the construction cost of parking even more. Currently, Henry County requires that all residential dwelling units be serviced by a minimum of two parking spots. This is true regardless of the number of bedrooms, so that a one-bedroom

apartment requires the same parking as a 3-bedroom apartment. A 2018 presentation by the Bleakly Advisory Group to the Georgia Planning Association identified that reducing parking requirements for low-rise apartments to just 1.25 spaces per dwelling could save an estimated $2,000 per unit in construction cost when in a parking lot. It is anticipated that this number would be even higher today given the rise in construction costs since that report was produced. By making incremental adjustments in parking requirements the county could lower overall construction costs and potentially reduce the burden on the end consumer.

Accessory Dwelling Unit (ADU). Image Source: Illinois Realtors

Conduct a Housing Needs Assessment and review county policies to find additional ways to promote housing affordability. In order to effectively address issues of housing affordability an organization needs to have an understanding of the primary concerns affecting its community. One way to do this is by conducting a Housing Needs Assessment, which would create a comprehensive report of current housing conditions and areas of need within the county. The assessment takes inventory of current housing and projects the number of housing units that are needed to meet projected growth. It should survey and analyze current housing for potentially vulnerable areas and formulate a plan to preserve and stabilize any naturally occurring affordable housing for low to moderate income families that may be threatened. This document would also provide community leaders with the proper guidance on how to begin to address those needs, and tools the county can use to combat affordability such as the creation of a Housing Trust Fund or leveraging of publicly owned lands for the development of workforce housing.

Homes on small lots in a cottage court style. Image Source: HUD User

>> 6.5 COMMUNICATIONS

In order for Henry County to develop transparent communication with the community special attention needs to be focused on how information is shared, how the community can provide feedback and how the given feedback can be applied to decision-making processes. Below are a few best practices that the county can keep in mind moving forward to achieve this.

KEY INITIATIVES

Improve the County's website. When sharing information, the main objective is to create a more accessible system of presenting information. Henry County's current website is a great resource of information on many topics of interest throughout the county. One way that this resource can become more accessible is to follow a consistent format across all documents and pages from all departments.

It is also essential the website is maintained and updated regularly. Specifically for the Planning and Zoning page. One example of this is a link that refers the public to courses on how to read the county's zoning map, but the link to this very important information is broken. Accessibility of the website can also be considered in the order that information is seen by visitors to the website. The 'Where to Start' and 'FAQs' tabs on the Planning and Zoning section of the website have great information for visitors, but neither is the first thing that viewers see when visiting the website. A focus on user design can help community members find information quickly and save county staff time on answering questions that are readily available on the website.

Communicate with the audience in mind. Another way to ensure that information is easily accessible is to focus on how the information could be interpreted by the audience. Information that is easily translated into various languages, or use assistive technology such as tools that can read text aloud or change the text format, will widen the audience that the County can reach. If these tools are not able to be supported by the County's website, checking that the information available can be supported by tools widely available will be essential. Staff developing the material should also keep in mind the literacy levels of their community. According to a study performed by the Program for the National Assessment of Adult Competencies, 54% of adults in the United States read below the equivalent of a sixth-grade literacy level. Avoiding acronyms and focusing on simplifying topics as much as possible will help eliminate any gaps in understanding the audience may have. Using clear graphics to explain topics as much as possible is another way to make information more accessible. By focusing information on fact sheets, simple graphics can be used to explain a topic and text can be added to further support the concept or explain the information.

Currently the Henry County Planning and Zoning Department has great process charts for Comprehensive Plan amendments, conditional uses, variances, and rezoning. These graphics would be much more helpful if there was supporting text tied to the image with an example of when each process is used for different types of projects. This would allow property owners to identify which process is best for their project and approach any county staff with more informed questions. If more information is needed, additional text or links to more

RECOMMENDED GOALS + POLICIES

- Provide clear, easily accessible channels for sharing information about County activities
- Expand opportunities and methods for the community to provide input
- Collaborate with Henry County jurisdictions to communicate as a single Henry community and help point residents and stakeholders in the right direction for information

resources can be provided that answer any commonly asked questions. Each fact sheet would only cover one topic and by limiting the length of the document to one page, the most important information is shared without overwhelming the audience.

Clarify and expand opportunities for input.
Currently the County has inconsistent policies for the public to comment on its communications platforms. The County website, Henry County TV and the count-run social media accounts are great methods for sharing information but the way people engage with the information can be confusing. For instance, the recordings of the Board of Commissioners meetings are available on the county's Youtube Channel and the Facebook account. These same recordings are advertised on the website, but have not been consistently available since 2020. If someone were to watch a recording on the County's Youtube channel, they would not be able to comment on the content due to the current setting restrictions. If they attempted to watch the same video on the County's Facebook page, they would be able to comment on the video, but there is no moderator responding to any questions or to direct people to the appropriate locations within the website for more information on the topic.

Rather than trying to match engagement across multiple platforms, the County should consider reducing its services to just those that are most used by the community. By limiting the number and types of platforms, the County can invest more to each, potentially by moderating comments during feeds and making input mechanisms more consistent.

Beyond digital platforms, participants mentioned that they would like the opportunity to hear directly from their elected officials to learn about how decisions were made within the county. This opportunity for education and feedback could come in the form of expanded question and answering periods in public hearings or a new casual way to connect to elected officials such as quarterly, casual "Coffee with a Commissioner" events.

Once the feedback has been given, finding ways to best implement the information and track progress will be important for the county to maintain transparency. One way to implement feedback from the public would be a dashboard system—ideally one where a development site with a zoning application sign containing a QR code would take interested parties directly to the pertinent information. This will allow the public to quickly see what projects or initiatives the county is working on, why they are important and what stage of the process the project is in. A great dashboard example is the one used by the District of Columbia, Open Data DC.

For developers, this tool could offer a chance to confirm what documents or conditions need to be met for permits. It could also give real-time updates on which projects will be discussed at each meeting and provide an anticipated timeline for approval processes. These practices will demonstrate to the public that the county is dedicated to transparency. It will also give the county a way to make their processes more efficient by seeing what topics the public has more questions about and how information can be shared differently for later projects.

>> 6.6 COMMUNITY WORK PROGRAM

	EXPECTED IMPLEMENTATION YEAR(S)				
PROJECT NAME/INITIATIVE	2024	2025	2026	2027	2028
LAND USE					
Central District Master Plan	X				
ULDC Update	X	X			
Ellenwood LCI			X		

TRANSPORTATION					
Evaluate CTP projects for their alignment with the Development and Infrastructure Strategy areas	X				
Implementation of Complete Streets projects in Central District Master Plan		X	X	X	X
SR 81 Widening, Phase 1 (HE-005)		X			
Microtransit Feasibility Study	X				
SR 155 Widening/South (HE-189)				X	
Western Parallel Connector (HE-179)			X		
SR 81 Widening, Phase 2 (HE-205)					X
Planning/Engineering for Fairview Road Sidepath Model Mile					X
Trail Alignment planning for proposed greenways in Trail Plan			X	X	X

ECONOMIC DEVELOPMENT					
Retail and Recreation Leakage Study	X				

RESPONSIBLE AGENCY	FUNDING SOURCE	ESTIMATED COST
Henry County - Planning and Development	General Fund	$100,000
Henry County - Planning and Development	General Fund	$200,000
Henry County - Planning and Development	ARC, General Fund	$30,000 (local match)

Henry County	Staff time	n/a
GDOT/Henry County	TBD	TBD
GDOT/Henry County	FHWA/Henry County	$33,970,000
Henry County	Henry County	$500,000
GDOT	GDOT	$90,496,000
GDOT/Henry County	Henry County	$60,601,750
GDOT/Henry County	FHWA/Henry County	$39,000,000
Henry County	TBD	$1,101,898
Henry County	Henry County	$850,000

Henry County	General Fund	$50,000

PROJECT NAME/INITIATIVE	EXPECTED IMPLEMENTATION YEAR(S)				
	2024	2025	2026	2027	2028
HOUSING					
Establish a Housing Task Force	X				
Analyze administrative processes to identify potential obstacles to permitting	X				
Create a Housing Trust Fund	X	X			
Establish incentive program for developers to include workforce housing	X	X			
Conduct a Housing Needs Assessment	X	X			
Revise ULDC to implement policies of the comprehensive plan	X	X	X		
Identify public properties to be utilized for the creation of workforce housing	X	X	X		
Implementation of Housing Task Force and Housing Needs Assessment findings	X	X	X	X	X

COMMUNICATIONS					
Standardize all layouts for information within the Planning and Zoning website	X				
Create a consistent format across all platforms for live streaming content	X				
Create a tab on the Planning and Zoning website to submit public comments ahead of the BOC meetings	X				
Create a digital dashboard system to track permit, code violations, zoning conditions and anticipated agenda timelines	X				

RESPONSIBLE AGENCY	FUNDING SOURCE	ESTIMATED COST
Department of Community Development	General Fund	Staff Hours
Department of Planning and Zoning; Department of Building and Plan Review	General Fund	Staff Hours
Department of Community Development	Grants, General Fund	$350,000.00
Department of Planning and Zoning	General Fund	Staff Hours
Department of Community Development; Consultant	General Fund, Grants	$75,000.00
Department of Planning and Zoning; Consultant	General Fund	$200,000.00
Department of Planning and Zoning	General Fund	Staff Hours
Department of Planning and Zoning	Grants, General Fund	TBD

Henry County Planning and Zoning Department, Henry County Communications Department	Staff Time	N/A
Henry County Planning and Zoning Department, Henry County Communications Department	Staff Time	N/A
Henry County Planning and Zoning Department, Henry County Communications Department	Staff Time	N/A
Henry County Board of Commissioners, Henry County Planning and Zoning Department, Henry County Communications Department	Staff Time	TBD

A

APPENDIX

B

APPENDIX

C

APPENDIX

D

APPENDIX

Draft
Henry County Future Land Use Map

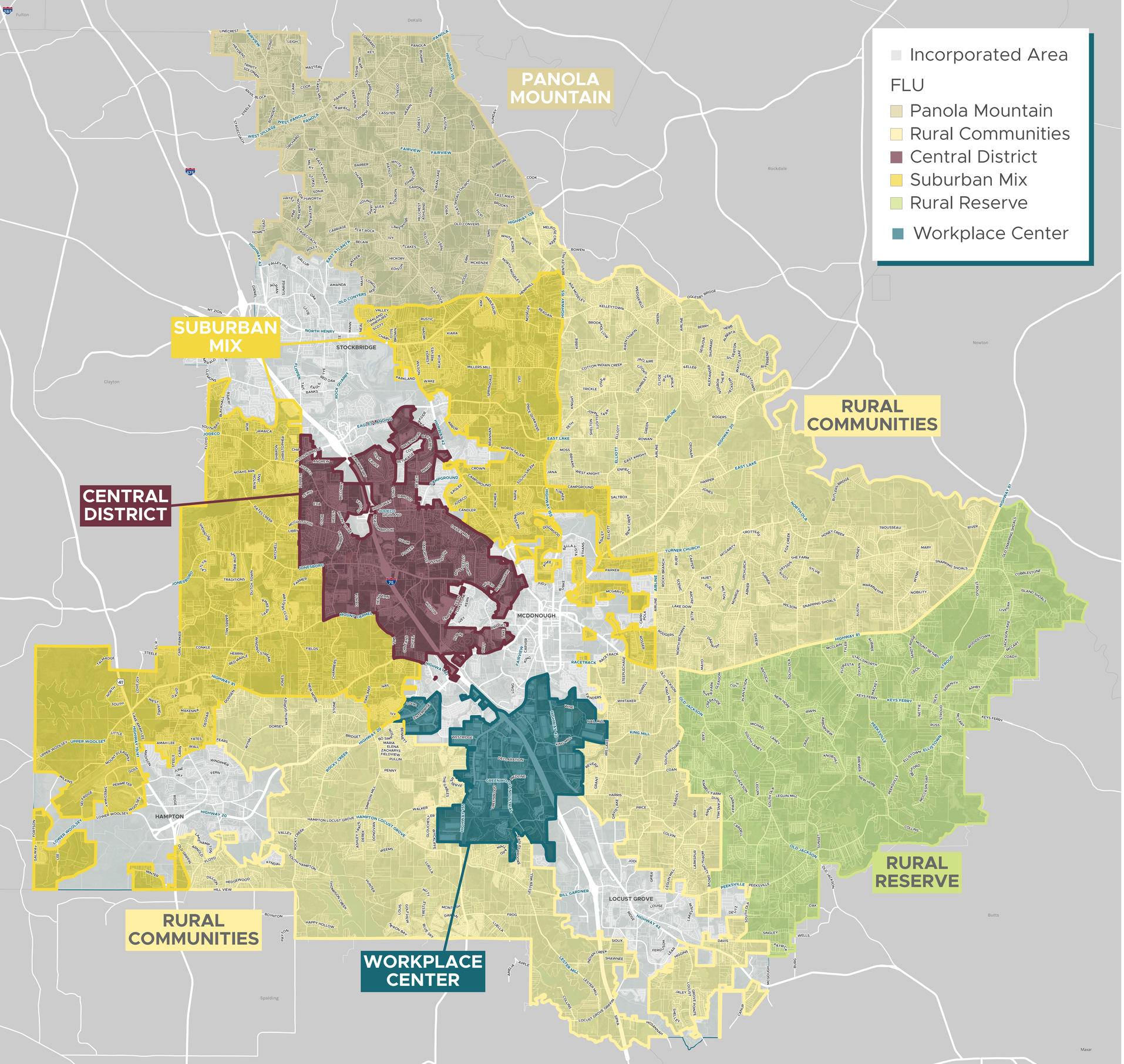
Incorporated Area

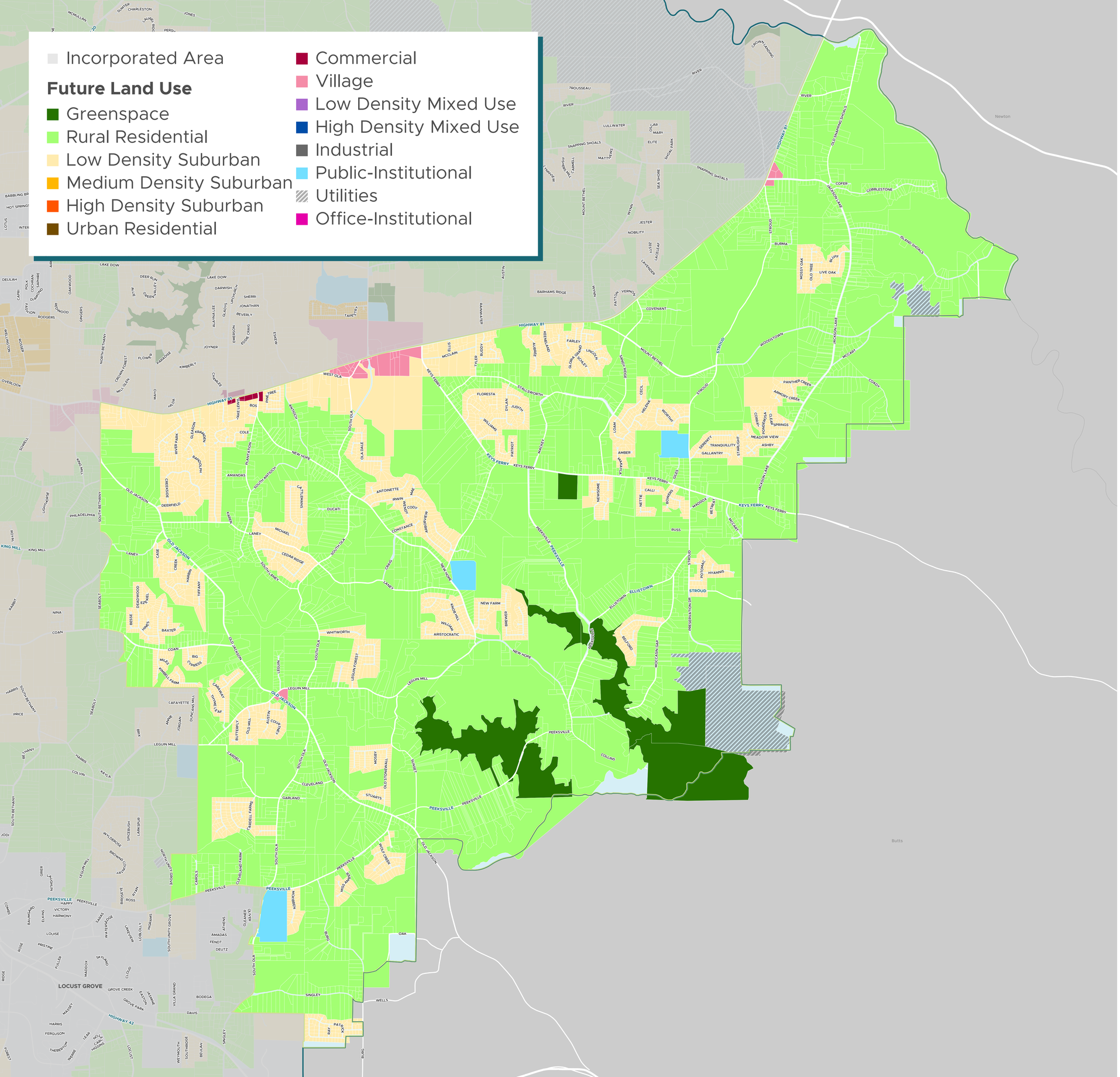
Future Land Use

- Greenspace
- Rural Residential
- Low Density Suburban
- Medium Density Suburban
- High Density Suburban
- Urban Residential
- Commercial
- Village
- Low Density Mixed Use
- High Density Mixed Use
- Industrial
- Public-Institutional
- Utilities
- Office-Institutional

0 1 2 4 Miles

Draft
Development & Infrastructure Strategy Areas




Incorporated Area
Future Land Use
Greenspace
Rural Residential
Low Density Suburban
Medium Density Suburban
High Density Suburban
Urban Residential
Commercial
Village
Low Density Mixed Use
High Density Mixed Use
Industrial
Public-Institutional
Utilities
Office-Institutional
HIGHWAY 81
HIGHWAY 81
HIGHWAY 42
Newton
Butts
LOCUST GROVE
PEEKSVILLE
LAKE DOW
WOODSTOWN
COVENANT
STROUD
MOUNT BETHEL
KEYS FERRY
STALLSWORTH
PEEKSVILLE
LEGUIN MILL
WHITWORTH
NEW HOPE
OLD JACKSON
SOUTH OLA
JACKSON LAKE
ELLISTOWN
SINGLEY
WELLS
OAK
CORBLESTONE
COFER
BURMA
ISLAND SHOALS
OLD SNAPPING SHOALS
SNAPPING SHOALS
LULLWATER
TROUSSEAU
CROWN LANDING
RIVER
MOUNT BETHEL
JESTER
NOBILITY
BARHAMS RIDGE
COVENANT
FARLEY
MOUNT BETHEL
STROUD
WOODSTOWN
JACKSON LAKE
MCCART
PANTHER CREEK
ARMORY CREEK
COADY
FLORESTA
STALLSWORTH
KEYS FERRY
PEEKSVILLE
LEGUIN MILL
WHITWORTH
NEW HOPE
OLD JACKSON
SOUTH OLA
JACKSON LAKE
ELLISTOWN
SINGLEY
WELLS
OAK
PEEKSVILLE
COLLINS
SUNSET
CLEVELAND
GARLAND
STUARTS
OLD JACKSON
PEEKSVILLE
LEGUIN MILL
CARROLL
LAFAYETTE
DUNCANS MILL
BUTTERBY
OLD MILL
AUSTIN
COLE
TIMEY
LOKAHAY
THYME LEAF
MOSBY
OLD STONEWALL
WOLF CREEK
MOSS ANNE
NORTHERN
BURK
SOUTH OLA
OLD JACKSON
PEEKSVILLE
CLEVELAND FARM
CARROLL
NORTHLAND GROVE
LEGUIN MILL
WYLDROSE
SPICEBUSH
LARKSPUR
BROWNS CROSS
NORTHERN
BRIDGATE
ROSS
PEEKSVILLE
HAPPY
VICTORY
HARMONY
LOUISE
PRISTINE
ROSE
RIDGE
EULEO
MADDOX
SKYLAND
CLOUD
GROVE CREEK
GROVE PARK
EATONTOWN
JASMINE
VILLA GRAND
MALSBY
HARRIS
FERGUSON
LEAD
THERRELL
PRIDE
WEYMOUTH
SOUTHRIDGE
BELLAH
DAVIS
BODEGA
GROVE CREEK
SKYLAND
LOCUST
SINGLEY
PATRICK
BURG
AMADAS
ATHENS
FENDT
DEUTZ
OLEANDER
OLIVER
SOUTH UNITY GROVE
NORTHERN
MOSS ANNE
WOLF CREEK
OLD STONEWALL
MOSBY
SUNSET
COLLINS
PEEKSVILLE
OLD JACKSON
SOUTH OLA
NEW FARM
BREWER
WILSON
ARISTOCRATIC
KNOX MILL
PRESERVATION DR
POTOMAC
HYANNIS
STROUD
ELLISTOWN
RELFORD
MCCASKIN GAP
RUSSELL
PEEKSVILLE
RUSS
MCCART
KEYS FERRY
KEYS FERRY
KEYS FERRY
KEYS FERRY
MADISON
METTIE
BOWDEN
GILES
CALLI
NEWSOME
AMBER
MALACHI
PATRIOT
MALACHI
LOAM
HELENA
NORTHERN
CECIL
SANDY RIDGE
STROUD
PANTHER CREEK
ARMORY CREEK
COADY
CLAY SPRINGS
POMEGRANATE
CHERRY
MEADOW VIEW
ASHBY
STARLIGHT
TRANQUILITY
GALLANTRY
BERNEY
JACKSON LAKE
KEYS FERRY
KEYS FERRY
MCCART
STROUD
KEYS FERRY
KEYS FERRY
PEEKSVILLE
PEEKSVILLE
PEEKSVILLE
PEEKSVILLE
OLD JACKSON
SOUTH OLA
WILLIAMS
DYLAN
JUDITH
PATRIOT
MALACHI
AMBER
LOAM
HELENA
NORTHERN
CECIL
SANDY RIDGE
LINCOLN
GLORIA DEAN
FARLEY
KEENELAND
AUBREY
BUDDY
TYLER
MCCLAIN
KEYS FERRY
WEST OLA
HIGHWAY 81
PINE
BOB
LAKE LEWIS
ANTHONY
SOUTH OLA
OLA DALE
NEW HOPE
PLANTATION
SOUTH BATTOON
AMANDAS
COLE
GLEASON
KRAL
RIVER PARK
CHERRYDALE
RAMONA
PINE
OLD JACKSON
DEERFIELD
LANEY
CASE
CREEK
HARDIN
TIFFANY
DEADWOOD
EZRA
BEESE
HAWKS
BAXTER
COAN
BIG CYPRESS
MILES
KNOWELL FARM
LEGUIN JR
SOUTH OLA
LEGUIN MILL
OLD JACKSON
LEGUIN FOREST
WHITWORTH
NEW YORK
ANTOINETTE
IRWIN
MAE
FOOD
DUCATI
CONSTANCE
MERIDITH
MICHAEL
CEDAR RIDGE
SOUTH LANEY
LANEY
OLD JACKSON
SOUTH OLA
NEW YORK
LANEY
KNOX MILL
WILSON
ARISTOCRATIC
NEW FARM
BREWER
PRESERVATION DR
POTOMAC
HYANNIS
STROUD
ELLISTOWN
RELFORD
MCCASKIN GAP
RUSSELL
PEEKSVILLE
RUSS
MCCART
KEYS FERRY
KEYS FERRY
KEYS FERRY
KEYS FERRY
MADISON
METTIE
BOWDEN
GILES
CALLI
NEWSOME
AMBER
MALACHI
PATRIOT
MALACHI

Incorporated Area

Future Land Use

- Greenspace
- Rural Residential
- Low Density Suburban
- Medium Density Suburban
- High Density Suburban
- Urban Residential
- Commercial
- Village
- Low Density Mixed Use
- High Density Mixed Use
- Industrial
- Public-Institutional
- Utilities
- Office-Institutional

Draft
Henry County Future Land Use Map (Rural Communities)

DRAFT FUTURE LAND USE DESCRIPTIONS

COLOR	FUTURE LAND USE	DESCRIPTION
	RURAL RESIDENTIAL 0-1 dwelling unit/acre	This is the least developed of all future land uses and is characterized by agricultural and natural land uses, with scattered, very low density single-family homes. It has a rural transportation network of two-lane roadways.
	LOW DENSITY SUBURBAN RESIDENTIAL 0-2 dwelling units/acre	This category consists of single-family homes on fairly large lots (mostly 0.5-1.0 acre in size) to maintain the lower density single-family character of unincorporated Henry County, but with improved aesthetics and roadway connectivity.
	MEDIUM DENSITY SUBURBAN RESIDENTIAL 0-4 dwelling units/acre	This residential category is for single family attached or detached homes with public sewer and water service. New development should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape.
	HIGH DENSITY SUBURBAN RESIDENTIAL 0-8 dwelling units/acre	The highest intensity suburban residential category, this land use allows up to eight dwelling units an acre and requires access to both public sewer and water. The density can be reached using a number of housing types, including small-lot single-family residential, duplexes/triplexes, and townhouses. It is not intended to support lower intensity multi-family garden-style apartments.
	URBAN RESIDENTIAL 4-12 dwelling units/acre	The Urban Residential use is intended to delineate areas within the Central District, specifically for higher density residential use. At a density range of 4-12 dwelling units per acre, this can still include small-lot residential neighborhoods, but is more geared towards housing products like townhomes and multi-family residences.
	LOW DENSITY MIXED USE 0-8 dwelling units/acre	Low Density Mixed Use is a new future land use designation intended to support lower intensity mixed use developments. These areas can include a variety of uses, including commercial, office, and housing in a walkable, people-oriented environment.
	HIGH DENSITY MIXED USE 8-20 dwelling units/acre	High Density Mixed Use is the most dense of all the future land uses. It is intended to support both vertical and horizontal mixed use projects, with a focus more on form and character rather than the use itself. This land use should have very strong pedestrian and bicycle facilities and high standards for streetscapes and building design.
	VILLAGE 1-2 stories	Village is a new future land use designation intended to support Community Centers in more outlying areas. These nodes can include a variety of uses in a walkable, people-oriented environment. Housing in these areas would be at the same density/intensity of the surrounding community with strong pedestrian connectivity to non-residential uses.
	COMMERCIAL 1-5 stories	This category includes suburban-style neighborhood and regional retail and commercial service activities, typically seen in shopping centers and plazas of all sizes. The higher number of stories is intended to accommodate uses such as hotels.
	OFFICE-INSTITUTIONAL 1-5 stories	This category includes small single-occupant structures for individual offices, as well as large office parks with a variety of tenants in multi-story buildings, including medical and professional services.
	PUBLIC-INSTITUTIONAL n/a	This category includes public uses such as schools, colleges, hospitals, municipal community centers, cemeteries, municipal buildings, and post offices.
	INDUSTRIAL 1-5 stories	The purpose of this category is to provide for areas where industry can be located, with a preference for advanced manufacturing and logistics. Primary uses in this category currentlyinclude light manufacturing, warehousing, wholesale/distribution, and assembly. New developments within this category should provide substantial buffers, and screening from different adjacent uses.

LAND USE CHANGE GUIDANCE FOR RURAL COMMUNITIES

Note that there may be parcels within this area that do not conform to the list below; these are considered legacy properties that are recently built or already entitled, and are unlikely change in the next decades.

LAND USE		CONDITIONS
APPROPRIATE IN RURAL COMMUNITIES	» Rural Residential » Low Density Suburban Residential » Village » Parks and Greenspace	N/A
APPROPRIATE IN RURAL COMMUNITIES IF MASTER PLANNED* AND CONDITIONS ARE MET	» Medium Density Suburban Residential	» Should have a vegetated buffer along public roadways to protect rural character or be designed as a conservation subdivision » Should be at least 30% open space
	» Low Density Mixed Use	» Should only to be used for enlargening/enhancing a designated Community Center that requires more design flexibility » Should be supported by a majority of property owners within 1 mile of the site
	» Commercial	» Should be more than a 2-mile trip from the nearest designated Community Center
	» Industrial	» Should have a vegetated buffer along public roadways to protect rural character » Should be located on a designated truck route » Should be within a 2-mile drive of I-75
	» Office-Institutional	» Should have a vegetated buffer along public roadways to protect rural character
	» Public-Institutional	» Should have operational reason/requirement to be located specifically in the Rural Communities
	» Utilities	» Should have operational reason/requirement to be located specifically in the Rural Communities
NOT APPROPRIATE IN RURAL COMMUNITIES	» High Density Suburban Residential » Urban Residential » High Density Mixed Use	N/A

0 1 2 4 Miles

*For sites under 10 acres in size, the County may waive the Master Plan requirement

Draft
Henry County Future Land Use Map (Panola Mountain)

DRAFT FUTURE LAND USE DESCRIPTIONS

COLOR	FUTURE LAND USE	DESCRIPTION
	RURAL RESIDENTIAL 0-1 dwelling unit/acre	This is the least developed of all future land uses and is characterized by agricultural and natural land uses, with scattered, very low density single-family homes. It has a rural transportation network of two-lane roadways.
	LOW DENSITY SUBURBAN RESIDENTIAL 0-2 dwelling units/acre	This category consists of single-family homes on fairly large lots (mostly 0.5-1.0 acre in size) to maintain the lower density single-family character of unincorporated Henry County, but with improved aesthetics and roadway connectivity.
	MEDIUM DENSITY SUBURBAN RESIDENTIAL 0-4 dwelling units/acre	This residential category is for single family attached or detached homes with public sewer and water service. New development should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape.
	HIGH DENSITY SUBURBAN RESIDENTIAL 0-8 dwelling units/acre	The highest intensity suburban residential category, this land use allows up to eight dwelling units an acre and requires access to both public sewer and water. The density can be reached using a number of housing types, including small-lot single-family residential, duplexes/triplexes, and townhouses. It is not intended to support lower intensity multi-family garden-style apartments.
	URBAN RESIDENTIAL 4-12 dwelling units/acre	The Urban Residential use is intended to delineate areas within the Central District, specifically for higher density residential use. At a density range of 4-12 dwelling units per acre, this can still include small-lot residential neighborhoods, but is more geared towards housing products like townhomes and multi-family residences.
	LOW DENSITY MIXED USE 0-8 dwelling units/acre	Low Density Mixed Use is a new future land use designation intended to support lower intensity mixed use developments. These areas can include a variety of uses, including commercial, office, and housing in a walkable, people-oriented environment.
	HIGH DENSITY MIXED USE 8-20 dwelling units/acre	High Density Mixed Use is the most dense of all the future land uses. It is intended to support both vertical and horizontal mixed use projects, with a focus more on form and character rather than the use itself. This land use should have very strong pedestrian and bicycle facilities and high standards for streetscapes and building design.
	VILLAGE 1-2 stories	Village is a new future land use designation intended to support Community Centers in more outlying areas. These nodes can include a variety of uses in a walkable, people-oriented environment. Housing in these areas would be at the same density/intensity of the surrounding community with strong pedestrian connectivity to non-residential uses.
	COMMERCIAL 1-5 stories	This category includes suburban-style neighborhood and regional retail and commercial service activities, typically seen in shopping centers and plazas of all sizes. The higher number of stories is intended to accommodate uses such as hotels.
	OFFICE-INSTITUTIONAL 1-5 stories	This category includes small single-occupant structures for individual offices, as well as large office parks with a variety of tenants in multi-story buildings, including medical and professional services.
	PUBLIC-INSTITUTIONAL n/a	This category includes public uses such as schools, colleges, hospitals, municipal community centers, cemeteries, municipal buildings, and post offices.
	INDUSTRIAL 1-5 stories	The purpose of this category is to provide for areas where industry can be located, with a preference for advanced manufacturing and logistics. Primary uses in this category currentlyinclude light manufacturing, warehousing, wholesale/distribution, and assembly. New developments within this category should provide substantial buffers, and screening from different adjacent uses.

LAND USE CHANGE GUIDANCE FOR PANOLA MOUNTAIN

Note that there may be parcels within this area that do not conform to the list below; these are considered legacy properties that are recently built or already entitled, and are unlikely change in the next decades.

	LAND USE	CONDITIONS
APPROPRIATE IN PANOLA MOUNTAIN	» Rural Residential » Low Density Suburban Residential » Village » Parks and Greenspace	N/A
APPROPRIATE IN PANOLA MOUNTAIN IF MASTER PLANNED* AND CONDITIONS ARE MET	» Medium Density Suburban Residential	» Must be able to operate safely on an onsite wastewater system » Should have a wide vegetated buffer along public roadways to protect rural character or be designed as conservation subdvision
	» Low Density Mixed Use	» Must be able to operate safely on onsite wastewater system or on sewer that is already available or » Enlarging existing Low Density Mixed Use area at Ellenwood
	» Commercial	» Should be more than 2 miles from a designated Community Center
	» Industrial	» Should have a wide vegetated buffer along public roadways to protect rural character » Should be located on a designated truck route » Should be able to operate safely on septic systems or on sewer that is already available
	» Public-Institutional	» Should have operational reason/requirement to be located specifically in the Rural Reserve
	» Utilities	» Should have operational reason/requirement to be located specifically in the Rural Reserve
NOT APPROPRIATE IN PANOLA MOUNTAIN	» High Density Suburban Residential » Urban Residential » High Density Mixed Use » Office-Institutional	N/A

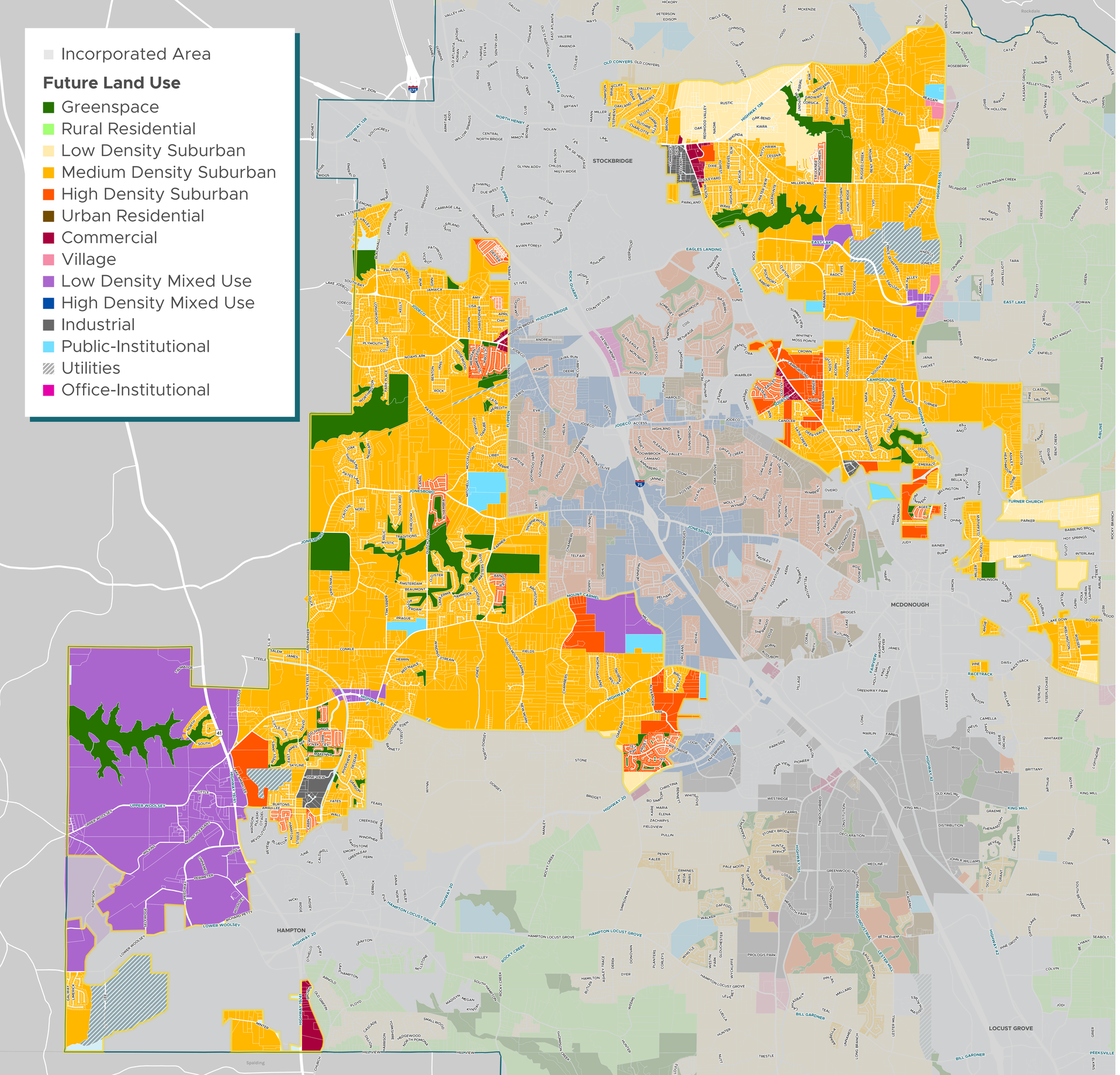
**For sites under 10 acres in size, the County may waive the Master Plan requirement*

0 ½ 1 2 Miles

Incorporated Area

Future Land Use

- Greenspace
- Rural Residential
- Low Density Suburban
- Medium Density Suburban
- High Density Suburban
- Urban Residential
- Commercial
- Village
- Low Density Mixed Use
- High Density Mixed Use
- Industrial
- Public-Institutional
- Utilities
- Office-Institutional



Draft
Henry County Future Land Use Map (Suburban Mix)

DRAFT FUTURE LAND USE DESCRIPTIONS

COLOR	FUTURE LAND USE	DESCRIPTION
	RURAL RESIDENTIAL 0-1 dwelling unit/acre	This is the least developed of all future land uses and is characterized by agricultural and natural land uses, with scattered, very low density single-family homes. It has a rural transportation network of two-lane roadways.
	LOW DENSITY SUBURBAN RESIDENTIAL 0-2 dwelling units/acre	This category consists of single-family homes on fairly large lots (mostly 0.5-1.0 acre in size) to maintain the lower density single-family character of unincorporated Henry County, but with improved aesthetics and roadway connectivity.
	MEDIUM DENSITY SUBURBAN RESIDENTIAL 0-4 dwelling units/acre	This residential category is for single family attached or detached homes with public sewer and water service. New development should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape.
	HIGH DENSITY SUBURBAN RESIDENTIAL 0-8 dwelling units/acre	The highest intensity suburban residential category, this land use allows up to eight dwelling units an acre and requires access to both public sewer and water. The density can be reached using a number of housing types, including small-lot single-family residential, duplexes/triplexes, and townhouses. It is not intended to support lower intensity multi-family garden-style apartments.
	URBAN RESIDENTIAL 4-12 dwelling units/acre	The Urban Residential use is intended to delineate areas within the Central District, specifically for higher density residential use. At a density range of 4-12 dwelling units per acre, this can still include small-lot residential neighborhoods, but is more geared towards housing products like townhomes and multi-family residences.
	LOW DENSITY MIXED USE 0-8 dwelling units/acre	Low Density Mixed Use is a new future land use designation intended to support lower intensity mixed use developments. These areas can include a variety of uses, including commercial, office, and housing in a walkable, people-oriented environment.
	HIGH DENSITY MIXED USE 8-20 dwelling units/acre	High Density Mixed Use is the most dense of all the future land uses. It is intended to support both vertical and horizontal mixed use projects, with a focus more on form and character rather than the use itself. This land use should have very strong pedestrian and bicycle facilities and high standards for streetscapes and building design.
	VILLAGE 1-2 stories	Village is a new future land use designation intended to support Community Centers in more outlying areas. These nodes can include a variety of uses in a walkable, people-oriented environment. Housing in these areas would be at the same density/intensity of the surrounding community with strong pedestrian connectivity to non-residential uses.
	COMMERCIAL 1-5 stories	This category includes suburban-style neighborhood and regional retail and commercial service activities, typically seen in shopping centers and plazas of all sizes. The higher number of stories is intended to accommodate uses such as hotels.
	OFFICE-INSTITUTIONAL 1-5 stories	This category includes small single-occupant structures for individual offices, as well as large office parks with a variety of tenants in multi-story buildings, including medical and professional services.
	PUBLIC-INSTITUTIONAL n/a	This category includes public uses such as schools, colleges, hospitals, municipal community centers, cemeteries, municipal buildings, and post offices.
	INDUSTRIAL 1-5 stories	The purpose of this category is to provide for areas where industry can be located, with a preference for advanced manufacturing and logistics. Primary uses in this category currentlyinclude light manufacturing, warehousing, wholesale/distribution, and assembly. New developments within this category should provide substantial buffers, and screening from different adjacent uses.

LAND USE CHANGE GUIDANCE FOR SUBURBAN MIX

Note that there may be parcels within this area that do not conform to the list below; these are considered legacy properties that are recently built or already entitled, and are unlikely change in the next decades.

	LAND USE	CONDITIONS
APPROPRIATE IN SUBURBAN MIX	» Medium Density Suburban Residential » High Density Suburban Residential » Low Density Mixed Use » Suburban Commercial » Office-Institutional » Public-Institutional » Parks and Greenspace » Utilities	N/A
APPROPRIATE IN SUBURBAN MIX IF MASTER PLANNED* AND CONDITIONS ARE MET	» Low Density Suburban Residential	» Allowable only if parcel shapes and sizes preclude feasibility of other single-family residential land use types
	» Village	» Allowable in areas where surrounding land uses are Medium Density Suburban Residential or lower intensity (see page 89)
	» Commercial	» Should be more than 2 miles from a designated Community Center
	» Industrial	» Should have a wide vegetated buffer along public roadways to protect suburban character » Should be located on a designated truck route » Should be within a 2-mile trip of I-75
NOT APPROPRIATE IN SUBURBAN MIX	» Rural Residential » Urban Residential	N/A

**For sites under 10 acres in size, the County may waive the Master Plan requirement*

0 1 2 4 Miles

Incorporated Area

Future Land Use

- Greenspace
- Rural Residential
- Low Density Suburban
- Medium Density Suburban
- High Density Suburban
- Urban Residential
- Commercial
- Village
- Low Density Mixed Use
- High Density Mixed Use
- Industrial
- Public-Institutional
- Utilities
- Office-Institutional

Draft
Henry County Future Land Use Map (Central District)

DRAFT FUTURE LAND USE DESCRIPTIONS

COLOR	FUTURE LAND USE	DESCRIPTION
	RURAL RESIDENTIAL 0-1 dwelling unit/acre	This is the least developed of all future land uses and is characterized by agricultural and natural land uses, with scattered, very low density single-family homes. It has a rural transportation network of two-lane roadways.
	LOW DENSITY SUBURBAN RESIDENTIAL 0-2 dwelling units/acre	This category consists of single-family homes on fairly large lots (mostly 0.5-1.0 acre in size) to maintain the lower density single-family character of unincorporated Henry County, but with improved aesthetics and roadway connectivity.
	MEDIUM DENSITY SUBURBAN RESIDENTIAL 0-4 dwelling units/acre	This residential category is for single family attached or detached homes with public sewer and water service. New development should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape.
	HIGH DENSITY SUBURBAN RESIDENTIAL 0-8 dwelling units/acre	The highest intensity suburban residential category, this land use allows up to eight dwelling units an acre and requires access to both public sewer and water. The density can be reached using a number of housing types, including small-lot single-family residential, duplexes/triplexes, and townhouses. It is not intended to support lower intensity multi-family garden-style apartments.
	URBAN RESIDENTIAL 4-12 dwelling units/acre	The Urban Residential use is intended to delineate areas within the Central District, specifically for higher density residential use. At a density range of 4-12 dwelling units per acre, this can still include small-lot residential neighborhoods, but is more geared towards housing products like townhomes and multi-family residences.
	LOW DENSITY MIXED USE 0-8 dwelling units/acre	Low Density Mixed Use is a new future land use designation intended to support lower intensity mixed use developments. These areas can include a variety of uses, including commercial, office, and housing in a walkable, people-oriented environment.
	HIGH DENSITY MIXED USE 8-20 dwelling units/acre	High Density Mixed Use is the most dense of all the future land uses. It is intended to support both vertical and horizontal mixed use projects, with a focus more on form and character rather than the use itself. This land use should have very strong pedestrian and bicycle facilities and high standards for streetscapes and building design.
	VILLAGE 1-2 stories	Village is a new future land use designation intended to support Community Centers in more outlying areas. These nodes can include a variety of uses in a walkable, people-oriented environment. Housing in these areas would be at the same density/intensity of the surrounding community with strong pedestrian connectivity to non-residential uses.
	COMMERCIAL 1-5 stories	This category includes suburban-style neighborhood and regional retail and commercial service activities, typically seen in shopping centers and plazas of all sizes. The higher number of stories is intended to accommodate uses such as hotels.
	OFFICE-INSTITUTIONAL 1-5 stories	This category includes small single-occupant structures for individual offices, as well as large office parks with a variety of tenants in multi-story buildings, including medical and professional services.
	PUBLIC-INSTITUTIONAL n/a	This category includes public uses such as schools, colleges, hospitals, municipal community centers, cemeteries, municipal buildings, and post offices.
	INDUSTRIAL 1-5 stories	The purpose of this category is to provide for areas where industry can be located, with a preference for advanced manufacturing and logistics. Primary uses in this category currentlyinclude light manufacturing, warehousing, wholesale/distribution, and assembly. New developments within this category should provide substantial buffers, and screening from different adjacent uses.

LAND USE CHANGE GUIDANCE FOR CENTRAL DISTRICT

Note that there may be parcels within this area that do not conform to the list below; these are considered legacy properties that are recently built or already entitled, and are unlikely change in the next decades.

	LAND USE	CONDITIONS
APPROPRIATE IN CENTRAL DISTRICT	» Urban Residential » Office-Institutional » Public-Institutional » Parks and Greenspace	N/A
	» High Density Mixed Use	» Max 50% of buildings should be all residential; a building can qualify as non-residential if at least 50% of its ground floor is a non-residential use (retail preferred)
APPROPRIATE IN CENTRAL DISTRICT IF MASTER PLANNED* AND CONDITIONS ARE MET	» High Density Suburban Residential	» Allowable only if parcel shapes and sizes preclude feasibility of other residential land use types; minimum of 6 dwelling units (du)/acre
	» Utilities	» Should have operational reason/ requirement to be located in the Central District
NOT APPROPRIATE	» Rural Residential » Low Density Suburban Residential » Medium Density Suburban Residential » Low Density Mixed Use » Commercial » Industrial » Village	N/A

**For sites under 10 acres in size, the County may waive the Master Plan requirement*

0 ¼ ½ 1 Miles

Incorporated Area

Future Land Use

- Greenspace
- Rural Residential
- Low Density Suburban
- Medium Density Suburban
- High Density Suburban
- Urban Residential
- Commercial
- Village
- Low Density Mixed Use
- High Density Mixed Use
- Industrial
- Public-Institutional
- Utilities
- Office-Institutional

Draft
Henry County Future Land Use Map (Workplace Center)

DRAFT FUTURE LAND USE DESCRIPTIONS

COLOR	FUTURE LAND USE	DESCRIPTION
	RURAL RESIDENTIAL 0-1 dwelling unit/acre	This is the least developed of all future land uses and is characterized by agricultural and natural land uses, with scattered, very low density single-family homes. It has a rural transportation network of two-lane roadways.
	LOW DENSITY SUBURBAN RESIDENTIAL 0-2 dwelling units/acre	This category consists of single-family homes on fairly large lots (mostly 0.5-1.0 acre in size) to maintain the lower density single-family character of unincorporated Henry County, but with improved aesthetics and roadway connectivity.
	MEDIUM DENSITY SUBURBAN RESIDENTIAL 0-4 dwelling units/acre	This residential category is for single family attached or detached homes with public sewer and water service. New development should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape.
	HIGH DENSITY SUBURBAN RESIDENTIAL 0-8 dwelling units/acre	The highest intensity suburban residential category, this land use allows up to eight dwelling units an acre and requires access to both public sewer and water. The density can be reached using a number of housing types, including small-lot single-family residential, duplexes/triplexes, and townhouses. It is not intended to support lower intensity multi-family garden-style apartments.
	URBAN RESIDENTIAL 4-12 dwelling units/acre	The Urban Residential use is intended to delineate areas within the Central District, specifically for higher density residential use. At a density range of 4-12 dwelling units per acre, this can still include small-lot residential neighborhoods, but is more geared towards housing products like townhomes and multi-family residences.
	LOW DENSITY MIXED USE 0-8 dwelling units/acre	Low Density Mixed Use is a new future land use designation intended to support lower intensity mixed use developments. These areas can include a variety of uses, including commercial, office, and housing in a walkable, people-oriented environment.
	HIGH DENSITY MIXED USE 8-20 dwelling units/acre	High Density Mixed Use is the most dense of all the future land uses. It is intended to support both vertical and horizontal mixed use projects, with a focus more on form and character rather than the use itself. This land use should have very strong pedestrian and bicycle facilities and high standards for streetscapes and building design.
	VILLAGE 1-2 stories	Village is a new future land use designation intended to support Community Centers in more outlying areas. These nodes can include a variety of uses in a walkable, people-oriented environment. Housing in these areas would be at the same density/intensity of the surrounding community with strong pedestrian connectivity to non-residential uses.
	COMMERCIAL 1-5 stories	This category includes suburban-style neighborhood and regional retail and commercial service activities, typically seen in shopping centers and plazas of all sizes. The higher number of stories is intended to accommodate uses such as hotels.
	OFFICE-INSTITUTIONAL 1-5 stories	This category includes small single-occupant structures for individual offices, as well as large office parks with a variety of tenants in multi-story buildings, including medical and professional services.
	PUBLIC-INSTITUTIONAL n/a	This category includes public uses such as schools, colleges, hospitals, municipal community centers, cemeteries, municipal buildings, and post offices.
	INDUSTRIAL 1-5 stories	The purpose of this category is to provide for areas where industry can be located, with a preference for advanced manufacturing and logistics. Primary uses in this category currentlyinclude light manufacturing, warehousing, wholesale/distribution, and assembly. New developments within this category should provide substantial buffers, and screening from different adjacent uses.

LAND USE CHANGE GUIDANCE FOR WORKPLACE CENTER

Note that there may be parcels within this area that do not conform to the list below; these are considered legacy properties that are recently built or already entitled, and are unlikely change in the next decades.

	LAND USE	CONDITIONS
APPROPRIATE IN WORKPLACE CENTER	» Urban Residential	» Bonus density of up to 30 du/acre if at least 20% of units are priced at 80% Area Median Income (AMI) or below
	» High Density Suburban Residential » Industrial » Office-Institutional » Utilities » Parks and Greenspace	N/A
APPROPRIATE IN WORKPLACE CENTER IF MASTER PLANNED* AND CONDITIONS ARE MET	» High Density Mixed Use » Commercial	» Allowable if includes at least 5,000 square feet of retail to serve nearby businesses and residences
	» Public Institutional	» Must have operational reason/requirement to be located in Workplace Center
NOT APPROPRIATE IN WORKPLACE CENTER	» Rural Residential » Low Density Suburban Residential » Medium Density Suburban Residential » Low Density Mixed Use » Village	N/A

0 ¼ ½ 1 Miles

A

APPENDIX

Report of Accomplishments

Project Name/Description	Complete	Underway	Postponed	Dropped	Notes
Develope a Greenspace, Parks and Recreation Plan		X			
Update Capital Improvement Plan	X				
Develop a Trails Master Plan	X				
Prepare a Development Plan for Henry County Speedway Megasite				X	
Develop a Masterplan for the Henry Global Gateway				X	
Develop a Transit Plan	X				
Prepare corridor plans for major corridors			X		
Evaluate the feasibility of a Transfer of Development Rights (TDR) program and implement program				X	
Examine corridors for scenic protection and update the ULDC to protect scenic vistas	X				
Examine options to implement smart corridors and signals		X			
Annually update ULDC in response with new planning trends and issues.		X			
Prepare resport illustrating how County implements the plan			X		

B

APPENDIX

Broadband Element

Broadband is commonly understood to be a high-speed internet connection that is always on. More technically speaking, however, broadband is defined as 25 megabits per second (mpbs) download speed and a 3 mpbs upload speed. For instance, at this speed, a user would be able to load a high-quality YouTube video with ease. This is how the state of Georgia defines it as well, and in 2018, the state launched the Georgia Broadband Deployment Initiative (GBDI) in recognition of how vital broadband is to thriving communities.

Overview

Henry County recognizes the need to ensure access to quality broadband coverage across the entire county to compete in the 21st century. By including strategies and proposed policies in this comprehensive plan, Henry County is taking the first step toward becoming designated as a Broadband Ready Community. While the county enjoys a large coverage of broadband service at 99%, the 1% of the county that is not serviced by broadband represents 768 locations. By becoming designated as a Broadband Ready Community, Henry County can unlock resources at the state and federal levels to ensure all citizens and companies can enjoy high speed internet access to bolster the county's economic development for businesses and increase the quality of life for residents.

Georgia's Broadband Deployment Initiative

Georgia Broadband Deployment Initiative (GBDI) launched in 2018 to promote and deploy broadband to unserved areas. The GBDI is an interagency effort between Georgia Department of Community Affairs (DCA), Georgia Technology Authority (GTA), Department of Economic Development (DEcD), State Properties Commission (SPC), and Georgia Department of Transportation (GDOT). Led by DCA and GTA, this group coordinates stakeholders such as providers and local governments to expand access. DCA requires comprehensive plans to have a broadband component to ensure that broadband integration and prioritization is state-wide.

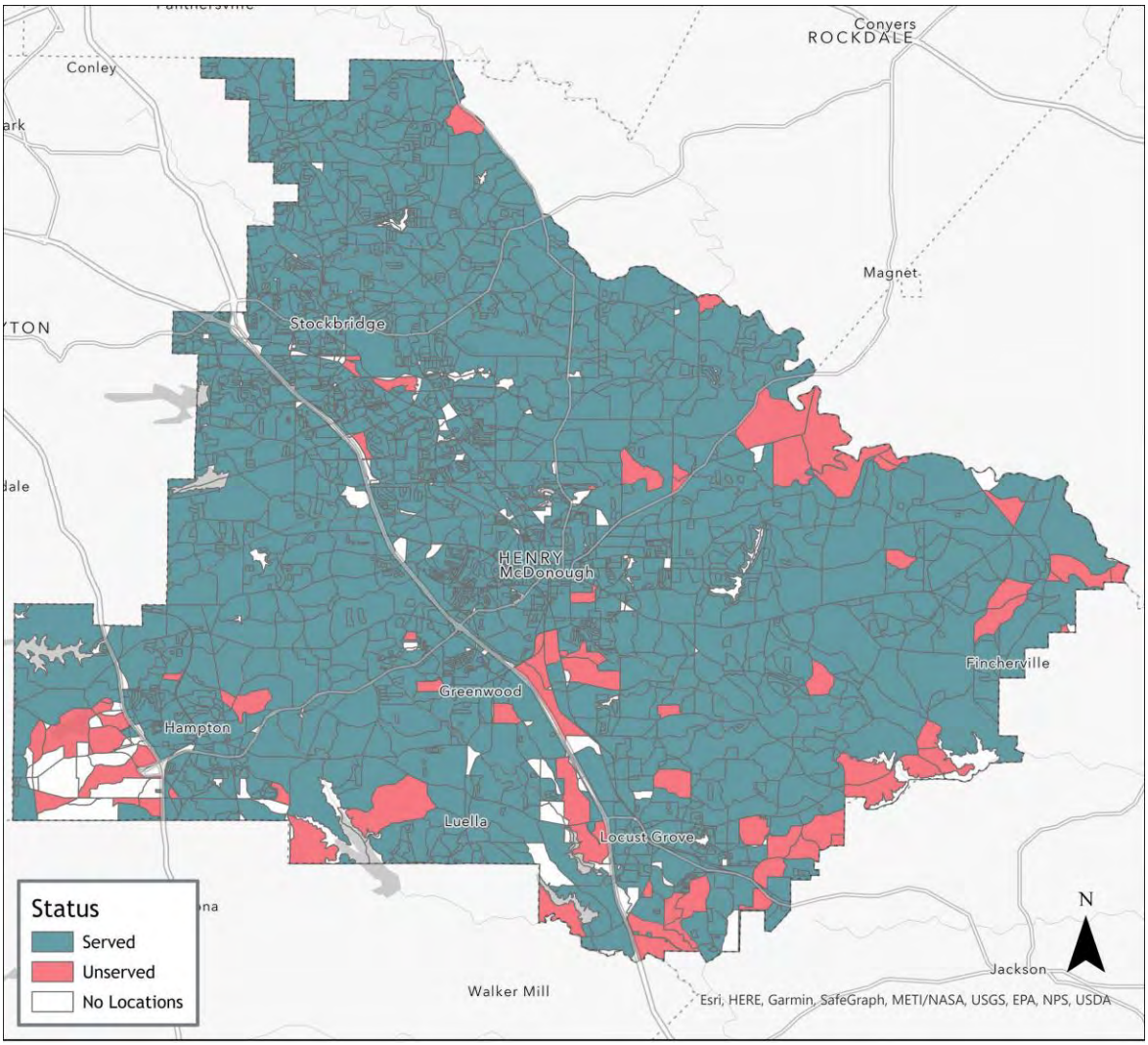
How to Expand Broadband Coverage

Broadband expansion requires both policy solutions and infrastructure investments. Jurisdictions must have policies that open the area to broadband investment and make it enticing for providers. One of the first actions that Henry County can take next is passing the GBDI's model ordinance and applying to be a Broadband Ready

Community. The county must also plan for the broadband infrastructure that services the residents, just like any other utility. Broadband infrastructure could refer to cables, fiber optics, wiring or other permanent fixtures that can provide internet connections and advanced telecommunications capacity (Cornell University).

Henry County's Current Broadband Conditions

Henry County Broadband Service Status Map



The map above represents the most recent data from the state, which was published June 30, 2023. An interactive version of this map that includes detailed locations of the unserved areas, and data on the entire state of Georgia, can be found at https://broadband.georgia.gov/2022-georgia-broadband-availability-map.

Detailed Broadband Conditions

Henry County enjoys extensive broadband coverage (**blue**), about 99% of the county. However, there are areas along the county's southern boundary and around Hampton and Locust Grove that remain unserved (**red**). It should be noted that many of the areas that currently show no service are largely undeveloped. According to the Census Bureau, almost 90 percent of the county's population had a subscription to broadband service in 2021.

The map is organized by census blocks within the county. For the purposes of this map, areas that are **served** are defined as having a "broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block." Any census blocks that do not meet these standards are classified as **unserved**.

The areas within the county that are neither served nor unserved are classified as "no location," meaning there is no commercially available source for the data.

Service Statistics Summary

- Unserved locations: 768
- Served Locations: 93,880
- Percent Unserved: 1%

Broadband Goals and Proposed Policies

To unlock resources at the state and federal level to expand broadband access in Henry County, the county can pursue designation by DCA as a "Broadband Ready Community." The county currently does not qualify for this designation, but by including Broadband as part of the Comprehensive Plan, the County has taken the first step toward joining 34 other counties that are designated Broadband Ready Communities. The designation's purpose is to show that the county has taken steps to reduce obstacles to broadband infrastructure investment. The next step toward becoming a Broadband Ready Community is to adopt a model ordinance as outlined in O.C.G.A. §50-40-40.

Goals:

A.1: Reach Full Broadband Coverage for Henry County

Goal A.1.1: Pass Broadband Ready Community Model Ordinance

Goal A.1.2: Become designated as a Broadband Ready Community

C

APPENDIX

Environmental Planning Requirements

Environmental Planning Standards

The Georgia Department for Community Affairs' (DCA) Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-2-1) require local governments to review Rules for Environmental Planning (Chapter 391-3-16) set forth by the Georgia Department of Natural Resources (DNR) that serve to protect natural resources across the state. Following this review, communities are required to determine the need for adjustments to existing regulations to protect the following natural resources:

- Large water supply watersheds
- Small water supply watersheds
- Groundwater recharge areas
- Wetlands
- Protected rivers

Henry County has adopted a series of environmental planning ordinances in its Unified Land Development Code. This series includes regulation for the protection of floodplains, stream buffers, wetlands, groundwater recharge areas, and river corridors. In addition, Henry County has enacted ordinances mitigating illicit discharge of pollutants and effluent into streams and promoting the protection and connectivity of open space and greenspace (Henry County ULDC § 3.00.00-3.08.00). The protections of each ordinance are summarized below:

Ordinance	Summary of Protections
Floodplain protection (3.01.00)	Encroachment of development into flood zones, alteration of stormwater flow and base flood elevations, permit requirements for new development
Stream buffer protection (3.03.00)	Establishment of buffer zones, setback requirements, limitation on septic tanks and drain fields
Wetland protection (3.05.00)	Buffer requirements, limited uses within wetlands extents
Groundwater recharge protection (3.06.00)	Lot size requirements, septic tank and drain field regulations, limited uses within GWR zones

River corridor protection (3.07.00)	Establishment of river corridor protection areas, buffer requirements, limited uses within protection area

In addition to these regulations, Henry County has adopted a Watershed Protection Ordinance, which applies to its small water supply watersheds. These include Indian Creek, Long Branch Creek, Shoal Creek, Towaliga River, and Tussahaw Creek (see map X in Chapter 2). Within each watershed, the ordinance establishes a Limited Development Area and a smaller, more restrictive Water Quality Critical Area. Development within these two areas are subject to regulations governing impervious surface coverage, buffer zone requirements, maximum units per acre, minimum lot sizes, setback requirements, and septic tank drain field requirements.

Regional Water Plan

DCA's Minimum Standards and Procedures for Local Comprehensive Planning require local governments to review the Regional Water Plan(s) for their jurisdiction to determine whether new or modified regulations governing development and implementation strategies are necessary to protect natural resources. The Metropolitan North Georgia Water Planning District's Water Resources Management Plan was updated in 2022, setting forth the following planning principles:

- protection of water quality and water supply
- support for conservation and/or demand management
- support for economic growth and development
- equitable distribution of benefits and costs
- public education and awareness
- streamlined implementation
- support for resiliency

Henry County, as well as McDonough, Stockbridge, Hampton, and Locust Grove, provide water and wastewater services to the county and are working to implement the planning principles and implementation steps outlined in the 2022 Water Resources Management Plan.

D

APPENDIX

HENRY COUNTY COMPREHENSIVE PLAN

Public Engagement Summary Report

July 19, 2023

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Project Description

The Henry County Comprehensive Plan serves as roadmap for future land use decisions and investments by landowners, developers, businesses, citizens, and County officials and is established to guide how a community's long-term vision will be met over time. By considering the types and locations of development and services desired for the future, decision makers are better able to evaluate proposals in the context of long-term goals.

The Plan provides a 20+ year outlook on the community's vision for the future, lays out a groundwork of planning to guide actions, and provides a framework for working together toward common goals. Comprehensive plans are usually updated every 5 years to allow for re-evaluation of documents to ensure it reflects the residents' current desired goals, needs and plans. The City Council adopted the current plan in 2018 with 2023 being the 5- year benchmark to do a review of the plan.

As part of the rehaul and update process, the County first identified TSW Design firm as their project partner. Over the course of the project, the multidisciplinary project team closely collaborated with the County to address these seven needs in it's plan

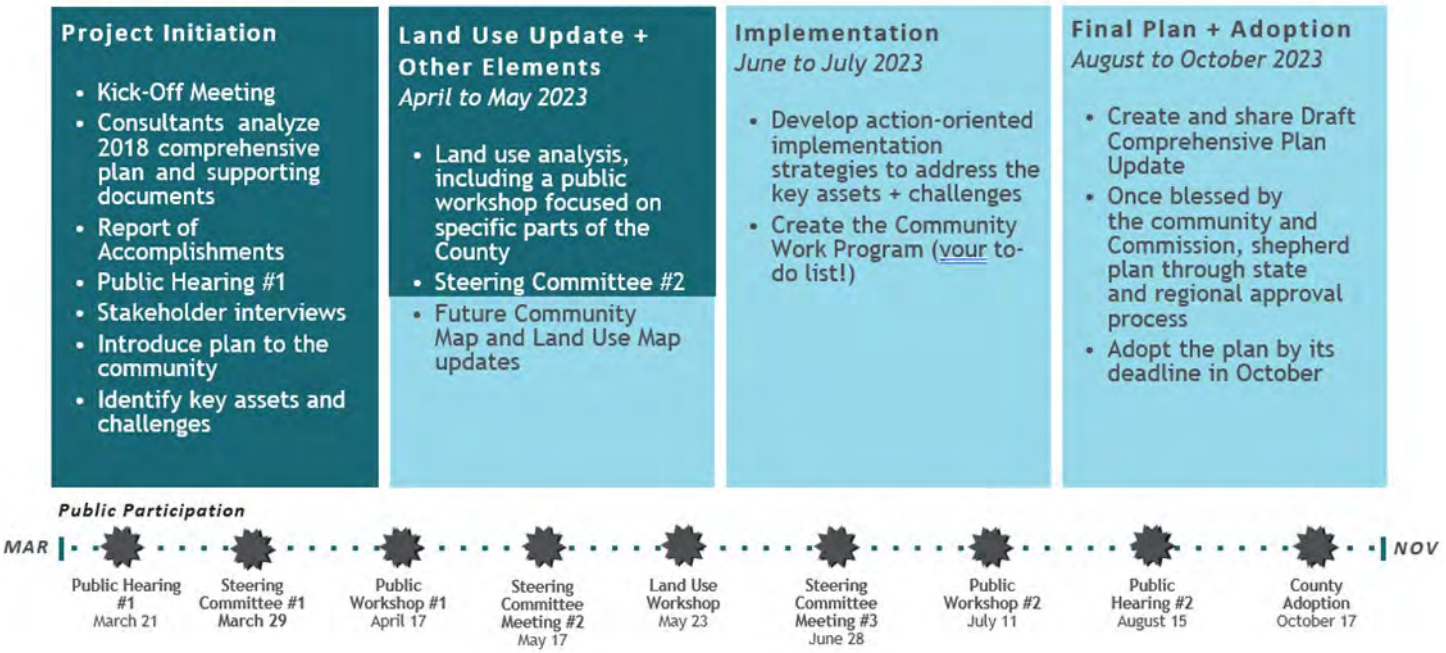
- Community Goals
- Needs and Opportunities
- Community Work Program
- Land Use Element
- Transportation Element
- Broadband Element
- Capital Improvements Element (CIE)

The Comprehensive Plan project formally kicked off in March 2023 with the driving focus to engage the citizens within the County and ensure their ideas, opinions and concerns are incorporated in the development of the plan. During each planning phase of the project the community had the opportunity to engage with County staff, the project team and with each other during three public workshop meetings and other focused activities.

The comprehensive planning process was guided by three formal bodies: the Steering Committee, TSW Design Project Team, and Henry County Planning & Zoning.

1. Project Process & Schedule

The project schedule was established and shared with the public for full transparency from the beginning of the project kickoff. Progress updates during each phase was provided and communicated to the public as we progressed through the schedule of activities.



2. Steering Committee

The Steering Committee was comprised of over 30 individuals identified as advisory bodies made up of experts and stakeholders whose diverse roles within the community strongly correlate with long range comprehensive planning and visioning. The Committee Members consisted of staff members from the following organizations:

- Henry County
- Board of Education
- Chamber of Commerce
- HC Water and Sewage Authority
- Development Authority
- Department of Transportation
- Leaders from Public Service
- Tax Commissioner
- Transit
- Non-Profit
- MHF News
- Staff from the City of Stockbridge, Locust Grove, McDonough and Hampton

Steering Committee Meeting #1- March 29, 2023

The first steering committee meeting was held virtually and was an introductory kick-off meeting. The purpose of the meeting was to share the project overview of the purpose of the Henry County Comprehensive Plan update, the role of committee members and discuss initial work completed thus far. The goals and what needed to be accomplished with Henry County's 2018 Comprehensive Plan rehaul was defined as:

- Evaluate recent development patterns
- Analyze existing plans, particularly around infrastructure
- Work with the community on a vision for growth
- Provide an action- oriented plan to put Henry County in the driver seat

After reviewing purpose and goals the project team discussed work completed thus far to include initial feedback from Stakeholder interviews conducted that helped determine top priorities and focus for the project team. Additionally, a project schedule timeline was shared as well as an update on report of accomplishments which included the creation of the base map, analyzation of existing plans and current land analysis efforts.

The committee discussed with the project team what the biggest challenges are in Henry County are and here's what we heard:

- *Traffic*
- *Growth outpacing infrastructure and services*
- *Lack of housing options*
- *Need for more entertainment*

The final agenda item discussed was key dates for public engagement opportunities and how the Steering Committee could assist with promoting to the community and their networks by utilizing a Partner Toolkit that was provided by the project team. The toolkit included social media graphics and narratives to help spread the word! The meeting ended with a brief Q & A along with what to anticipate as next steps for the project.

Steering Committee Meeting #2 - May 17, 2023

A second steering committee meeting was held In-Person. The main goal of the meeting was to begin prioritizing the challenges and opportunities heard from public engagement meetings, feedback and the survey to take a specific look at Land Use needs. The team shared a presentation discussing revisions for the future land use map to zero in on some big issues to develop real, action-oriented strategies.

The project team organized the meeting space with large colorful printed maps on multiple tables and facilitated an engaging and interacting exercise that allowed committee members to make density decisions and determine feasibility of what could be different potential land uses. This was facilitated by giving committee members 5 different colored bingo chips to represent different land uses. They were asked to place the chips on the map where they wanted growth to be within each land use category. The project team shared with the committee the plans to host the same engaging exercise with the community at the next public meeting that was held on May 23, 2023.

During the meeting Committee members shared their concerns with Traffic congestion n as it relates to new development and the existing land. Here's what we heard:

- *Need further analyzation and review of transportation options to support density needs*

future state for Land Use needs. The team received positive feedback from committee members about their interactive meeting experience and closed the meeting with Q & A, engagement opportunities, reminder about the second public meeting scheduled for May 17, 2023, along with updates on next steps.

Steering Committee Meeting #3 – June 28, 2023

The third and final steering committee meeting was focused on additional conversations around land use and overview of what's been accomplished for the project thus far. The accomplishments included:

- Created the Base Map
- Analyzed Existing Plans
- Future Land Use Map Focus Group
- Public Workshops, Public Surveys
- Stakeholder Interviews and Focus Groups
- Land Use Analysis and Future Land Uses

The team shared outcomes from the May 23rd, 2023 in-person public meeting and feedback from the participants on the Land Use Workshop- Sims County activity. Each group separated into 10 tables to designate land uses on an infrastructure map to include needs such as expanding transit routes, residential, offices, industrial, commercial and regional designations.
Next on the agenda was review of Land Use Maps and information to be shared with the public for the 3rd and final public meeting scheduled for Jul 11, 2023.
The Maps that were reviewed with committee members were as follows:

Community Maps

- Rural Reserve
- Rural Residential
- Bedrock Residential
- Suburban Mix
- Multi-Model Mixed Use Core
- Community Centers

Residential Land Use Maps

- Low Density Suburban
- Medium Density Suburban
- High Density Suburban
- Urban Residential
- Low Density Mixed Use
- High Density Mixed Use

Additionally the project team's presentation included a review of draft implementation strategies traffic congestion, development predictability, destinations/things to do, housing and transparent Communications. What we heard from the committee members:

Biggest opportunity for the county?

- *Infrastructure Investment*

At the end of the meeting the project team encouraged Steering Committee members to participate. Additionally members were asked to help promote the final public meeting scheduled for Tuesday, July 11, 2023 ,– Henry County Administrative Building

Additionally, the following next steps of the project was shared with timelines provided:

- Plan to take Committee's input and finalize materials for final public meeting on July 11
- Compile draft Comprehensive Plan
- Present plan to BOC on August 15
- Submit plan for state review
- Target goal of adoption on October 17

During closing remarks the project team thanked the Steering Committee members for their participation and support throughout the Comprehensive Plan project process. Their feedback and input was critical in helping to shape Henry County's vision, goals, and strategies for the community to focus on over the coming years. Photos provided in Appendix

3. Stakeholder Interviews

The County identified a list of vested Stakeholders consisting of elected officials, business owners, County staff, public service leaders and various community service representatives. The project team conducted 21 individual Stakeholder interviews to gather input, opinions and needs to uncover key issues within the County related to the Comprehensive Plan update. These interviews provided valuable insight as to what some of the major changes have been in the County within the past 5 years and what the top needs and opportunities are for the County right now. Feedback from Stakeholder helped to establish planning efforts and preparations for facilitation of the multiple Public Engagement workshops.

What We Heard From Stakeholders

- *Traffic is the number one problem*
- *Unpredictable development process*
- *Need more things to do, entertainment*
- *Want more amenities, trails, and connectivity*
- *Fayette County is doing it right!*
- *Misalignment of jobs and residents*

4. Public Engagement Goals

Public engagement and participation in the planning process is a key requirement and both County staff and decision makers value input from the community to use their feedback to make informed decisions. The goal of the outreach efforts was to engage with the Henry County community and its stakeholders in a meaningful way that encouraged their participation in guiding the Comprehensive planning process.

The team identified creative methods for engaging key audiences, established a timeline and phases for activation, and presented an outline of how the County incorporated feedback from the public and key audiences to support formal decision-making structure to prepare for plan approval process by October 2023.

As part of the Engagement plan, the team facilitated 3 public workshop meetings in an immersive and interactive way to encourage participants to feel comfortable with sharing their feedback, needs and vision for the future. The meetings were a platform for all participants to bring their voices into the process and to share their own ideas, backgrounds, and experiences to plan for a future that benefits everyone.

Stakeholders across the Henry County community were engaged with the purpose of driving attendance at the public meetings with County Staff and the project team.

The team also launched two public comment surveys that were advertised during the meetings, though social media, and other digital channels. The issues, comments, and stories the community contributed throughout the planning process provided critical insight to allow the team to present the County a well-organized community engaged driven plan.

Meeting Formats

Date	Time	Location	In-Person Participants	Joined Livestream
Monday 4/17/23	6:30 p.m. – 8:30 p.m.	Henry County Administrative Bldg. 140 Henry Parkway; McDonough, GA 30253	75	1,141
Tuesday 5/23/23	10:00 a.m. – 11:00 a.m.	Henry County Administrative Bldg. 140 Henry Parkway; McDonough, GA 30253	46	*Not Available*
Tuesday 7/11/23	6:30 p.m. – 8:00 p.m.	Henry County Administrative Bldg. 140 Henry Parkway; McDonough, GA 30253	64	744
		Total:	**185**	**1,885**

4.1 In-Person Public Meeting # 1

Monday, April 17th, 2023 @ 6:30-8:30pm | Henry County Administrative Building

PUBLIC MEETING # 1	
Engagement Activity Type	**Public Engagement Total**
In-Person Attendance	75
Facebook Live Reach	1,141
HenryTV	20
YouTube	8

On April 17th, 2023 the project team hosted the initial Kick-Off meeting to begin having conversations around the needs and desires of the community for Henry County's Comprehensive Plan update. Over 75 participants attended the public meeting in person and reached over 1,100 participants online. The Consultants provided an initial project overview of what the County was seeking to accomplish along with timeline schedule. They then facilitated breakout sessions with meeting attendees that addressed the future needs for Henry County. Everyone was grouped by 5 separate tables. The Consultants went to each table to have deeper dive discussions around the main areas of needs and attendees were able to give their recommendations on their vision for the future of Henry County.

The Public's Primary Needs – What We Heard:

- A clear vision for development and Land Use
- Traffic and Congestion
- Destinations, entertainment and things to do
- Housing and vulnerable populations

During the public meeting, the attendees had the opportunity to ask questions and provide feedback. The first public survey was launched and announced during the meeting to begin publicizing the opportunities for the community to share additional feedback and insight. While at the meeting participants were also able to complete comment cards about their experience for the evening. Comment Card results listed in Appendix.

4.2 In-Person Public Meeting # 2

Tuesday, May 23rd, 2023 @ 6:30-8:30pm | Henry County Administrative Building

PUBLIC MEETING # 2	
Engagement Activity Type	**Public Engagement Total**
In-Person Attendance	45
Facebook Live Reach	Not Available
HenryTV	Not Available
YouTube	Not Available

On May 23rd, 2023 the team hosted the second public workshop. Over 45 participants attended the public meeting in person. Following introductions, the project team shared outcomes from the 1st Public Workshop and activities completed thus far along with the first online public survey results. The purpose of the 2nd public workshop focused specifically on future Land Use Planning.

Participants were seated as groups at 10 separate tables with the team circulating between each table. The project team organized the meeting space with large colorful printed maps on each table and facilitated breakout sessions with meeting attendees. The focus of the conversation was to gain insight on the choices the groups made, review density decisions and discuss feasibility of what could be established in the county. Each table was given 5 different colored bingo chips to represent different land uses. They were asked to place the chips on the map where they wanted growth to be within each land use category. The team reminded participants that it is impossible to stop growth, but we can influence where it goes, how it's used and how it looks. Participants were able to have engaging conversations about their needs and concerns with the planning team and amongst their groups. The results of the breakout session was a key component in supporting the team with data and information to analyze regarding the community's land use and needs to prepare for next steps in the project phase.

4.3 In-Person Public Meeting # 3

Tuesday, July 11th, 2023 @ 6:30-8:30pm | Henry County Administrative Building

PUBLIC MEETING # 3	
Engagement Activity Type	**Public Engagement Total**
In-Person Attendance	64
Facebook Live Reach	744
HenryTV	Metrics Not Available
YouTube	13

Over 64 participants attended the in-person public meeting.

The 3rd and last public meeting was hosted in an open discussion forum. For this meeting, no formal presentation was given. The focus was intentionally and thoughtfully about the public. The team wanted to use the time during the last meeting to capture any potential last ideas and feedback to be utilized as well as ensure the participants would leave with no unanswered questions.

The team set up 12 descriptive and visually pleasing boards displayed on tall easels and positioned in a half circle layout throughout the room to make it easier for participants to see the different maps of Henry County and it's municipalities on a larger scale. The public was able to walk around the room to take up close deeper dive looks at the boards, ask questions and share their feedback. The team was divided into groups and positioned so that someone from the team was always assessable and ready to assist with any questions or concerns participants had.

Communities within Henry County collaborated with each other and discussed their diverse opinions and preferred solutions. Participants were able to have dialogue about their priorities and felt optimistic when others shared their mutually likeminded needs. The room was filled with positive energy and participants appreciated the opportunity to see divided Land Use maps so they could either look at all areas of the county but also have the option to just focus on their neighborhoods separately.

The last couple of boards in the row were used for the public to write their comments and thoughts on sticky notes to place on one of the boards. Another board was utilized for a public voting dot exercise on the priorities for infrastructure improvements and amenities in the multi-model mixed core use. Voting results provided in Appendix.

5. Public Outreach

To best meet the needs of the community and provide them the opportunity to gain insight on the Henry County Comprehensive Plan project, the project team hosted a series of 3 in-person public workshop meetings to provide stakeholders, residents, and businesses in the community with opportunity to engage with the project. The Public Meetings were designed to be as inclusive and interactive as possible.

The project team leveraged Henry County Production team's digital technology for live broadcasting via HenryTV and Henry County Facebook live to interact with the public and provide an opportunities for insight and input.

The general and targeted tactics outlined in this report were executed to encourage stakeholders, residents, and business owners to attend the in-person meetings where they could provide input on the project details in areas of concern such as land use, infrastructure needs, development and housing concerns. This report summarizes outreach activities implemented to notify residents and stakeholders of the public meetings and input received during the meeting in addition to the public surveys.

Outreach activities consisted of a digital, physical, and comprehensive stakeholder coordination designed to share details on the project and obtain public input. The team developed a list of stakeholder organization/partner contacts, outlined an approach to distribute signage across several station locations, digital notifications, and digital materials for stakeholder organizations/partners to share details of the meeting with their respective communities and constituents.

5.1 Partner Toolkit

The project team developed and distributed a partner toolkit to Steering Committee Members and stakeholders. sample social media posts, a digital flyer, and language describing the project and purpose of the public meeting. Stakeholders were encouraged to share information included in the toolkit across their own social media channels, newsletters, and communication platforms. See partner emails and additional toolkit materials in the Appendix.

Henry County Comprehensive Plan
Steering Committee

About the Comprehensive Plan

A Comprehensive Plan is a roadmap that outlines how a community's long-term vision will be met over time. Having a 20+ year outlook, Comprehensive Plans are continuously updated, usually every 5 years. Henry County is now conducting a rehaul of the 2018 Comprehensive to address the coming growth in a proactive, thoughtful way. We will accomplish this goal by evaluating recent development, analyze existing plans around infrastructure, work with the community on a vision for growth and provide an action-oriented plan to put Henry County in the driver's seat.

Partner Toolkit:

1. Social Media with sample content and graphics
2. Digital & Print Flyer
3. Press Release

Sample Social Media Posts & Email

Please use the messaging and graphics below to share on your social media channels, in newsletters, and any means how you best communicate with your network. We appreciate your commitment and support in helping us to promote this very important public event!

Source	Content: Sample communication you can copy & paste for your convenience	Graphic: Make your content stand out! Grab followers' attention by using the graphic image provided.
Facebook Instagram Twitter	We want to hear YOUR thoughts about the growing community's needs! Join us to learn more and share your feedback on planning efforts to best guide Henry County's direction towards the future! #henrycounty #Communityinfluencesgrowth #Yourvoicematters	*(Attached as jpeg file for ease of mobile use)*

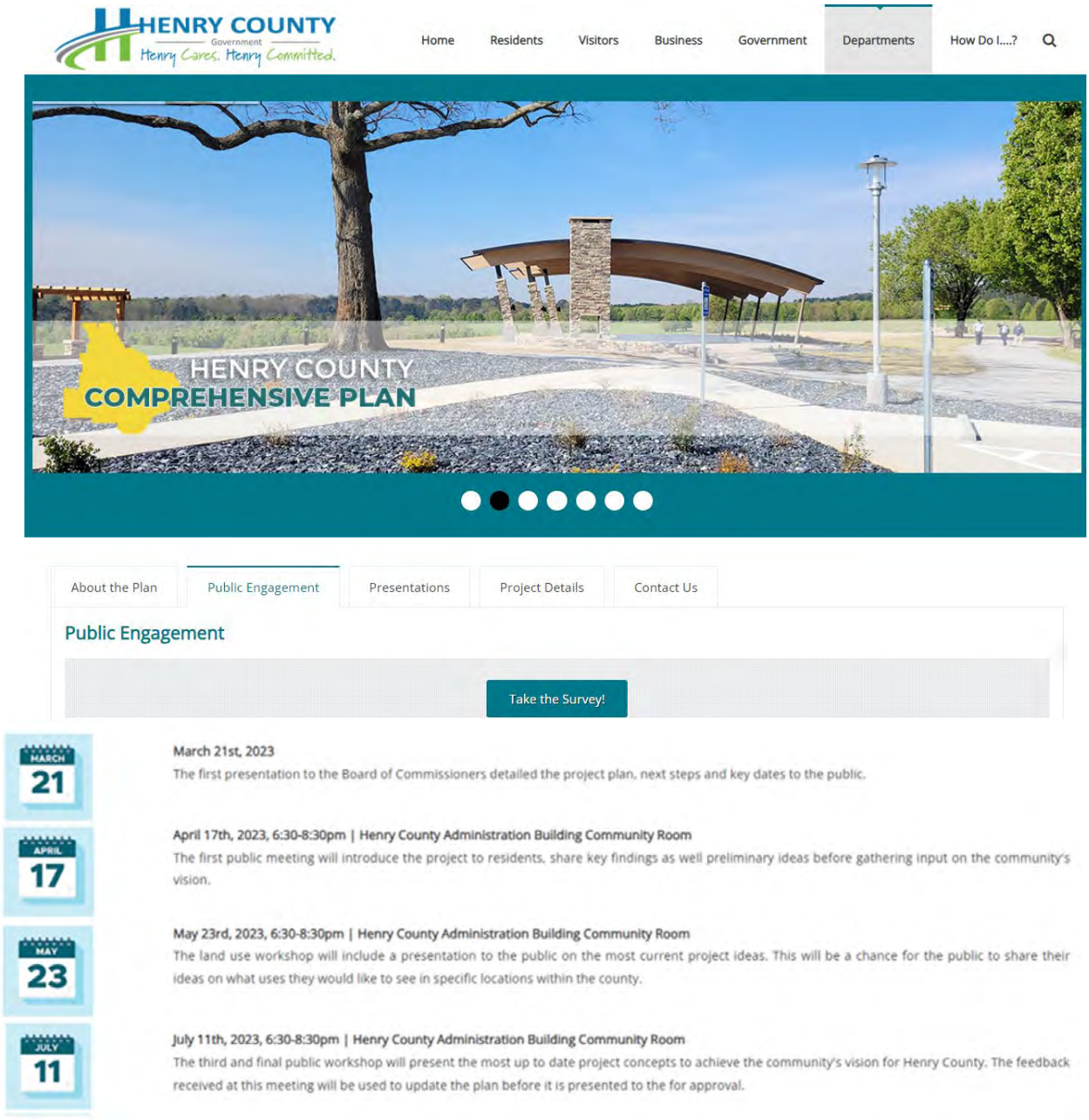
Email- Public Event #1	I'm excited to share that I'm currently a member of the 2023 Henry County Comprehensive Plan Steering Committee! Join me in attending Henry County's 1st Public Workshop to share your thoughts on the growing community's needs. See the attached flyer for more event details! Monday, April 17th @ 6:30pm **Location:** Henry County Administration Bldg. | Community Room. **Address:** 140 Henry Parkway; McDonough, GA 30253 **Stay Engaged & Connected:** • To learn more about Henry County and the Comprehensive Plan visit https://www.co.henry.ga.us/ • For questions or to submit comments, please contact compplan@co.henry.ga.us • Follow Henry County on Facebook and Instagram	*(Flyer attached to email)*

5.2 Project Website

A project webpage, www.henrycompplan.com was created on the Henry County website and provided all the project information and engagement activities for the Henry County Comprehensive Plan project.

The webpage was an additional outreach sources to provide the community with updates, Comprehensive plan activities, surveys and engagement opportunities. Throughout the outreach process, materials, meeting schedule for engagement opportunities and surveys were made available which coincided with each in-person public workshop meeting.

Members of the public were directed to the Henry County project webpage for the most current information and updates on the project.



5.3 Henry County Social Media Schedule

The project team executed a social media campaign with posts and accompanied graphics scheduled with multiple posting touchpoints in advance leading up to the in-person public workshops on Facebook, Instagram, Twitter. Schedule and impressions are as follows:

Public Workshop #1:				
Date	**Image/Graphic**	**Platforms**	**Topic**	**Post**
Week of 4/3	**Press Release**	Facebook Instagram Twitter	April 17th Public Workshop	Join us to learn more and share feedback on Henry County's comprehensive plan! Your input is critical in creating a successful vision for our community.
4/6, 4/13, 4/17	**Digital Flyer**	Facebook Instagram Twitter	April 17th Public Workshop	Join us to learn more and share feedback on Henry County's comprehensive plan! Your input is critical in creating a successful vision for our community.
Week of 4/3	**Digital Flyer**	Facebook Instagram Twitter	April 17th Public Workshop	Join us to learn more and share feedback on Henry County's comprehensive plan! Your input is critical in creating a successful vision for our community.
4/6, 4/10, 4/13, 4/17	**Social Media Graphic**	Facebook Instagram Twitter	April 17th Public Workshop	We want to hear YOUR thoughts about the growing community's needs! Join us to learn more and share your feedback on planning efforts to best guide Henry County's direction towards the future! Henry County Comprehensive Plan Public Workshop #1, April 17th at 6:30 at the Henry County Administration Bldg. (Community Room) 140 Henry Parkway; McDonough, GA 30253 #henrycounty #Communityinfluencesgrowth #Yourvoicematters
4/19	**Survey Graphic**	Facebook Instagram Twitter	Survey	Share your feedback today! Take the Henry County Comprehensive Plan Survey!
4/21	**Survey Graphic**	Facebook Instagram Twitter	Survey	We want to hear from you! Take the Henry County Comprehensive Plan Survey!
4/25	**Survey Graphic**	Facebook Instagram Twitter	Survey	Share your feedback today! Take the Henry County Comprehensive Plan Survey before it closes May 2nd!
5/2	**Survey Graphic**	Facebook Instagram Twitter	Survey	Your voice matters! TODAY is the final day to take the Henry County Comprehensive Update public survey!

Public Workshop #2:				
Date(s)	**Image/Graphic**	**Platforms**	**Topic**	**Post**
5/15	Graphic #2	Facebook Instagram Twitter	2nd Public Workshop (In-person)	Join us to learn more and share feedback on Henry County's comprehensive plan! Your input is critical in creating a successful vision for our community. Public Workshop #2, July 11th at 6:30 | Henry County Administration Bldg. (Community Room) 140 Henry Parkway; McDonough, GA 30253 #henrycounty #Communityinfluencesgrowth #Yourvoicematters #Compplan2023
5/19	Graphic #2	Facebook Instagram Twitter	2nd Public Workshop (In-person)	Don't forget to attend the Public Workshop #2 To provide feedback on what the community needs for Henry's County's Comprehensive Plan! Held on 7/11 at 6:30 held in the Henry County Administration Bldg. (Community Room) 140 Henry Parkway; McDonough, GA 30253 #henrycounty #Communityinfluencesgrowth #Yourvoicematters #Compplan2023
5/23	Graphic #2	Facebook Instagram Twitter	2nd Public Workshop (In-person)	Join us today! Public workshop #2 at 6:30 Community input for the County's Comprehensive Plan! Held at the Henry County Administration Bldg. (Community Room) 140 Henry Parkway; McDonough, GA 30253 #henrycounty #Communityinfluencesgrowth #Yourvoicematters #Compplan2023

Public Workshop #3:				
Date(s)	**Image/Graphic**	**Platforms**	**Topic**	**Post**
6/22	Survey Graphic	Facebook Instagram Twitter	Survey	We want to hear from you! Take the Land Use Public Survey to share your feedback for Henry County Comprehensive Plan! Open now until July 14th! Henry County Com Plan Survey Land Use
6/26	Graphic #3	Facebook Instagram Twitter	3rd Public Workshop (In-person)	Join us July 11th @6:30 pm for the final Public Workshop meeting to hear about the 2023 Henry County Comprehensive Plan Update! Held at the Henry County Administration Bldg. (Community Room) 140 Henry Parkway; McDonough, GA 30253 #henrycounty #Communityinfluencesgrowth #Compplan2023
6/28	Survey Graphic	Facebook Instagram Twitter	Survey	We want to hear from you! Take the public survey before it closes on July 6th to share your feedback on Land Use for the Henry County Comprehensive Plan! Henry County Com Plan Survey Land Use
7/3	Graphic #3	Facebook Instagram Twitter	3rd Public Workshop (In-person)	Join us next week on July 11th @ 6:30 pm for the final Henry County Comprehensive Plan workshop meeting to hear updates from the project team! Held at the Henry County Administration Bldg. (Community Room) 140 Henry Parkway; McDonough, GA 30253 #henrycounty #Communityinfluencesgrowth #Yourvoicematters #Compplan2023
7/10	Survey Graphic	Facebook Instagram Twitter	Survey	Share your feedback today on Land Use for the Henry County Comprehensive Plan before it closes 7/14!

				Henry County Com Plan Survey _ Land Use
7/11	Graphic #3	Facebook Instagram Twitter	3rd Public Workshop (In-person)	JOIN US TODAY @ 6:30 pm for the final 2023 Henry County Comprehensive Plan Public Meeting! Held at the Henry County Administration Bldg. (Community Room) 140 Henry Parkway; McDonough, GA 30253 #henrycounty #Communityinfluencesgrowth #Yourvoicematters #Compplan2023
7/14	Survey Graphic	Facebook Instagram Twitter	Survey	Your voice matters! TODAY is the final day to take the Henry County Comprehensive Update public survey! Henry County Com Plan Survey _ Land Use

6. Outreach Marketing Materials

Based on success in communities similar to Henry County, the project team decided that the best means of marketing the collateral for the public meetings and project information was through a digital campaign and disbursement.

The project team created a digital collateral package that included details of the in-person public updates to include a digital flyer, postcards and social media graphics (in appendix)

7. Surveys and Comment Cards

The project team created, promoted and deployed two surveys throughout the project.

Public Survey # 1

At the April 17th In-Person Public meeting the project team announced the launch of the first public survey and encouraged participants to share their feedback on planning efforts to best guide Henry County's direction towards the future!
The survey was open from April 17th until May 2nd, 2023, with a successful response rate of 175 participants.

A majority of participants agreed there has been sizeable growth in Henry County with not as many considerations in ensuring that infrastructure, such as roadways, traffic systems, and resources such as residential and school capacity, is emphasized for development. The community expressed that their priority for transportation needs within the next 10-20 years is for increased investments in it's roadways to improve congestion, with lots of new widenings and intersection improvements.

In addition to infrastructure related needs, the survey asked community about their desired vision for entertainment related destinations and options. Majority agreed they desire for Henry County to have

relaxed, low-key destinations throughout the County where they spend quality time over a meal or in a park with family and friends. The idea is for the county to create a live, work, and play environment so that families and individuals can feel comfortable remaining in Henry County.

OUTREACH EFFORTS

The Comprehensive Plan process aims to hear as many voices and perspectives as possible. People heard about the survey i the following ways:

- Henry County Website
- E-mail
- Social Media
- Word of Mouth
- Steering Committee
- Henry County Staff

WHO WE HEARD FROM

We asked participants to tell us a little bit about themselves. Here's the demographic makeup of who we heard from:

Race: 52% identified as white
17% as African American
4% as Bi-Racial
3% as Other
1% Asian, 1% Native American
21% Preferred to Not Answer
Ethnicity: 3% Hispanic

Age: 22% 35-44, 20% 45-54, 20% 55-64, 15% over 65,14% 25-34, 5% under 18, 4% 18-24

WHAT WE HEARD

- Less traffic
- More outdoor eating restaurants
- A live & play environment
- Coffee shops and communal spaces
- Great place where children want to grow up and remain

There were differing opinions regarding residential options for Henry County. A majority of the responses concerning the vision for housing in Henry County in the next 10-20 years was a preference for limiting new housing options as much as possible while respecting people's property rights, however, in terms of housing options, the preference was to increase single-family homes of all sizes and limit the amount of higher-density housing options, such as apartments or condominiums.

Other visions for Henry County in the next 10-20 years includes a county that includes trails, lights on roadways, local transit system, connecting cities through sidewalks and trails. Additionally, priorities were

focused on clean water, more green space with activities that are inclusive of all ages. Lastly, the public expressed the desire to receive continuous updates on the project status and for Henry County to ensure that the information released is easily accessible for the public.

Public Survey #2

Ahead of and during the July 11th Draft Future Land Use Open growth, land use needs, and issues for House, the project team opened and promoted the second Henry County CDP public survey. The purpose of the survey was to collect key, detailed feedback on land use development across specific areas in Henry County growth, land use needs, and issues for House, the project team opened and promoted the second Henry County CDP public survey. The purpose of the survey was to collect key, detailed feedback on land use development across specific areas in Henry County.
This feedback on land use planning efforts will best guide Henry County towards the future!

The draft future land use survey focused on capturing feedback on unincorporated Henry County: the Cities of Stockbridge, Hampton, McDonough, and Locust Grove. Taking into consideration initial thoughts and feedback from the public on Henry County, the survey questions were divided by the two types of land use maps in its Comprehensive Plan: the Future Community Map and the Future Land Use Map. This new update proposed an approach that considered the amount and type of
infrastructure in coordination with the development type and concentration.

The survey was open from June 30th until July 14, 2023, with a successful response rate of over 251 participants. Below is a list of needs/issues in Henry County that we've heard about during our second survey process. Remember, this feedback is all related to future land and community use!

WHO WE REACHED

People heard about the survey in the following ways:

- Henry County Website
- E-mail
- Social Media
- Word of Mouth
- Steering Committee Networks

We asked participants to tell us a little bit about themselves. Here's the demographic makeup of who we heard from:

16% of respondents were 65+
26% of respondents were 55-64
28% of respondents were 45-54
20% of respondents were 35-44
8% of respondents were 25-34
<2% of respondents were <24

WHAT WE HEARD

- Enhanced landscaping
- Improve roadway intersections and sidewalks
- Traffic congestion issues need to be resolved
- Focus on infrastructure
- Develop Henry County into a place where children want to grow up and remain

In terms of the southeastern region of Henry County, which is the area roughly bounded by Highway 81 to the north ar Old Jackson Road/South Bethany Road to the west, and the Butts County boundary, over 60% of respondents either Agreed or Strongly Agreed to allow this area to remain rural and relatively underdeveloped with limited expansion of sewer and only developing very targeted roadway safety and maintenance improvements.

As for an area called “Bedrock Residential,” the proposed vision is for it to remain largely the same into the future with some low intensity growth that would only require more roadway capacity due to its anticipated higher volumes of traffic. In general, over 60% of respondents either Agreed or Strongly Agreed to allow this area to remain rural and relatively underdeveloped with limited expansion of sewer, and only developing very targeted roadway safety and maintenance improvements.

When asked about the Suburban Mix area, such as the area between Highway 23/42 and Highway 155 to east, or the area to the west of I-75 between Stockbridge and Highway 81, over 60% of respondents Agreed or Strongly Agreed that land use development should be dedicated to single-family residences of different sizes and suburban-style retail and workplaces,
expanded sewer capacity, and a variety of roadway improvements for capacity purposes while investing in a trail system. Nearly 25% of respondents Disagreed or Strongly Disagreed on these proposed visions for Suburban Mix.

In developing this draft future land use survey, the project team also wanted to ensure that participants had the opportunity to provide open-ended feedback. Common themes of the open-ended feedback include:

- Consider infrastructure needs before enabling more growth in the County and its regions
- Ensure there is a variety of residential options while prioritizing the number of single-family homes across Henry County
- Attractive building facades, landscaping, and communal gathering areas throughout Henry County
- A focus on safer and more effective traffic intersections, sidewalks, and well-kept, widened roadways.
- Henry County to continue sharing this key information to the public as much as possible

8. Appendix

i. Flyers and Postcards for Distribution

Join us!
for a
HENRY COUNTY
COMPREHENSIVE PLAN
PUBLIC WORKSHOP
The Henry County Comprehensive Plan process is underway. Come out for a formal presentation, interactive activities and have your questions answered by the planning team and county staff.
Take the brief survey at
bit.ly/HenryCoCompPlan
For more information visit the project website:
Contact: compplan@co.henry.ga.us
DETAILS
Tuesday, May 23rd & July 11th at 6:30 PM
Henry County Administration Building - Community Room
140 Henry Parkway,
McDonough, GA 30253
Presentation accessible via HenryTV, Facebook and Youtube

Join us!
for a
HENRY COUNTY
COMPREHENSIVE PLAN
PUBLIC WORKSHOP
The Henry County Comprehensive Plan process is underway. Come out for a formal presentation, interactive activities and have your questions answered by the planning team and county staff.
Take the brief survey here :
For more information visit the project website:
www.henrycompplan.com
Contact: compplan@co.henry.ga.us
DETAILS
Tuesday, July 11th at 6:30 PM
Henry County Administration Building - Community Room
140 Henry Parkway,
McDonough, GA 30253
Presentation accessible via HenryTV, Facebook and Youtube

ii. Social Media Graphics

HENRY COUNTY
COMPREHENSIVE PLAN
Join us!
for a
PUBLIC
WORKSHOP
ABOUT
The Henry County Comprehensive Plan process is underway. The voices of residents and stakeholders are needed to develop a vision for the future that addresses the rapid development, infrastructure challenges and the needs of the community.
Come out for a formal presentation, interactive activities and have your questions answered by the planning team and county staff.
DETAILS
Monday, April 17 at 6:30 PM
Henry County Administration Building - Community Room
140 Henry Parkway,
McDonough, GA 30253
CONNECT
Presentation accessible via HenryTV, Facebook and Youtube.
Direct all comments & questions to pertaining to the Comprehensive Development Plan to:
compplan@co.henry.ga.us

iii. Press Releases

PRESS RELEASE
For Immediate Distribution

HENRY COUNTY HOSTS PUBLIC MEETING FOR COMPREHENSIVE PLAN

The Henry County will host a public workshop to gather stakeholder and community input on revisions to the county's existing 20-year Comprehensive Plan. These plans are usually updated every 5 years and with the last revision completed in 2018. This is a community-driven plan designed for addressing the community's greatest challenges, opportunities, and diverse needs on how long-term visions will be met over time.

The public workshop will provide the community the opportunity to share feedback on the county's city and neighborhood planning efforts to best guide Henry County for our direction towards the future!

Join us so your voice can be heard! The workshop is on Tuesday, April 17 at 6:30 in the Henry County Administration Building's Community Room (140 Henry Parkway; McDonough, GA 30253) The workshop presentation will be accessible via HenryTV, Facebook and YouTube. We invite the public to join us and participate in these interactive forums as your input is critical in creating a successful vision for our community.

WHAT: Public Meeting for the Henry County Comprehensive Plan

WHEN: **Tuesday, April 17, 2023**
6:30 p.m.

WHERE: Henry County Administration Building (Community Room)
140 Henry Parkway; McDonough, GA 30253

PRESS RELEASE
For Immediate Distribution

HENRY COUNTY HOSTS PUBLIC MEETING FOR COMPREHENSIVE PLAN

The Henry County will host a public workshop to gather stakeholder and community input on revisions to the county's existing 20-year Comprehensive Plan. These plans are usually updated every 5 years and with the last revision completed in 2018. This is a community-driven plan designed for addressing the community's greatest challenges, opportunities, and diverse needs on how long-term visions will be met over time.

The public workshop will provide the community the opportunity to share feedback on Land Use planning efforts to best guide Henry County for our direction towards the future!

Join us so your voice can be heard! The workshop is on Tuesday, May 23rd at 6:30 in the Henry County Administration Building's Community Room (140 Henry Parkway; McDonough, GA 30253) The workshop presentation will be accessible via HenryTV, Facebook and YouTube. We invite the public to join us and participate in these interactive forums as your input is critical in creating a successful vision for our community.

WHAT:	Public Meeting for the Henry County Comprehensive Plan
WHEN:	**Tuesday, May 23rd, 2023** 6:30 p.m.
WHERE:	Henry County Administration Building (Community Room) 140 Henry Parkway; McDonough, GA 30253

PRESS RELEASE
For Immediate Distribution

HENRY COUNTY HOSTS PUBLIC MEETING FOR COMPREHENSIVE PLAN

The Henry County will host the last Comprehensive Plan public meeting to share revisions to the county's existing 20-year Comprehensive Plan. These plans are usually updated every 5 years and with the last revision completed in 2018. This is a community-driven plan designed for addressing the community's greatest challenges, opportunities, and diverse needs on how long-term visions will be met over time.

Join us to be a part of the conversation! The workshop is on Tuesday, July 11 at 6:30 in the Henry County Administration Building's Community Room (140 Henry Parkway; McDonough, GA 30253) The presentation will be accessible via HenryTV, Facebook and YouTube.

WHAT:	Public Meeting for the Henry County Comprehensive Plan
WHEN:	**Tuesday, July 11, 2023** 6:30 p.m.
WHERE:	Henry County Administration Building (Community Room) 140 Henry Parkway; McDonough, GA 30253

iv. Partner Toolkits

Henry County Comprehensive Plan
Steering Committee

About the Comprehensive Plan

A Comprehensive Plan is a roadmap that outlines how a community's long-term vision will be met over time. Having a 20+ year outlook, Comprehensive Plans are continuously updated, usually every 5 years. Henry County is now conducting a rehaul of the 2018 Comprehensive to address the coming growth in a proactive, thoughtful way. We will accomplish this goal by evaluating recent development, analyze existing plans around infrastructure, work with the community on a vision for growth and provide an action-oriented plan to put Henry County in the driver's seat.

Partner Toolkit:

1. Social Media with sample content and graphics
2. Digital & Print Flyer
3. Press Release

Sample Social Media Posts & Email

Please use the messaging and graphics below to share on your social media channels, in newsletters, and any means how you best communicate with your network. We appreciate your commitment and support in helping us to promote this very important public event!

Source	Content: Sample communication you can copy & paste for your convenience	Graphic: Make your content stand out! Grab followers' attention by using the graphic image provided.
Facebook Instagram Twitter	We want to hear YOUR thoughts about the growing community's needs! Join us to learn more and share your feedback on planning efforts to best guide Henry County's direction towards the future! #henrycounty #Communityinfluencesgrowth #Yourvoicematters	*(Attached as jpeg file for ease of mobile use)*

Email- Public Event #1	I'm excited to share that I'm currently a member of the 2023 Henry County Comprehensive Plan Steering Committee! Join me in attending Henry County's 1st Public Workshop to share your thoughts on the growing community's needs. See the attached flyer for more event details! Monday, April 17th @ 6:30pm **Location:** Henry County Administration Bldg. | Community Room. **Address:** 140 Henry Parkway; McDonough, GA 30253 **Stay Engaged & Connected:** • To learn more about Henry County and the Comprehensive Plan visit https://www.co.henry.ga.us/ • For questions or to submit comments, please contact compplan@co.henry.ga.us • Follow Henry County on Facebook and Instagram	*(Flyer attached to email)*

v. Public Comment Card Summary

How was your experience?	Total	Percent
Excellent	11	41%
Satisfactory	15	56%
Not Satisfactory	0	0%

Did you learn more about the Comprehensive Plan process?	Total	Percent
Yes	21	78%
No	4	15%

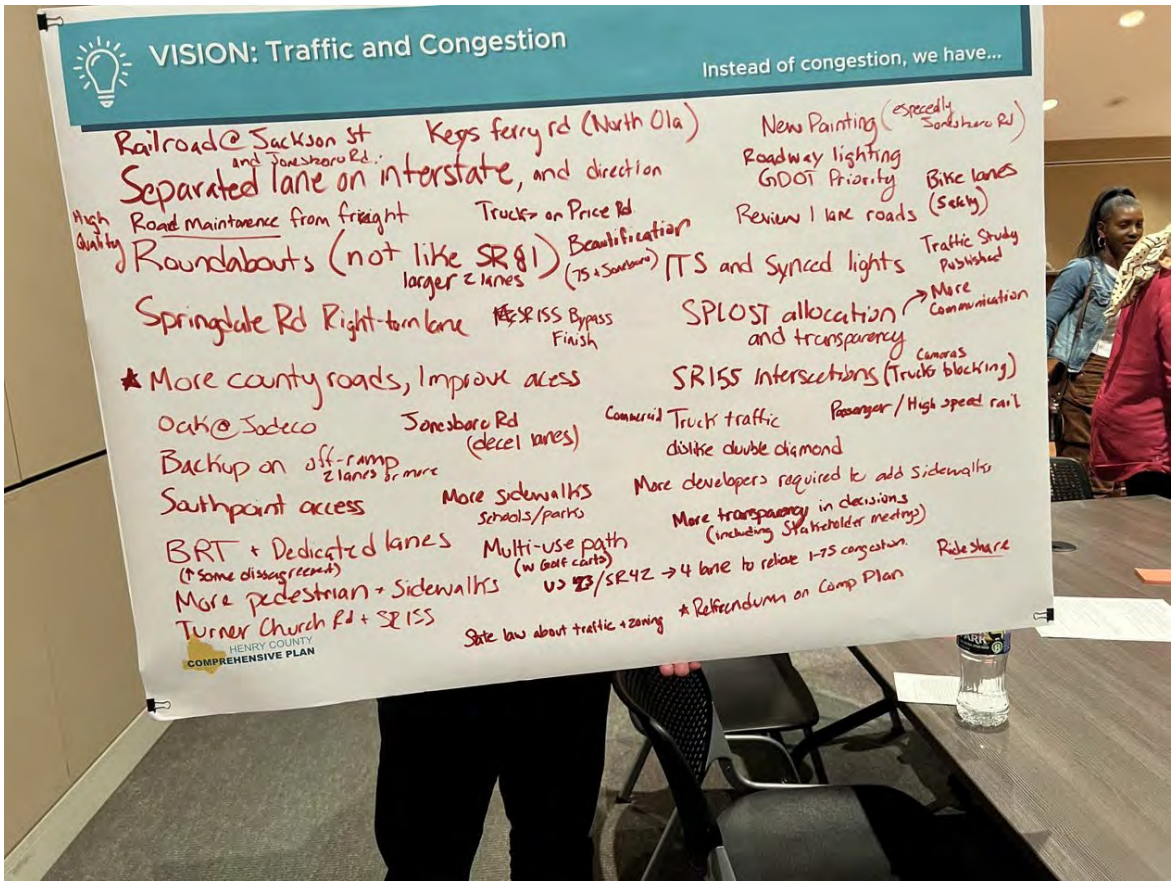
Were all of your questions addressed?	Total	Percent
Yes	15	56%
No	8	30%

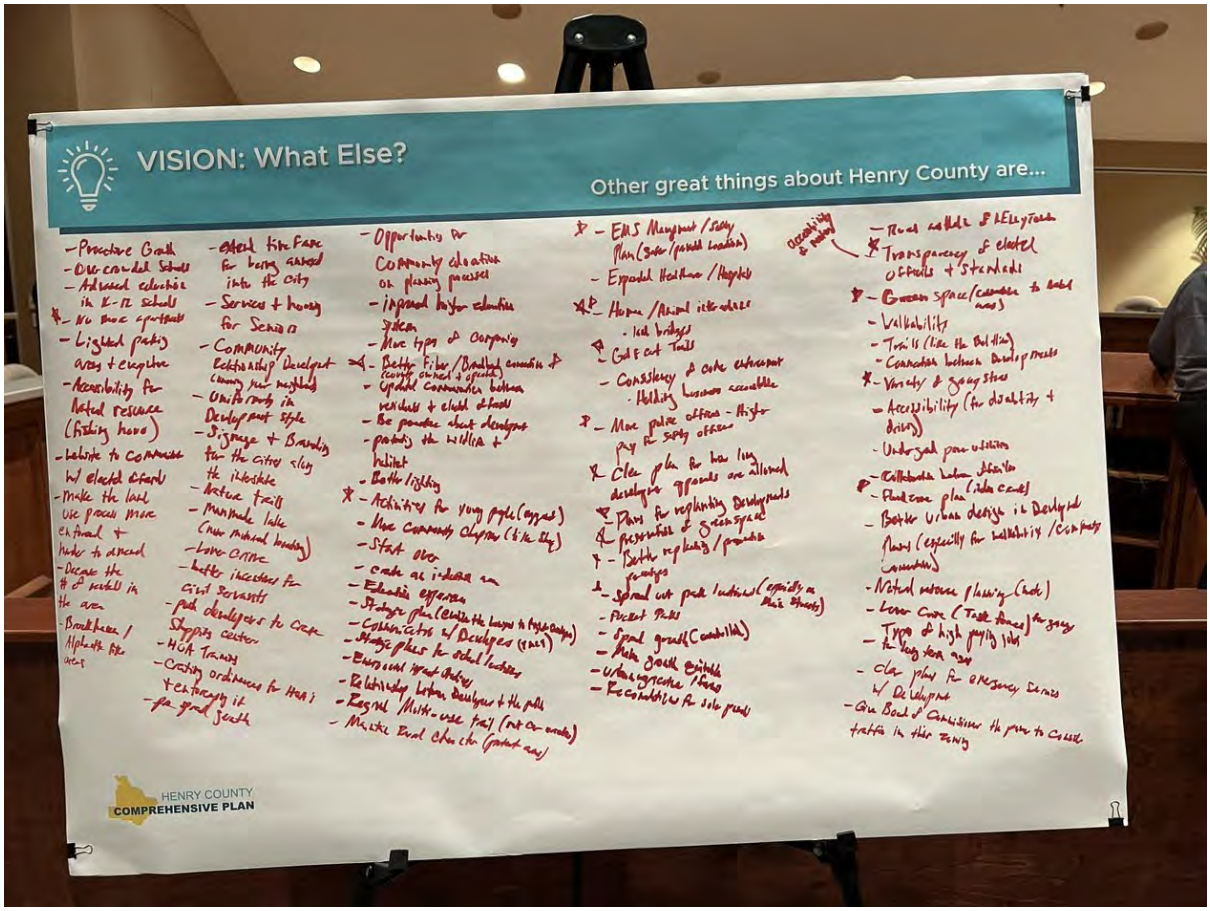
How likely would you be to attend another event like this one?	Total	Percent
5 (most likely)	18	67%
4	4	15%
3	4	15%
2	0	0%
1 (least likely)	0	0%

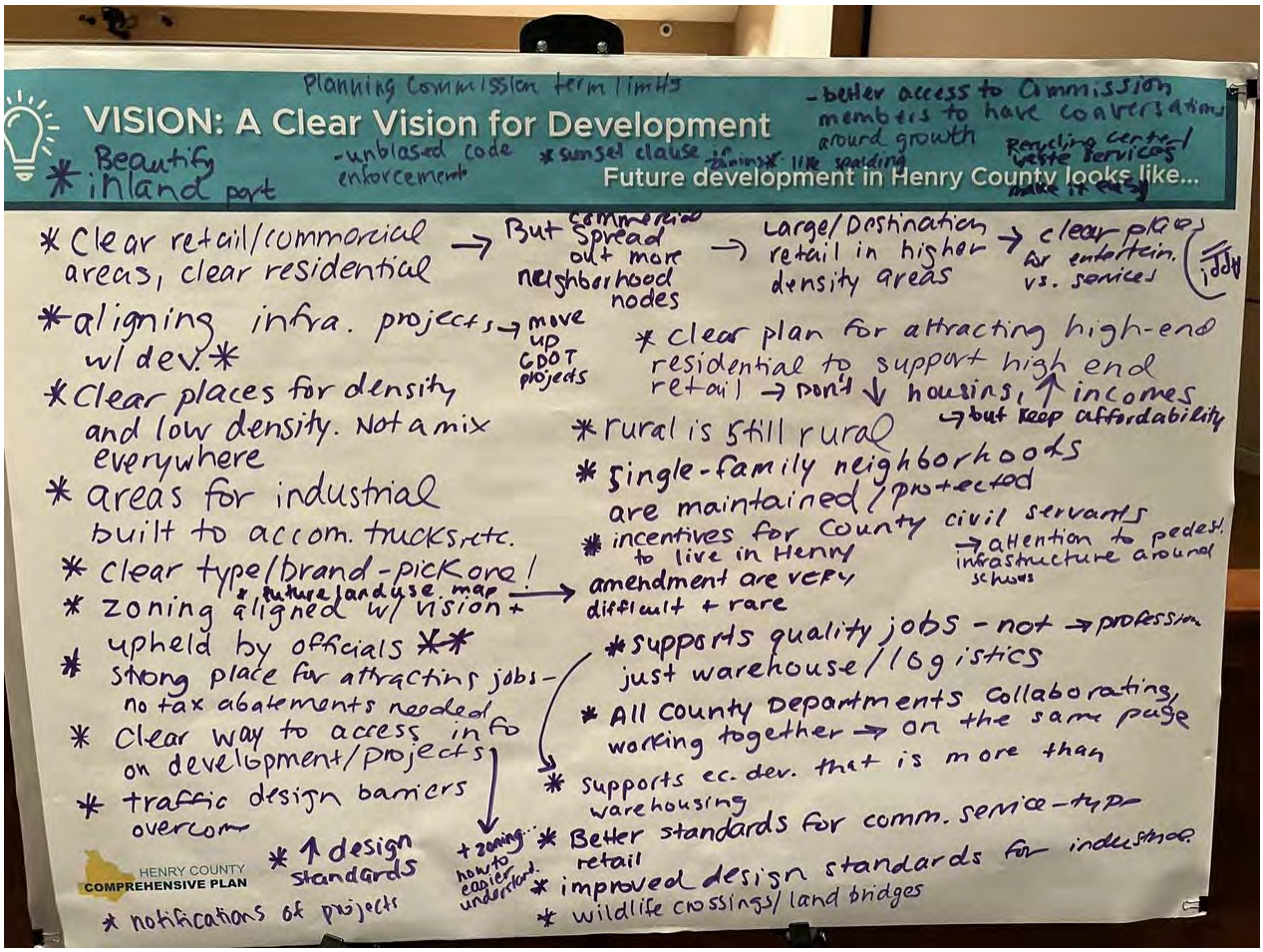
How did you hear about this project?	Total	Percent
Elected official	5	19%
Word of Mouth	8	30%
Signage	3	11%
Postcard/Flyer	0	0%
Social Media	5	19%
Email	3	11%

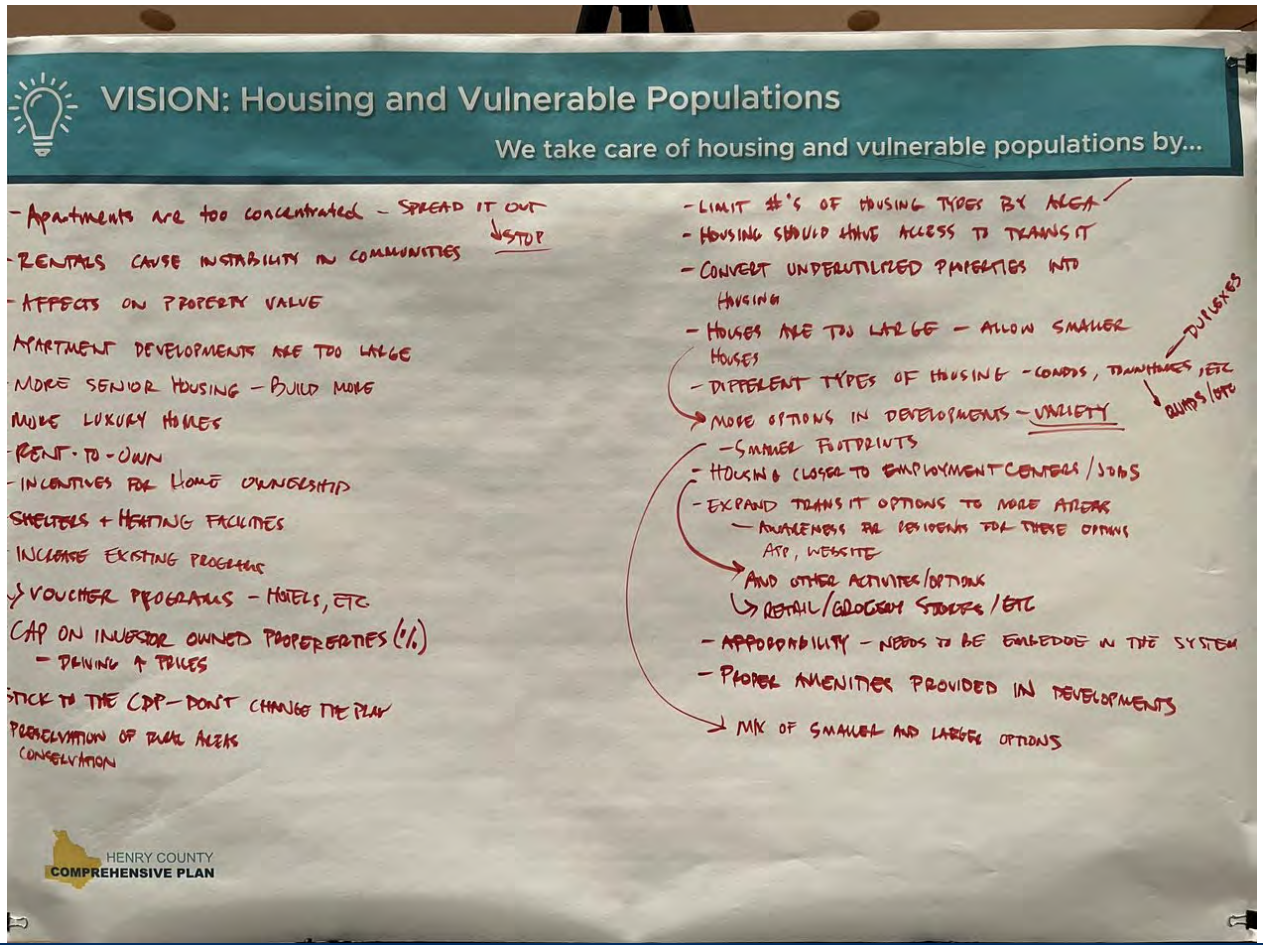
Additional Open Comments
More communication about the meeting. I learned about it via text from a friend
Henry County need a resident advisory group of professionals
Prior Commissioners meeting for Henry County
Henry County has the potential to be the most beautiful county in GA. Just need to execute progress
There are a lot of rumors. We need a place to get the true scoop about progress, proposals, timing, infrastructure to support plans
Email meeting advertising info to all homeowners
Is this open on zoom. Need to do breakout rooms
Update littering laws. Keep seeing deer on side of the road of hwy. Better fences, land bridges or tunnels for our wildlife
This was a great meeting. Enjoyed the working collaborative group concept
Work the infrastructure and education first
Be proactive with roads, sewer, schools, infrastructure. Especially growth- Southpoint traffic is tough. Also, Jonesboro Rd/Chambers
Text messages about meetings
We need more transparency on what's coming to our community further in advance
I feel doubtful that many ideas or suggestions will ever be utilized

vi. In-Person Public Meeting #1 Photos


VISION: Traffic and Congestion
Instead of congestion, we have...
Railroad @ Jackson St and Jonesboro Rd.
Keys ferry rd (North Ola)
New Painting (especially Jonesboro Rd)
Separated lane on interstate, and direction
Roadway lighting
GDOT Priority
Bike lanes (Safety)
Road maintenance from freight
Trucks on Price Rd
Review 1 lane roads
High Quality
Roundabouts (not like SR 81) larger 2 lanes
Beautification (75 & Jonesboro)
ITS and Synced lights
Traffic Study Published
Springdale Rd Right-turn lane
SR155 Bypass Finish
SPLOST allocation and transparency
More Communication
More county roads, Improve access
SR155 Intersections (Trucks blocking)
Cameras
Oak @ Sadeco
Jonesboro Rd (decel lanes)
Commercial Truck traffic
Passenger / High speed rail
Backup on off-ramp 2 lanes or more
dislike double diamond
Southpoint access
More Sidewalks Schools/parks
More developers required to add Sidewalks
More transparency in decisions (including Stakeholder meetings)
BRT + Dedicated lanes (some disagreement)
Multi-use path (w Golf carts)
US 23/SR42 → 4 lane to relieve I-75 congestion
Ride Share
More pedestrian + Sidewalks
Turner Church Rd + SR155
State law about traffic + zoning
Referendums on Comp Plan
HENRY COUNTY COMPREHENSIVE PLAN


VISION: What Else?
Other great things about Henry County are...
HENRY COUNTY COMPREHENSIVE PLAN


Planning Commission term limits
VISION: A Clear Vision for Development
Future development in Henry County looks like...
* Beautify inland part
-unbiased code enforcement
* sunset clause
-better access to Commission members to have conversations around growth
Recycling center/ waste services
* Clear retail/commercial areas, clear residential
But spread out more neighborhood nodes
Large/Destination retail in higher density areas
clear plan for entertain. vs. services
* aligning infra. projects w/ dev.*
move up CDOT projects
* Clear places for density and low density. Not a mix everywhere
* areas for industrial built to accom. trucks, etc.
* Clear type/brand-pick one!
* zoning aligned w/ vision + future land use map
* upheld by officials **
* strong place for attracting jobs - no tax abatements needed
* Clear way to access info on development/projects
* traffic design barriers overcom
* clear plan for attracting high-end residential to support high end retail → don't ↓ housing, ↑ incomes → but keep affordability
* rural is still rural
* single-family neighborhoods are maintained/protected
* incentives for County civil servants to live in Henry
→ attention to pedest. infrastructure around schools
amendment are very difficult + rare
* supports quality jobs - not → profession.
just warehouse/logistics
* All county departments collaborating, working together → on the same page
* supports ec. dev. that is more than warehousing
* Better standards for comm. service-type retail
* improved design standards for industrial
* wildlife crossings/ land bridges
* ↑ design standards
+ zoning... how to easier understand
* notifications of projects
HENRY COUNTY COMPREHENSIVE PLAN

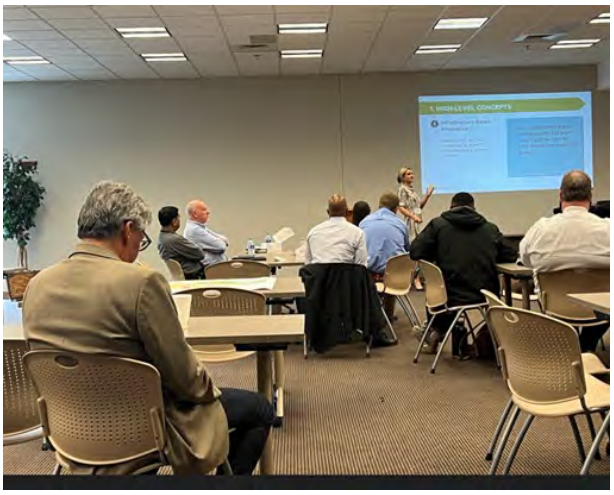

VISION: Housing and Vulnerable Populations
We take care of housing and vulnerable populations by...
- Apartments are too concentrated - SPREAD IT OUT
STOP
- RENTALS CAUSE INSTABILITY IN COMMUNITIES
- AFFECTS ON PROPERTY VALUE
APARTMENT DEVELOPMENTS ARE TOO LARGE
MORE SENIOR HOUSING - BUILD MORE
MORE LUXURY HOMES
- RENT-TO-OWN
- INCENTIVES FOR HOME OWNERSHIP
SHELTERS + HEATING FACILITIES
INCREASE EXISTING PROGRAMS
VOUCHER PROGRAMS - HOTELS, ETC.
CAP ON INVESTOR OWNED PROPERTIES (%)
- DRIVING UP PRICES
STICK TO THE CDP - DON'T CHANGE THE PLAN
PRESERVATION OF RURAL AREAS
CONSERVATION
- LIMIT #'S OF HOUSING TYPES BY AREA
- HOUSING SHOULD HAVE ACCESS TO TRANSIT
- CONVERT UNDERUTILIZED PROPERTIES INTO HOUSING
- HOUSES ARE TOO LARGE - ALLOW SMALLER HOUSES
- DIFFERENT TYPES OF HOUSING - CONDOS, TOWNHOMES, ETC
DUPLEXES
QUADS/ETC
MORE OPTIONS IN DEVELOPMENTS - VARIETY
- SMALLER FOOTPRINTS
- HOUSING CLOSER TO EMPLOYMENT CENTERS/JOBS
- EXPAND TRANSIT OPTIONS TO MORE AREAS
- AWARENESS FOR RESIDENTS FOR THESE OPTIONS
APP, WEBSITE
AND OTHER ACTIVITIES/OPTIONS
RETAIL/GROCERY STORES/ETC
- AFFORDABILITY - NEEDS TO BE EMBEDDED IN THE SYSTEM
- PROPER AMENITIES PROVIDED IN DEVELOPMENTS
MIX OF SMALLER AND LARGER OPTIONS
HENRY COUNTY COMPREHENSIVE PLAN

vii. In-Person Public Meeting #2 Photos

viii. In-Person Public Meeting #3 Photos

Henry County CDP - Public Meeting # 3	
What are the priority infrastructure improvements & amenities?	
Option	**Voting DOT Totals**
Wide, Safe Sidewalks	10
Multi-Use Trails	10
Bicycle Lanes (On-Street)	0
Transit Access	1
Improved Roadway Intersections	5
Better Traffic Signal Timing	1
Streetscape Improvements	9
Enhanced Landscaping	12
More Parks and Open Space	12
Pubic Art	6
Quality Building Materials	10
More Trees	11
Better Design Parking Lots	6
Parking Lots that are Less Visible	5
Stricter Controls on Signage (higher quality, no billboards)	11

ix. Steering Committee Photos



x. Public Survey # 1 Results

Henry County has experienced a lot of growth in the past five years. Which of the statements below best reflects your opinion about this growth?	
Answer Choices	Responses
There's too much of all types of growth!	62.97%
I'm OK with growth in general, but think it should be slower	13.64%
I'm OK with the new residential growth, but think there's too much industrial and commercial (shops, offices, etc.)	3.78%
I'm OK with the industrial and commercial (shops, offices, etc.) growth but think there's too much new residential	12.74%
I'm neutral about it/No opinion	1.24%
I love it! Keep it coming	3.83%
None of these	1.80%

Below is a list of needs/issues in Henry County that we've heard about during our process so far. What would you say are the three most important needs/issues we need to tackle in the coming years?	
Answer Choices	Responses
Traffic and congestion	95.57%
Need more things to do and destinations with great shops and restaurants	23.85%
Need a clear, consistent vision for development	45.82%
Need to protect the character of rural parts of Henry County	67.92%
Need a broader variety of housing types	6.12%
Need more jobs in Henry County	10.99%
Other (please specify)	

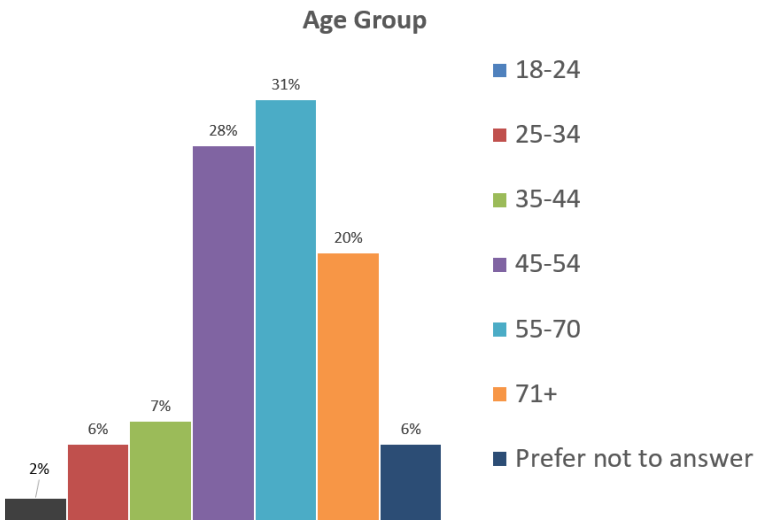
If there's one thing most people in Henry County agree on, it's that traffic is a big challenge. Which statement below best reflects your vision for what transportation looks like in 10-20 years?	
Answer Choices	Responses
Henry County has made huge investments in its roadways to improve congestion, with lots of new widenings and intersection improvements	44.86%
While most people still get around by car, Henry County has also become much more friendly to walking and bicycling for short trips	9.63%
Henry County is a transportation mecca! We have great roadways, a strong network of sidewalks and paths, and targeted transit service	10.69%
Write your own!	34.82%

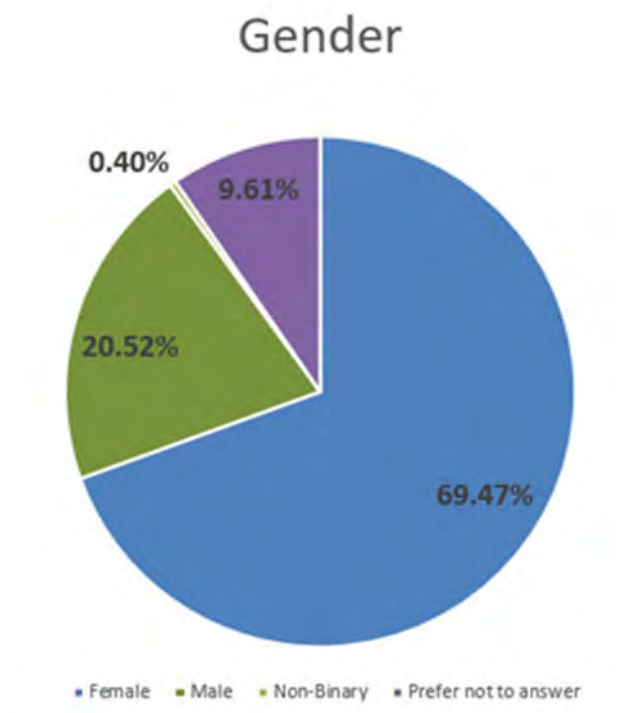
One thing our team is hearing from the community is that people want better options for entertainment and places to go to hang out with family and friends. Which statement below best reflects your vision for destinations for entertainment and fun?	
Answer Choices	Responses
We don't have to go to Fayette County anymore! We have great spots here in Henry County with classic Main Streets with local shops and restaurants.	14.44%
We have our own version of Atlantic Station now: a whole complex with high-end restaurants, shops, a movie theater, and urban-style parks and plazas.	12.54%
We've attracted national brands/experiences to set up shop here and there in Henry County, like Top Golf, Bowlero and other well-known businesses.	9.45%
We have some spots with a real Henry County vibe—relaxed, low-key destinations throughout the County where we can spend quality time over a meal or in a park with family and friends.	44.62%
Write your own!	18.95%

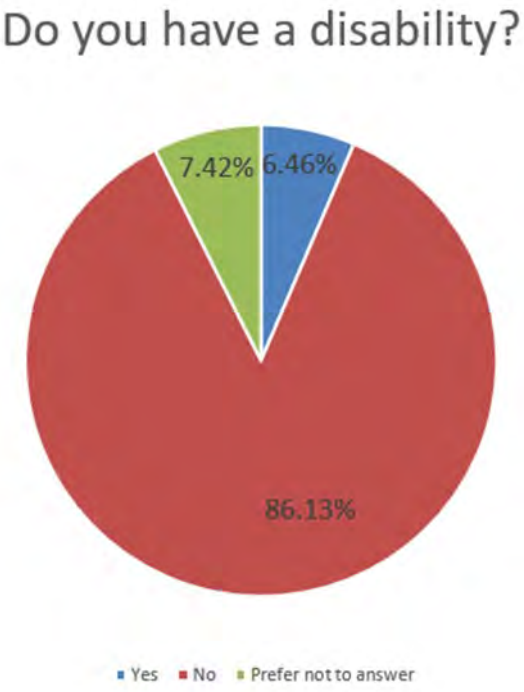
There are a lot of differing opinions about housing. Which statement below best reflects your vision for housing in Henry County in the next 10-20 years?	
Answer Choices	Responses
Limit new housing as much as possible while respecting people's property rights	58.75%
Some more single-family neighborhoods are OK in areas that already have lots of homes, but I don't want to see much else	12.69%
I'm OK with a little bit more single-family housing, but I'd really like to see more options: smaller single-family, nice apartments, and units that are affordable to young people, working families, and seniors	9.12%
No more single-family! We should focus on denser housing where we have roadway and sewer capacity	5.84%
I'm good with it all! The more housing the better, we need it	2.21%
Write your own!	11.39%

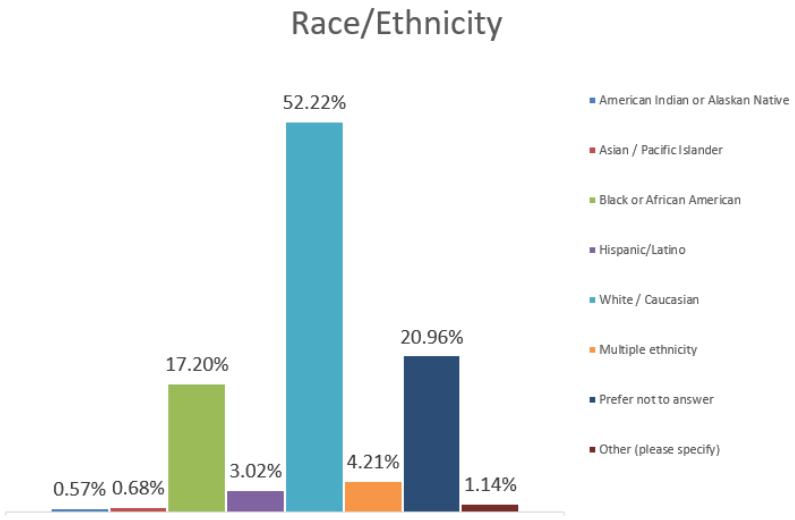
Do you have any other visions for Henry County in the next 10-20 years? Share them here!
A county that creates a live and play environment. A county with a comprehensive plan that is adhered too. A county that includes trails, lights on roadways, local transit system, connecting cities through sidewalks and trails, clean water, more green space , inclusive of all ages for activities, better schools, etc.
a place that children up and want to stay instead of moving away
As far as housing and warehouses, we're full. *Unless we're going to have high level eateries or entertainment, we don't need it.*
Better traffic, more outdoor eating restaurants
Coffee Shops and Communal Meeting Spaces.
Crime needs to decrease exponentially. We shouldn't smell weed on every corner and as we drive down the road. There shouldn't be homeless people living in brushy areas all across the county. Schools need to be safe and our kids need to feel safe in them. Weapons should be on schools campuses. This should be prevented. Teachers should be respected and supported instead of the top looking out for themselves and their statistics. Churches should be more involved in the community and more people should turn to a solid faith in God by which this country was built. No structure will stand if not on solid ground. Mental health should be addressed broadband as people are overwhelmed and stressed out, depressed and anxious.
Equal distribution as much as possible for each city
Every time I look up, Henry County is building new apartment complexes. I would rather see single family homes. I would also love new attractions and things to do in our community. As a home owner I'm also extremely terrified of houses or apartments popping up in my back yard and taking the land behind my home. I moved to Hen Co. due to its rural nature but that is changing quickly.

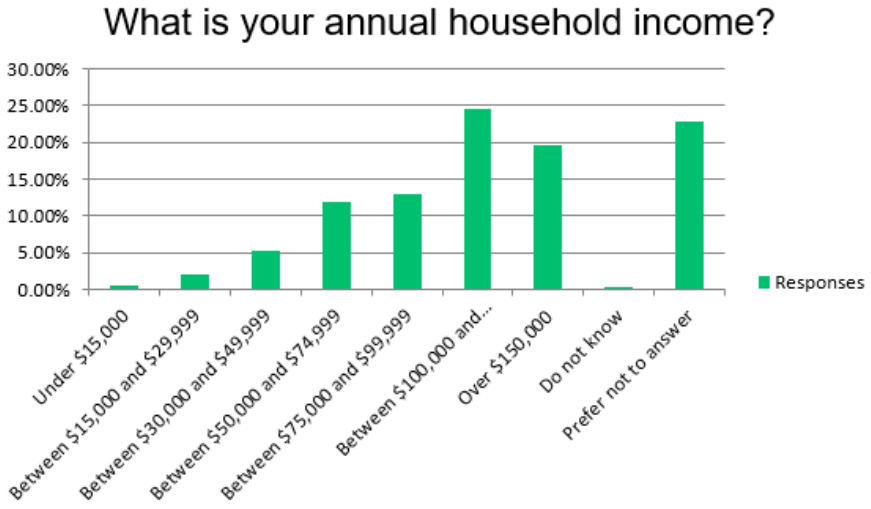
Survey Demographics





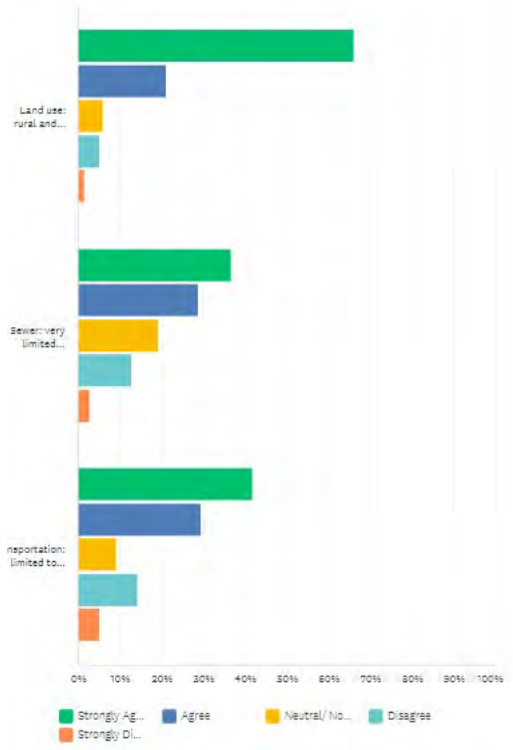

Do you have a disability?
7.42%
6.46%
86.13%
Yes
No
Prefer not to answer


Race/Ethnicity
52.22%
20.96%
17.20%
3.02%
4.21%
0.57%
0.68%
1.14%
American Indian or Alaskan Native
Asian / Pacific Islander
Black or African American
Hispanic/Latino
White / Caucasian
Multiple ethnicity
Prefer not to answer
Other (please specify)

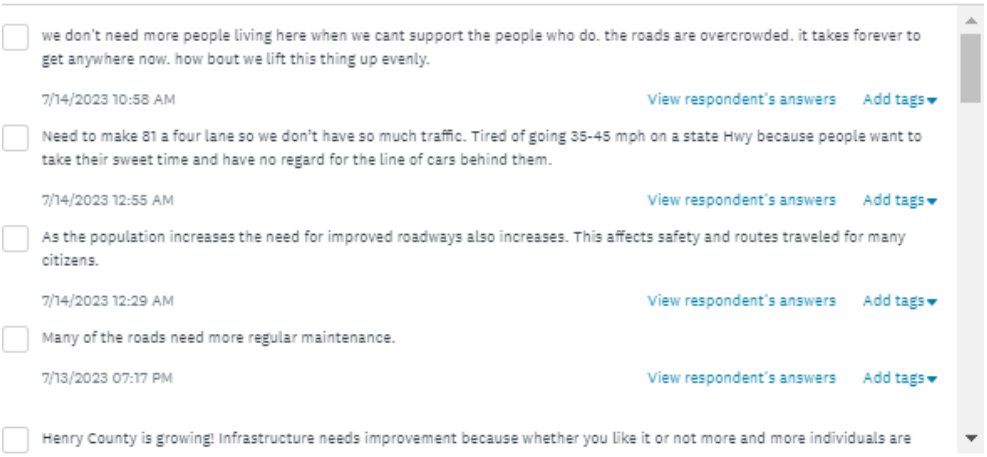

What is your annual household income?
30.00%
25.00%
20.00%
15.00%
10.00%
5.00%
0.00%
Under $15,000
Between $15,000 and $29,999
Between $30,000 and $49,999
Between $50,000 and $74,999
Between $75,000 and $99,999
Between $100,000 and...
Over $150,000
Do not know
Prefer not to answer
Responses

xi. Public Survey # 2 Results

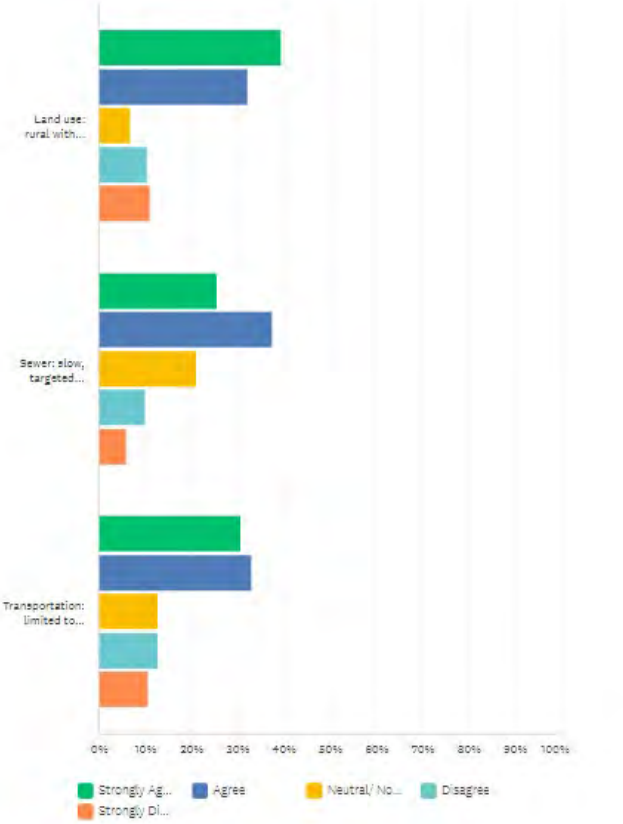
The draft vision for the southeastern area is to remain rural and relatively undeveloped over the next 10+ years with limited expansion of sewer and only very targeted roadway improvements such as addressing safety and maintenance issues (and not expanding capacity by adding lanes, etc). In general, do you agree or disagree with this vision?



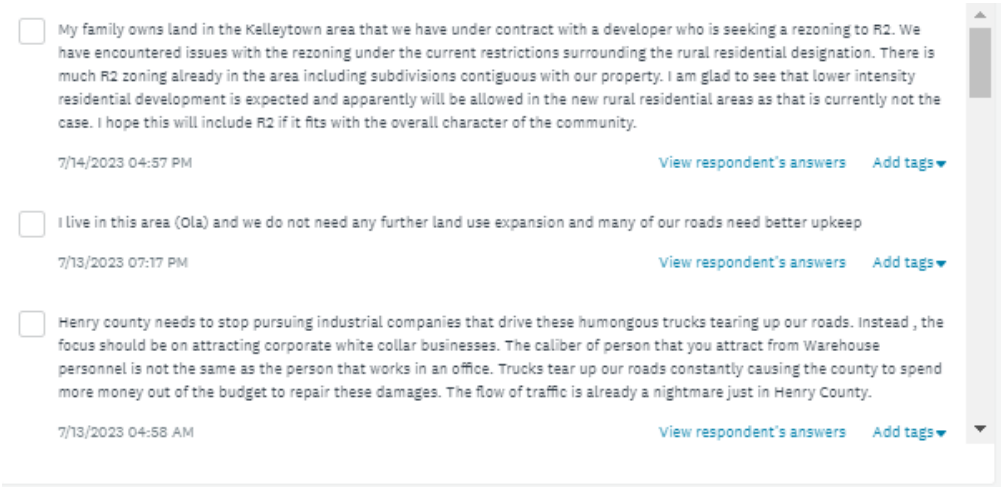
If you picked “Disagree” or “Strongly Disagree” to any of these, please share your reasons below.



The vision for this area is to maintain a rural environment that accommodates some low-intensity residential growth, and the existing industrial uses remain. Sewer should be expanded slowly and in targeted amounts, and roadway improvements should focus on roadway projects that address safety and maintenance. Roadway capacity projects should only be pursued in cases of areas of excessive congestion (such as a “level of service” of “E” or “F”). Multi-use trails are also part of the transportation system, but are primarily recreational in nature. In general, do you agree or disagree with this vision?

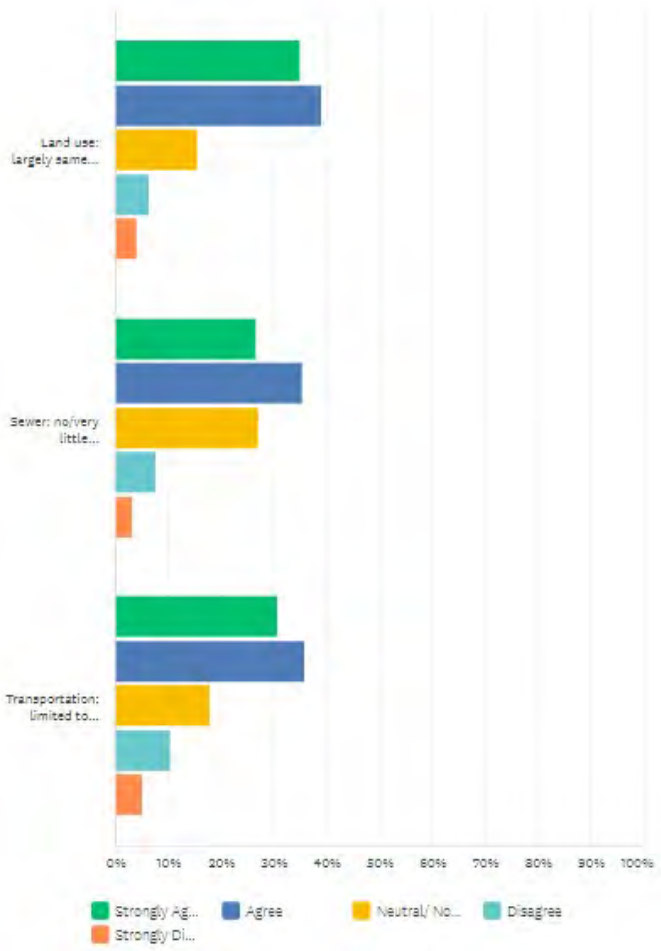


If you picked “Disagree” or “Strongly Disagree” to any of these, please share your reasons below.

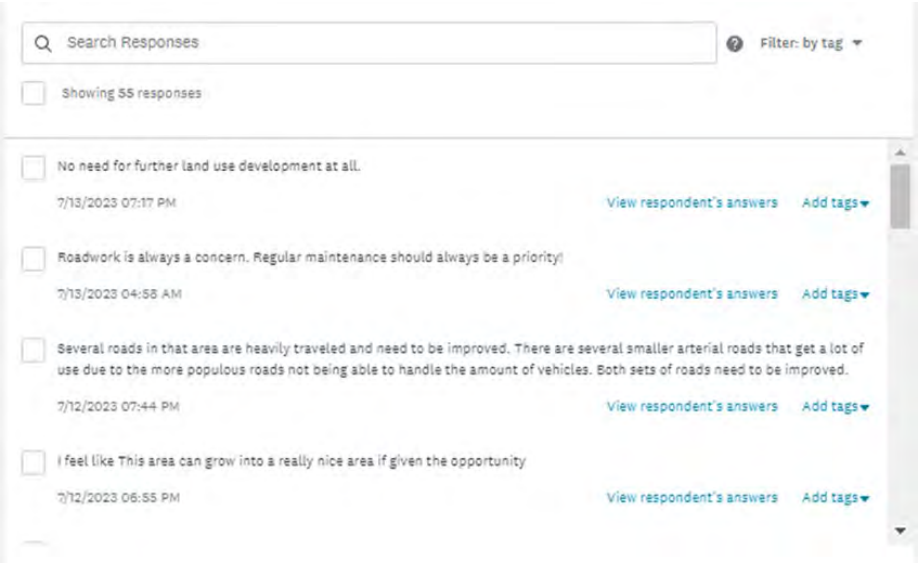


The vision for this area, which is called “Bedrock Residential” is to remain largely the same into the future. Some low intensity growth is anticipated, but not at a quantity that would require expansion of sewer.

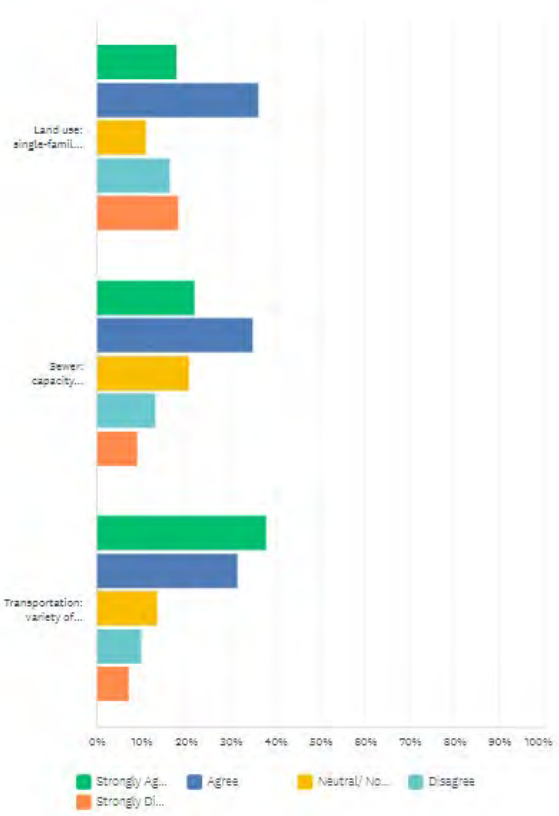
Although growth itself in this area would not likely require more roadway capacity, its location close to Clayton, Dekalb, and Rockdale Counties means higher volumes of traffic than other parts of Henry County.



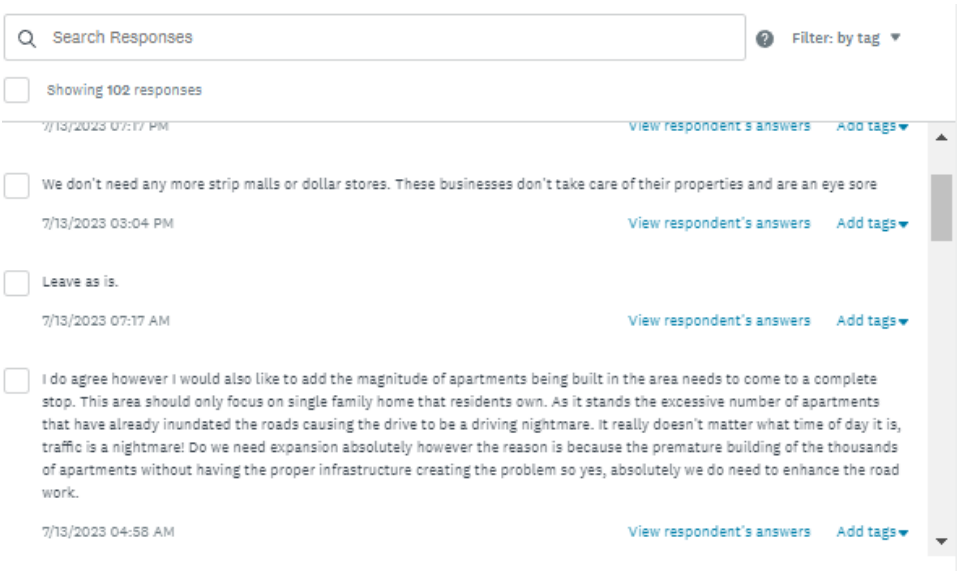
If you picked “Disagree” or “Strongly Disagree” to any of these, please share your reasons below.



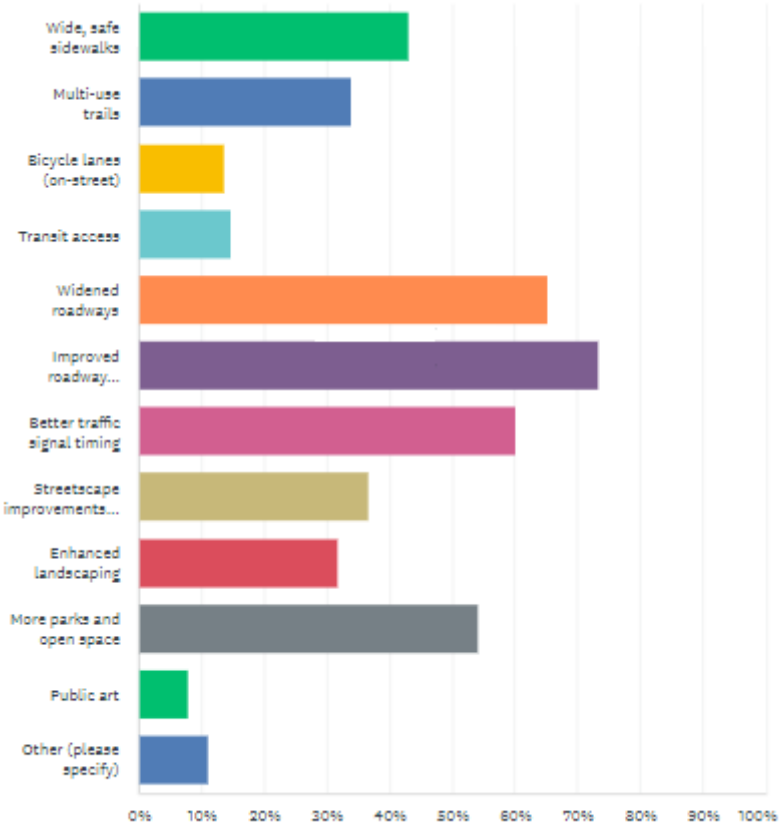
The vision for the Suburban Mix area is to accommodate a variety of types of residential neighborhoods that are predominantly single family, as well as some supporting areas for retail (shopping) and workplaces. Sewer capacity should be expanded to support suburban-level intensities of development, and the roadway network should be improved to accommodate expected trip numbers. A system of multi-use trails supports both transportation and recreation goals.



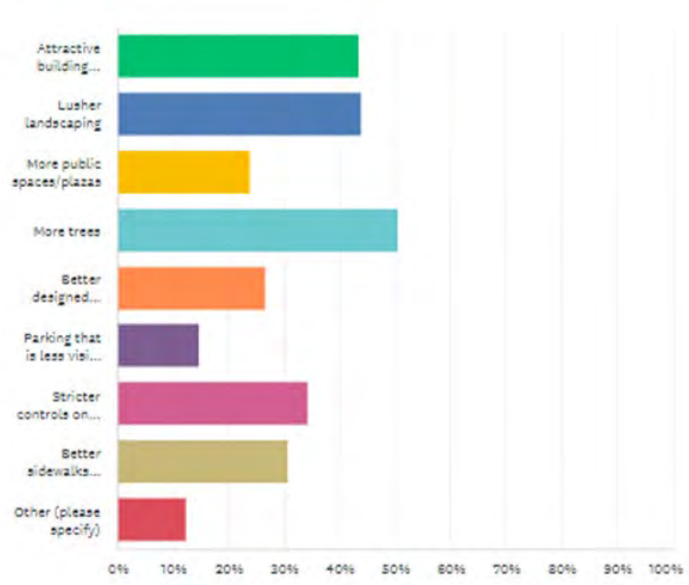
If you picked “Disagree” or “Strongly Disagree” to any of these, please share your reasons below.



The list below contains a number of investments that can be pursued to support this vibrant, multi-modal mixed use core. Please select the top 5 improvement types you'd most like to see in this area:

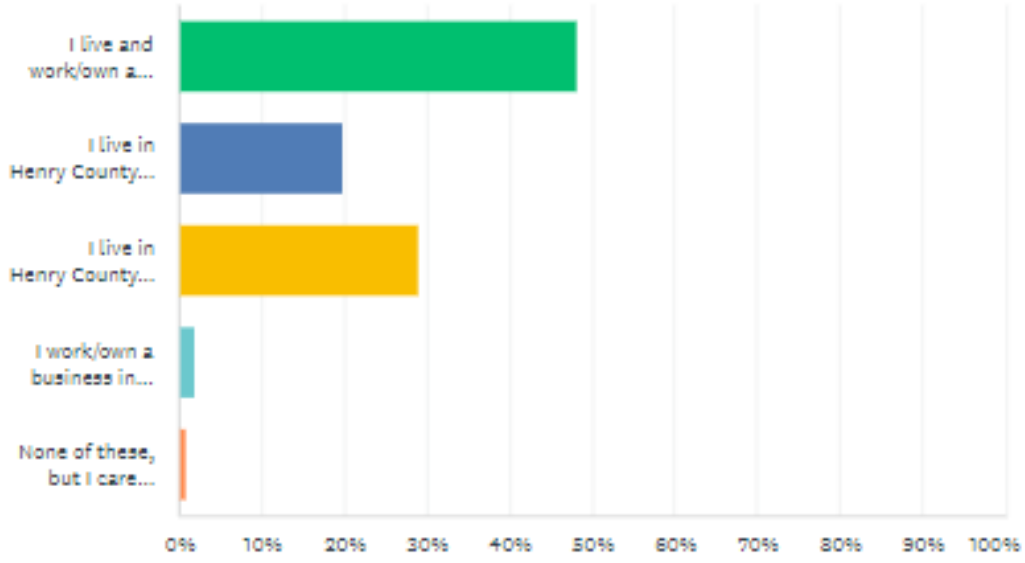


As one of the most desirable areas for development because of proximity to I-75, the County has an opportunity to require "better" development. Please select the top 3 things you'd like to see development have in this area in the future.



Survey Demographics

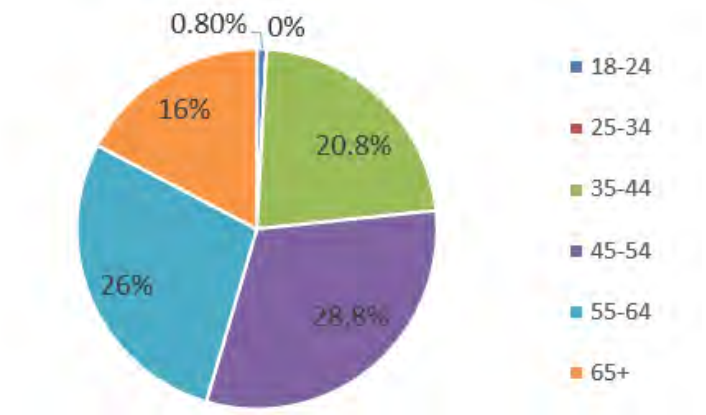
What best describes you?



Your zip code?

30252	45.20%	113
30253	16.00%	40
30281	13.60%	34
30248	11.60%	29
30228	8.00%	20
30233	2.00%	5

Age?



classifieds

henryherald.com

LINERS: Pub. Date: WE SAT

DISPLAY AD: Pub. Date: WE SAT

PUBLIC HEARING/ NOTICE

PUBLIC HEARING NOTICE
Henry County Board of Commissioners (BOC)

Date: March 21, 2023
Location: Henry County Administration Building
140 Henry Parkway, McDonough, Georgia 30253
Public Meeting: 6:30 PM, Community Meeting Room

TWS 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**

UNIFIED LAND DEVELOPMENT CODE AMENDMENT:

ULDC-AM-22-08
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**

REZONING:

RZ-21-35
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**

RZ-21-36
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**

RZ-21-38
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**

COMPREHENSIVE PLAN AMENDMENT:

COMP-AM-21-11
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**

96832-3/4/2023

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Resolution
3. ZAB Minutes, 03-10-2022
4. Updated Renderings, received 8-6-2023
5. Staff Report

Presenter: Kenta Lanham, Planner II

Agenda Item:

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**

Applicant: Barry Boyd,
McGarity Investments, LLC,
James E. Sutherland

Case Number: COMP-AM-21-11

Commission District: 5

Agent: Jonathon Schrader, Tellus Partners

Background/Summary:

The applicant is requesting to amend the Future Land Map Designation from Low Density Residential and Commercial to High Density Residential.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

\\ADMBLADE2\Department_Folders\Planning_Zoning\BOC\BOC Executive Summaries\2023\08-14-23, August 14\COMP-AM-21-11, Sutherland McGarity Boyd, Highway 20 and 81, LDR and COM to HDR.doc

Additional Comments / Recommendation:

On March 10, 2022, the Zoning Advisory Board recommended approval of the applicant's request to amend the Future Land Map Designation from Low Density Residential and Commercial to High Density Residential.

RESOLUTION NO. _____

RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT REQUEST FROM LOW DENSITY RESIDENTIAL AND COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR PROPERTY LOCATED NORTH OF HIGHWAY 20/81 WEST AND INTERNATIONAL AVENUE IN LAND LOTS 157 AND 158 OF THE 7TH DISTRICT CONSISTING OF 21.379 +/- ACRES

WHEREAS, Barry Boyd of Griffin, GA; McGarity Investments, LLC of McDonough, GA; and James E. Sutherland of Forest Park, GA requests A Comprehensive Plan Amendment (**COMP-AM-21-11**), changing the Future Land Use Map designation from Low Density Residential and Commercial to High Density Residential 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 multifamily apartment development; and

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met; and

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record;

WHEREAS, the Henry County Zoning Advisory Board reviewed and recommended approval of the applicant's request on March 10, 2022; and

NOW, THEREFORE, BE IT RESOLVED THAT the Henry County Board of Commissioners **approves** changing the Future Land Use Map designation from Low Density Residential and Commercial to High Density Residential.

BE IT SO RESOLVED THIS 14TH DAY OF AUGUST, 2023.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

_____

Carlotta Harrell, Chair

ATTEST:

_____

Stephanie Braun, County Clerk

Henry County Zoning Advisory Board

Meeting Minutes Summary

The Henry County Zoning Advisory Board **held a Public Meeting on March 10, 2022, in the community room located at 140 Henry Parkway.** The meeting was also streamed live on the county website, as well as on the Board's social media page. Notice of this meeting was posted in the *Henry Herald* Newspaper.

Those present were:

Delander Nelson, Chairman, District V
Dawn Randolph, County-at-Large
Don Veum, District I
Bobby Crawley Jr, District II
Jim Risher, District III
Noreen Walker, District IV

Planning & Zoning staff present were:

Toussaint Kirk, Director
Stacey Jordan-Rudeseal, Assistant Director
Kamau As-Salaam, Planner III
Kenta Lanham, Planner II
Brittany M. Williams, Planner I/Planning & Zoning Specialist

Delander Nelson, **Chairman**, welcomed everyone to the meeting and advised that today's meeting, March 10, 2022, is being aired on Spectrum Channel 180; rather, the Henry County Government's Facebook page live streamed this meeting. Video is available on demand at the County website.

As a matter of housekeeping the following was stated: Anyone wanting to speak tonight must fill out a Public Hearing Speaker Card. A total of ten (10) minutes would be allowed for anyone speaking in favor of a case including the applicant. A total of ten (10) minutes would be allowed for anyone speaking in opposition of a case; for example, if ten (10) people speaking in favor, they must share the ten (10) minute slot. He further advised that when speaking to address the board members

directly, not the audience.

As a matter of housekeeping the following was stated: Anyone wanting to speak tonight must fill out a Public Hearing Speaker Card. A total of ten (10) minutes would be allowed for anyone speaking in favor of a case including the applicant. A total of ten (10) minutes would be allowed for anyone speaking in opposition of a case; for example, if ten (10) people speaking in favor, they must share the ten (10) minute slot. He further advised that when speaking to address the board members directly, not the audience.

PLEDGE OF ALLEGIANCE

[Board member leads Pledge of Allegiance.]

ACCEPTANCE OF AGENDA

Chair: This meeting is now called to order. Can I get a motion to amend the agenda?

Board: So, moved.

0:03:30.0

Chair: Can I get a motion, all in favor?

Board: Aye.

Chair: Motion carries. Can I get a motion to accept the minutes?

Jordan-Rudeseal: Mr. Chairman, tonight, we weren't able to provide minutes. We'll (inaudible).

PLANNING STAFF COMMENTS

Chair: Okay, thank you. Staff, do we have any comments?

0:03:55.00

Jordan-Rudeseal: We want to make everyone aware that we've got three of our cases that have been advertised but they have been postponed and will not be heard tonight. Under variance we've got VR-21-19, Milledge Green Junior of Hampton requesting variance for a property located at 943 Babbs Mill Road will not be heard tonight. Under associated cases we've got Comp Plan amendment 21-09, Davis Development of Stockbridge requesting an amendment to the comprehensive plan located on Loop Road. This will not be heard tonight. Rezoning RZ-21-37, Davis Development of Stockbridge. Requests a rezoning from PD, Planned Development, to RS, Residential Suburban, located on Loop Road. This item will not be heard tonight.

0:04:47.0

Chair: Thank you. That being said, we will move to case one, which the amended agenda is going to be CU-21-10.

0:05:35.0

CASES

PRESENTATION/STAFF RECOMMENDATION

As-Salaam: CU-21-10. DRB Group of Fayetteville, Georgia, requests a conditional use for property located at 245 and 375 Locust Road. The property consists of 215.25 ± acres and the request is for a conservation subdivision. District I, presented by Kamau As-Salaam, Planner III. Good evening, Chair and Board Members. The conditional use in front of you is for a conservation subdivision. There is a concurrent zoning request related to this additional use that we will hear shortly after this conditional use is decided. The subject property is highlighted on green in all of the maps and is located directly east of Locust Road. The top left map you can see the future land use designation is low-density residential and the top right map you can see the property is zoned RA. The subdivisions near the property are displayed on this slide. It's important to note the Bridle Creek

Chair: We have a motion by Mr. Veum that includes staff recommendations plus 8 additional recommendations. Do we have a second?

Risher: Second.

Chair: We have a second. All right, any discussion? All in favor? Motion carries.

As-Salaam: Thank you.

CASES

Chair: Call the next case, please.

0:40:56.0

PRESENTATION/STAFF RECOMMENDATION

Jordan Rudeseal: COMP-AM-21-11. Barry Boyd of Griffin, Georgia. McGarity Investments of McDonough, Georgia, and James Sutherland of Forest Park, Georgia request an amendment to the comprehensive plan for property located north of Highway 2081 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 to Future Land Use Map designation from Low Density Residential and commercial to High Density Residential. District I, presented by Kenta Lanham, Planner II.

Lanham: Good evening, Chair and Board Members. The item before you is located north of International Avenue and Highway 2081 West, north of the recycling center. The subject property is 21.379 ± acres in the request is to change the Future Land Use Map designation. The subject property is shown in your exhibit books as well as on the overhead projection. There is an associated rezoning request to rezone the property from RM, Multi-Family Residential, OI, Office Institutional, C-1, Neighborhood Commercial, and M-1, light

manufacturing, to RM, Multi-Family Residential. Which will be heard, following this case. The subject property has a future land use map designation of Low Density Residential. Supporting up to a density of two dwelling units per net acre as well as a Future Land Use Map designation of commercial, shown here. This is the proposed site plan. The Future Land Use Map as mentioned calls for Low Density Residential and Commercial which does not currently support the proposed 14.45 dwelling units per net acre development. Thus, the reasoning for the comprehensive plan amendment request. The request to change the Future Land Use Map from Low Density and Commercial to High Density Residential would support up to 16.0 dwelling units per net acre. The subject property is located in an area designated for a variety of land uses, including Commercial, Low Density, and High Density Residential. The rezoning request associated will have a proposed density of 14.45 dwelling units per net acre and is supported, assuming that the comprehensive plan is amended to High Density. Staff does recommend approval of the applicant's request to amend the Future Land Use Map. Designation from Low Density Residential and Commercial to High Density Residential. Thank you, I would be happy to answer any questions you might have.

0:44:12.0

Chair: Thank you, does the board have questions for staff?

REPRESENTATION

Chair: If not, we'd like the applicant to come forward, please. Please state your name and address for the record.

0:44:25.0

Brian Parker: Brian Parker, Tellus Partners Development. 4983 North Peach Tree Road, Chamblee, Georgia. Good evening, Board. I have a gentlemen with the design team, Ralph Riley. May I bring him up, as

well?

0:44:45.0

Chair: Yes, please. If you're both going to speak state your name and address for the record.

Ralph Riley: Hi, my name's Ralph Riley. I live in Tucker, Georgia, and I'm with English and Associates Architects.

0:45:03.0

Brian Parker: We come tonight to really just tout our proposed development in our community that we're excited to bring to the county. It's a 267-unit garden style apartment complex. It consists primarily of one bedroom and two-bedroom units. We're targeting young professionals and retirees. That's why we've gone with over 90% composition of the one bedroom and two-bedroom unit types. We feel very much that this will have a positive impact on the I-75 corridor. English and Associations, whom Ralph represents, has created a farmhouse inspired aesthetic for this community. One of the highlights of this community is that's very marketable from our point of view is the community center which is 8,000 square feet in size. It'll be like no other that the county has seen to date. This is definitely a high point of this proposed community. I'd like to just point out the site plan, just a high-level overview. You see the yellow portion here. That is the community center I just mentioned to you all. The blue portion here is the residential apartments. Then you see the green walking path and nature preserves, over at the perimeter of the site. This is the current zoning map. Kenta did a good job explaining that so it doesn't really lend itself to be discussed much. We just see that this current adjacent parcel to our community here is currently zoned multi-family residential and our request to revise the zoning just as a natural kind of follow through from what already exists today. The McDonough Parkway Commercial Corridor would remain unaffected. We intend to follow strict adherence to the GDOT and Henry County Department of

Transportation Strictures. I now want to turn it over to Ralph to discuss a little more about the aesthetic and force driving their vision of design.

0:47:44.0

Ralph Riley: We've noticed a trend in the high-end single-family houses in Atlanta and I've seen some in McDonough, which we're calling the farmhouse look. It's sort of a new take on a late 19th century style where at the base of the building we have some stone or brick but it's more of accent. We've got board lap siding and board and batten siding, as design features. We feel it's very marketable and very trendy right now. That's the design style. We noticed in one of your requirements is for brick at the first-floor level and 20% on the second-floor level. We were wondering if there's some leeway in that. The more brick on a farmhouse changes it to a different style. We just wondered if y'all would consider that. Our clubhouse is about 8,000 square feet, 7,000 feet is heated, the rest is deck. We're planning like a resort style area of the pool, cabana, and grill stations around it. I don't know what else.

0:49:25.0

Brian Parker: The last thing I wanted to discuss here was addressing staff's approval recommendations. I've put on the board the ten recommendations that were provided by staff. As you can see, next to all the checkmarks, those are either recommendations that we've already implemented or are underway, for example, the traffic study we've commissioned someone to perform that and it'll be done before the school is out for the year. All of the checkmarks have been assigned and need no explanation. The two that we're requesting the board's consideration on begins with #4. Ralph just touched on it. The heavy stringent requirement of masonry at the first floor and over 50% at the second floor. Really ties our hands, so to speak, in trying to create that farmhouse aesthetic that's so desired by the marketplace right now. You can go anywhere in metro Atlanta, whether it be

Brookhaven or Buckhead, you name it, they're all desiring that motif, at the moment. That's what our target market is saying that they need. If we would be greatly obliged if you could take that into consideration. The other thing that we would like you to consider is #6. You highlighted the amenities that need to be included. We've included all of these as the basis of our design. The one we'd wish you would consider is the children's playground. As I mentioned before we're really targeting an adult population with this development, which lends itself to the unit matrix composition that I laid out to you earlier. Which is predominantly one and two bedrooms. What we've found is not a lot of children are in communities that have that type of a composition. Therefore, the children's playground we've thought would be better served in committing towards adult-use space, which is why we have such a large, 8,000 square foot, expanse of community center. That's all. I appreciate your time this evening and if you have any questions just let me know but thank you very much for your consideration.

0:51:41.0

Chair: Thank you. Does the board have questions for the applicant? Okay, Mr. Crawley.

Crawley: I noticed you said 91% of the apartments would be one bedroom and two bedroom, what would the remainder be? Three bedrooms? Four bedrooms?

Brian Parker: Three bedrooms.

0:52:01.0

Crawley: Three bedrooms?

Brian Parker: Yes, sir.

Crawley: Okay and my second question...hold on a second. What would be the

price point of the apartments as far as one bedroom, two-bedroom, three bedroom.

0:52:18.0

Brian Parker: You know, our pro formas get adjusted quite frequently. It'd be what the market's calling out for right now. I can follow up and give you a range of that. We haven't quite set it in stone at the moment but that's something we can definitely follow-up with. I don't have that price point data but it is definitely something the market will bear. We want to be able to provide Class A housing for that I-75 corridor, work force, to create and lend itself to the vibrancy of that corridor.

Risher: I see that your site plan does not include the children's play area as staff had made in their recommendation. If we wanted you to still have that where within the development do you think you would put such a facility?

Brian Parker: Well, I think this area to the far north back end would be most advisable. Just for the sake of it not being too close to major thoroughfare, there, Highway 8021. This to me seems like it would be ideal to the safety of children. We would, of course, be willing and agreeable to contemplate or discuss that later.

0:53:48.0

Risher: That looks like on your site plan it's really kind of a detention area for storm water.

Brian Parker: Perhaps it would be at the head end of this walking path. Before you would venture to this detention end it would just be more at the trail head.

Risher: I am familiar with the 1989 zoning. I think there was an attempt to develop this site as an office park and, in fact, only one building that was built and I doubt that it was ever occupied much, if at all, and it

became quite deteriorated. I believe it's been demolished.

Lanham: I believe so.

Brian Parker: We hope to reverse that trend.

0:54:52.0

Chair: Okay. Any additional questions for the applicant? I have a question for staff. The 20% that he's speaking of in terms of the brick. Is that staff's requirement? County requirement? Or do we have that leeway to remove that 20%?

Lanham: That was a condition that staff recommended. That, to be clear, and perhaps that's better discussed during the rezoning request when that condition will actually...at this moment we're discussing the comprehensive plan amendment request. Do we want to save that question for later when we get to the rezoning?

Chair: Well, let me ask. Is that part of one of the conditions under this case?

Lanham: It is not. It is solely for the rezoning.

0:55:44.0

Chair: Okay. So, the 20% does not...put that back on the board. That was...

Lanham: Yes, these conditions are solely for the rezoning request.

Chair: All right, well no problem. We'll discuss it in the next case. Does the board have additional questions for staff or the applicant?

PUBLIC PARTICIPATION

Chair: If not we have 2 minutes and 58 seconds for anyone wishing to speak in favor. No one's coming forward. We'd also like to allot 10 minutes

to anyone wishing to speak in opposition. I don't see anyone coming forward.

QUESTIONS/COMMENTS

Chair: Does the board have any questions for staff or the applicant at this point? Okay, call the case, please.

0:56:41.0

MOTION

Chair: Okay, call the case, please.

Jordan-Rudeseal: COMP-AM-21-11, Barry Boyd of Griffin, Georgia. McGarity Investments LLC of McDonough, Georgia, and James Sutherland of Forest Park, Georgia request an amendment to the comprehensive plan for property located north of Highway 2081 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 I, and the report was presented by Kenta Lanham, Planner II.

Chair: We've heard the case; do we have a motion?

0:57:32.0

Veum: I'll move to approve.

Chair: Okay, we have a motion to approve by Mr. Veum, do we have a second?

Risher: Second.

Chair: We have a second by Mr. Risher. Any discussion? All in favor? Motion carries, unanimous.

CASES

Chair: Call the next case, please.

0:57:54.0

PRESENTATION/STAFF RECOMMENDATION

Jordan Rudeseal: RZ-21-38, Barry Boyd of Griffin, Georgia. McGarity Investments LLC of McDonough, Georgia and James E. Sutherland of Forest Park, Georgia request a rezoning from RM, Multi-Family Residential, OI, Office Institutional, C-1, Neighborhood Commercial, and M-1, Light Manufacturing, for property located north of Highway 2081 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 I, presented by Kenta Lanham, Planner II.

0:58:45.0

Lanham: Good evening once more, Chairman and Board Members. The item before you is for the same property as a previous request. Property located north of the intersection of International Avenue and Highway 20/81 West, north of the recycling center. The subject property is 21.379 ± acres and the request is to rezone the property for a multi-family residential apartment development. The property is shown in your exhibit books, as well as on your overhead projection. The property is currently zoned RM, Multi-Family, OI, Office Institutional, C-1, Neighborhood Commercial, and M-1, Light Manufacturing. The Zoning Advisory Board just recommended approval of the associated comprehensive plan amendment request to change that Future Land Use Map designation from Low Density and Commercial to High Density. With that recommendation, rather with approval of that request when it comes time for the board to decide, that Future Land

bedroom units. That's the motion.

1:16:20.0

Chair: Okay, we have a motion. Do we have a second?

Risher: Second.

Chair: We have a second by Mr. Risher. Any discussion? All in favor? Motion carries, unanimous.

Brian Parker: Thank you.

1:16:34.0

ADJOURNMENT

Chair: Okay, I believe that concludes our cases for the night. Do I have a motion to adjourn?

Walker: Second.

Chair: Okay, meeting is adjourned.

END OF MEETING

Delander Nelson, Chairman

Stacey Jordan-Rudeseal, Assistant Director
Zoning Advisory Board Secretary

The above signatures reflect the approval of meeting minutes by the Henry County Zoning Advisory Board for the Public Meeting, held on March 10th, 2022.

The minutes were reviewed by the Zoning Advisory Board's Secretary, Mr. Toussaint Kirk, as of July 20, 2023. The minutes accurately reflect the meeting minutes of the March 10, 2022, Zoning Advisory Board meeting.

Delander Nelson, Chairman

Toussaint Kirk, Cluster Leader

Zoning Advisory Board Secretary

HENRY COUNTY PLANNING & ZONING *COMP-AM-21-11*

Commission District: 1
Commissioner: Johnny Wilson
ZAB Member: Don Veum, (770) 653-2383
Report Prepared By: Kenta Lanham, Planner II

Applicants:
Barry Boyd
1703 Quail Drive
Griffin, GA 30223

McGarity Investments, LLC
60 Jonesboro Street
McDonough, GA 30253

James E. Sutherland
P.O Box 786
Forest Park, GA 30298
(404) 366-8550

Agent:
Jonathon Schrader
4983 New Peachtree Road, Suite B
Chamblee, GA 30341
(404) 877-2984

Location: North of Highway 20/81 West and International Avenue
Land Lots 157 and 158 of the 7th District

Parcel ID(s): 092-01007000, 092-01007001, 092-01008000, and 092-01009003

Proposed Use /Purpose: Multifamily residential apartment development

Request: High Density Residential (up to 16.0 du/acre, net)

Future Land Use: Commercial and Low Density Residential (up to 2.0 du/acre, net)

ZAB Meeting: **March 10, 2022**

Lot Size: 21.379 +/- acres

Access: Highway 20/81 West (major arterial) and International Avenue (local)

Zoning History:

The subject property is currently zoned RM (Multifamily Residential), OI (Office-Institutional), C-1 (Neighborhood Commercial), and M-1 (Light Manufacturing) as illustrated on the Henry County Official Zoning Map adopted on November 19, 2013, by the Henry County Board of Commissioners. A review of zoning records indicates that the Board of Commissioner approved a rezoning request (RZ-83-05) from RA-200 to RMACH for Parcels 092-01007000 and 092-01007001 on June 7, 1983 with two conditions:

1. Condominiums will not be any form of subsidized housing

2. Appropriate sewer taps are to be obtained from the Water Authority

On December 6, 1989, the Board of Commissioners approved a request (RZ-89-10) to rezone a portion of Parcel 092-01007000 west of International Avenue from RM (Multifamily Residential) to OI (Office Institutional) and a portion east of International Avenue from RM (Multifamily Residential) to C-1 (Neighborhood Commercial). No record of zoning conditions were found.

Table 1.0 illustrates the current zoning and land use of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Land Use
North	RM (Multifamily Residential)	Multifamily Residence
East	C-3 (Highway Commercial)	Commercial
South	City of McDonough	Henry County Recycling Center
West	RM (Multifamily Residential)	Multifamily Residence

Source: *Henry County Zoning Map, Adopted November 19, 2013 & Henry County Tax Assessor's Website,*

Executive Summary:

The subject property is located in an area designated for a mixture of land uses, specifically the Low Density Residential, High Density Residential, and Commercial land uses on the Future Land Use Map (FLUM) of the Henry County Cities/Joint 2040 Comprehensive Plan. The applicant is requesting a concurrent rezoning (RZ-21-38) from RM (Multifamily Residential), OI (Office Institutional), C-1 (Neighborhood Commercial), and M-1 (Light Manufacturing) to RM (Multifamily Residential) for the purpose of multifamily residential apartment development. A Comprehensive Plan amendment is required to support any residential rezoning on the portions of the subject property which currently have a Commercial and Low Density Residential FLUM designation. The High Density Residential FLUM designation supports residential development of up to 16.0 dwelling units per acre, net.

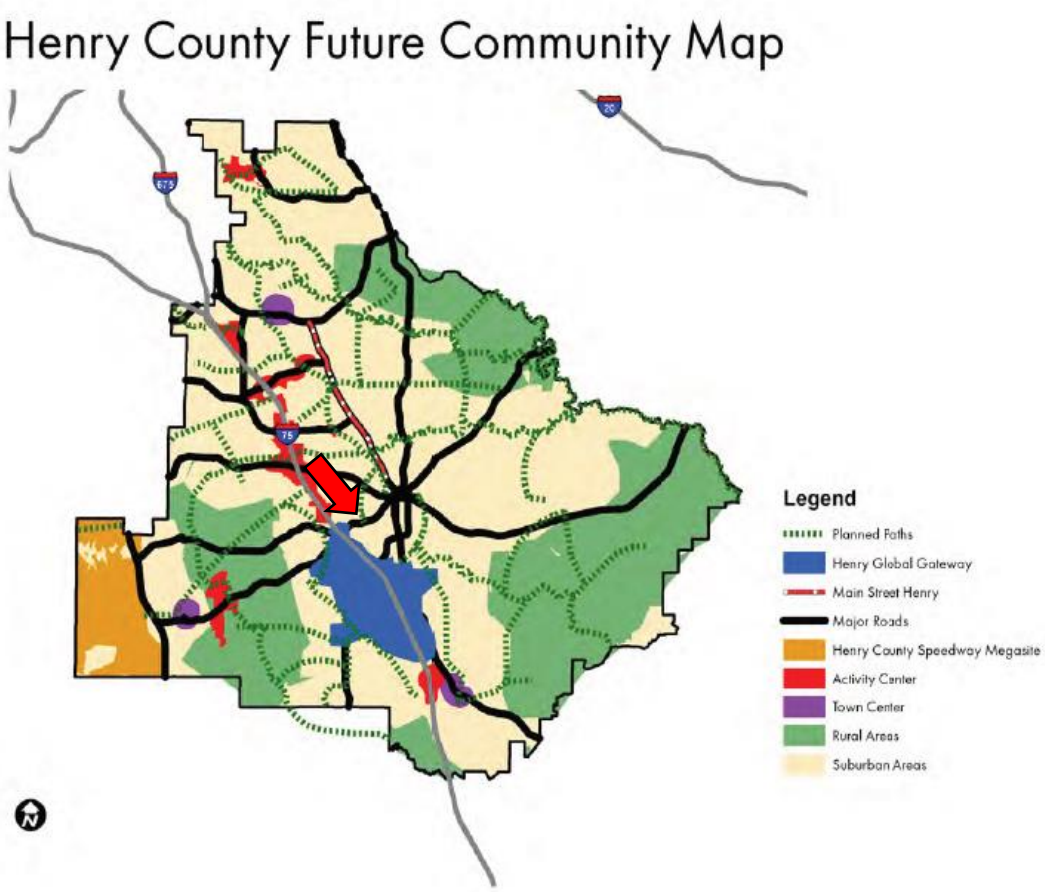
Evaluation:

The subject property is located in an area designated for primarily a combination of Low Density Residential, High Density Residential and Commercial land uses on the Future Land Use Map (FLUM) of the Comprehensive Plan. The subject property is located within an area designated as a Suburban Area on the Henry County Future Community Map. The area of the subject property is identified by a red arrow on the map on page 3.

A strategic policy for these areas is to encourage new development or redevelopment which demonstrates attention to existing adjacent neighborhoods which seeks compatibility with surrounding lot sizes. Another strategic policy for these areas is to improve pedestrian facilities including the development of sidewalks and crosswalks along major roads where connectivity is lacking. The subject property is within the Highway Corridor Overlay District and will be required to develop in accordance to the development regulations therein.

The High Density Residential FLUM designation allows for residential development of up to 16.0 dwelling units per acre, net. The proposed development has a density of 14.45 dwelling units per acre, net.

The policies outlined in the Comprehensive Plan are intended to ensure that new developments promote a better sense of place and preserve valued elements of community character. A request to amend the FLUM designation for the subject property from Commercial and Low Density Residential to High Density Residential seems reasonable based on the current zoning trends of the area for the subject property.



Recommendation:

The location of the subject property has a predominantly suburban residential character. The High Density Residential designation allows for the predominantly residential character of the area to be maintained.

Staff recommends **Approval** of the request to change the FLUM designation from Commercial and Low Density Residential to High Density Residential.

Attachments:

- Application
- Site Photos
- Sign Photo
- Exhibit Maps

COMP-AM21-11

Henry County Planning & Zoning

Amendment to the Comprehensive Plan Application

Name of Applicant: Barry E. Boyd Phone: _____ Date: 10-25-2021

Address Applicant: 1703 Quail Drive Fax _____ Pager/Cell # _____

City: Griffin State: GA Zip: 30223 E-mail: _____

Name of Agent: Jonathon Schrader Phone: 404-877-2984 Date: 10-25-2021

Address Agent: 4983 New Peachtree Road, Suite B Fax _____ Pager/Cell # _____

City: Chamblee State: GA Zip: 30341 E-mail: JSchrader@tellus-partners.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. BEB **Acknowledgement**

Amendment being requested:
Change to High Density

Address of Property: 760 Highway 20/81 (Street Address) Nearest intersection to the property: Intersection of Hwy 81/20 West and International Avenue

Size of Tract: 20.22+/- acre(s), Land Lot Number(s): 157,158, District(s): 7th

Property Tax Parcel Number: 092-01007000, 092-01007001, 092-01008000, 092-01009003 (Required)

Witness' Signature

Printed Name of Witness

Notary

exp Nov 2-17-2025

Notary Seal:

NATHAN KELL MCCARTY
MY COMMISSION EXPIRES
NOTARY PUBLIC
FEBRUARY 17, 2025
COWETA COUNTY, GEORGIA

Barry E. Boyd

Signature of Applicant/s

Barry E. Boyd

Printed Name of Applicant/s

Signature of Agent

(For Office Use Only)

Total Amount Paid $ 2305.50 Cash ____ Check # 179966 Received by: KT *(FEES ARE NON-REFUNDABLE)*

Application checked by: KL Date: 1/6/22 Map Number(s): 092

Pre-application meeting: ____ KL Date: 8/24/21

Zoning Advisory Board Decision: Approval

BOC Decision: _____

Planning Director's Signature: _____ Date: _____

-6-

Henry County Planning & Zoning

Amendment to the Comprehensive Plan Application

Name of Applicant James E. Sutherland Phone: 404-366-8550 Date: 10-25-2021

Address Applicant: PO Box 786 Fax _____ Pager/Cell # _____

City: Forest Park State: GA Zip: 30298 E-mail: _____

Name of Agent Jonathon Schrader Phone: 404-877-2984 Date: 10-25-2021

Address Agent: 4983 New Peachtree Road, Suite B Fax _____ Pager/Cell # _____

City: Chamblee State: GA Zip: 30341 E-mail: JSchrader@tellus-partners.com

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Property Tax Parcel Number: 092-01007000, 092-01007001, 092-01008000, 092-01009003 (Required)

Witness' Signature

Andrew Wilson
Printed Name of Witness

Notary

Expires 2-17-2025

Signature of Applicant/s

James E Sutherland, I
Printed Name of Applicant/s

Signature of Agent

Notary Seal:

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

(For Office Use Only)

Total Amount Paid $_____ Cash_____ Check #_____ Received by: _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

E Decision: _____

Planning Director's Signature: _____ Date: _____

Henry County Planning & Zoning

ne of Applicant McGarity Investments, LLC Phone: _____ Date: 10-25-2021

Address Applicant: 60 Jonesboro Street Fax _____ Pager/Cell # _____

City: McDonough State: GA Zip: 30253 E-mail: _____

Name of Agent Jonathon Schrader Phone: 404-877-2984 Date: 10-25-2021

Address Agent: 4983 New Peachtree Road, Suite B Fax _____ Pager/Cell # _____

City: Chamblee State: GA Zip: 30341 E-mail: JSchrader@tellus-partners.com

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092-01007000, 092-01007001, 092-01008000, 092-01009003

Property Tax Parcel Number: ___ - ___ - ___ - ___ (Required)

Witness' Signature

Printed Name of Witness

Notary

expires 2-17-2025

Notary Seal:

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Signature of Applicant/s

Printed Name of Applicant/s

Signature of Agent

(For Office Use Only)

Total Amount Paid $_____ Cash____ Check #_____ Received by: _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Director's Signature: _____ Date: _____

Henry County Planning & Zoning

Amendment to the Comprehensive Plan Application

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Address Applicant: PO Box 786 Fax _____ Pager/Cell # _____

City: Forest Park State: GA Zip: 30298 E-mail: _____

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Property Tax Parcel Number: 092-01007000, 092-01007001, 092-01008000, 092-01009003 (Required)

Witness' Signature

Printed Name of Witness

Notary

expire 2-17-2025

Signature of Applicant/s

Printed Name of Applicant/s

Signature of Agent

Notary Seal:

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

(For Office Use Only)

Total Amount Paid $_____ Cash_____ Check #_____ Received by: _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

F Decision: _____

Planning Director's Signature: _____ Date: _____

PRE-APPLICATION FORM

DATE 08/24/21

APPLICANT:

TYPE OF APPLICATION: Rezoning & Comprehensive Plan Amendment

PROPERTY ADDRESS: International and Hwy 20/81

DIST: 7th **LAND LOT(S):** 157, 158 **PARCEL I.D.:** 092-01007000, 01, 9003, & possibly 8000

MAP NUMBER: 092 **CURRENT ZONING:** RM, C-1, OI, M-1, & RM **PROPOSED ZONING:** RM

FUTURE LAND USE MAP DESIGNATION:
Commercial & Low Density Residential, up to 2 dwellings/acre net

REQUEST/ITEMS DISCUSSED:
Property split zoned RM, OI, & C-1 in 1989. M-1 property no file found
Property is within the Highway 20 Corridor Overlay District
Rezoning to RM would require a change to the Future Land Use Map to Medium density (6 dwellings per net acre) or High density (16 dwellings per net acre)
Discussed approximate timeline
Application Deadline
Sept 7
Nov 2
Tentative ZAB Meeting
November
January 2022

ADJACENT PROPERTIES ZONING:

NORTH: RM, M-1 **SOUTH:** C-1, M **EAST:** C-3 **WEST:** RM

Staff reserves the right to recommend denial for all requests.

PREVIOUS REZONING REQUESTS IN THE AREA/INCLUDING SURROUNDING SUBDIVISIONS:

ATTENDANTS:

_____ Signature (Owner/Agent)

_____ Signature

_____ Signature

Planner II Signature

PLEASE NOTE:

No application will be accepted unless all necessary documentation is complete and a pre-application meeting has been held (No exceptions).

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes ✓ No ____

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member
Greg Cannon	$ 250	Cash

We certify that the foregoing information is true and correct, this ____ day of ____, ____

H. Lindsay McGarity
Applicant's Name - Printed

M. Lindsay McGarity
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27 day of October, 2021.

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Nathan Kell McGarity
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a Conditional Use.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes _____ **No** ✓

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 26 day of October, 2021

James E Sutherland

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of October, 2021.

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Notary Public

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Yes _____ **No** X

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 26th day of October, 2021

Barry E. Boyd
Applicant's Name - Printed

Barry E. Boyd
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26th day of October, 2021.

JESSICA MCLEOD NOTARY PUBLIC HENRY COUNTY GEORGIA EXPIRES FEB. 04, 2022

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes _____ **No** ✓

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 26 day of October, 2021

James E Sutherland

Applicant's Name - Printed

James E Sutherland

Signature of Applicant/Property Owner/Agent

_____

Applicant's Attorney, if applicable - Printed

_____

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of October, 2021

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Nathan Kell McGarity

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a Conditional Use.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 29 day of October, 2021

Jonathon Schrader
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29 day of October, 2021.

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

October 25, 2021

Henry County Planning and Zoning Department
140 Henry Parkway
McDonough, GA 30253

RE: Letter of Ownership and Intent

To Whom It May Concern:

I am the owner of property situated on International Avenue close to the intersection of Highway 81/20 West and International Avenue, identified as tax parcel #092-01007000. I am requesting a comprehensive land use plan amendment to high density residential and a rezoning to RM for 11.53+/- acres. The 11.53+/- acres is part of a 20.22+/- acre assemblage. This application is being made through joint application for a future multifamily development, particularly an apartment development. The estimated time for this development is not calculable at this time. I agree to allow Tellus-Partners, or its appointees, to represent me in this land plan amendment and rezoning request.

By: _____
Its: _____

October 25, 2021

Henry County Planning and Zoning Department
140 Henry Parkway
McDonough, GA 30253

RE: Letter of Ownership and Intent

To Whom It May Concern:

I am the owner of property situated on International Avenue close to the intersection of Highway 81/20 West and International Avenue, identified as tax parcel #092-01009003. I am requesting a comprehensive land use plan amendment to high density residential and a rezoning to RM for 7.85+/- acres. The 7.85+/- acres is part of a 20.22+/- acre assemblage. This application is being made through joint application for a future multifamily development, particularly an apartment development. The estimated time for this development is not calculable at this time. I agree to allow Tellus-Partners, or its appointees, to represent me in this land plan amendment and rezoning request.

By: _____
Its: Manager

October 25, 2021

Henry County Planning and Zoning Department
140 Henry Parkway
McDonough, GA 30253

RE: Letter of Ownership and Intent

To Whom It May Concern:

I am the owner of property situated on International Avenue close to the intersection of Highway 81/20 West and International Avenue, identified as tax parcel #092-01007001. I am requesting a comprehensive land use plan amendment to high density residential and a rezoning to RM for 0.30+/- acres. The 0.30+/- acres is part of a 20.22+/- acre assemblage. This application is being made through joint application for a future multifamily development, particularly an apartment development. The estimated time for this development is not calculable at this time. I agree to allow Tellus-Partners, or its appointees, to represent me in this land plan amendment and rezoning request.

By: _____
Its: _____

October 19, 2021

Henry County Planning and Zoning Department
140 Henry Parkway
McDonough, GA 30253

RE: Letter of Ownership and Intent

To Whom It May Concern:

I am the owner of property situated on International Avenue close to the intersection of Highway 81/20 West and International Avenue, identified as tax parcel #092-01008000. I am requesting a comprehensive land use plan amendment and rezoning of 0.58+/- acres. This application is being made through joint application for a future multifamily development, particularly an apartment development. The estimated time for this development is not calculable at this time. I agree to allow FS Investments of Georgia LLC, or its appointees, to represent me in this land plan amendment and rezoning request.

Barry E. Boyd

By: Barry E. Boyd
Its: property owner

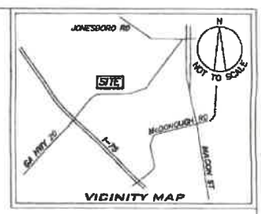
JESSICA MCLEOD
NOTARY
EXPIRES
GEORGIA
FEB. 04, 2022
PUBLIC
HENRY COUNTY

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTIONS REPORT. EASEMENTS, ENCUMBRANCES OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
5. ALL IPF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE.
6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
7. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.
8. WHERE TITLE LINES ARE DEFINED BY A BODY OF WATER, THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. SAID BOUNDARY LINE MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

SURVEY DATA

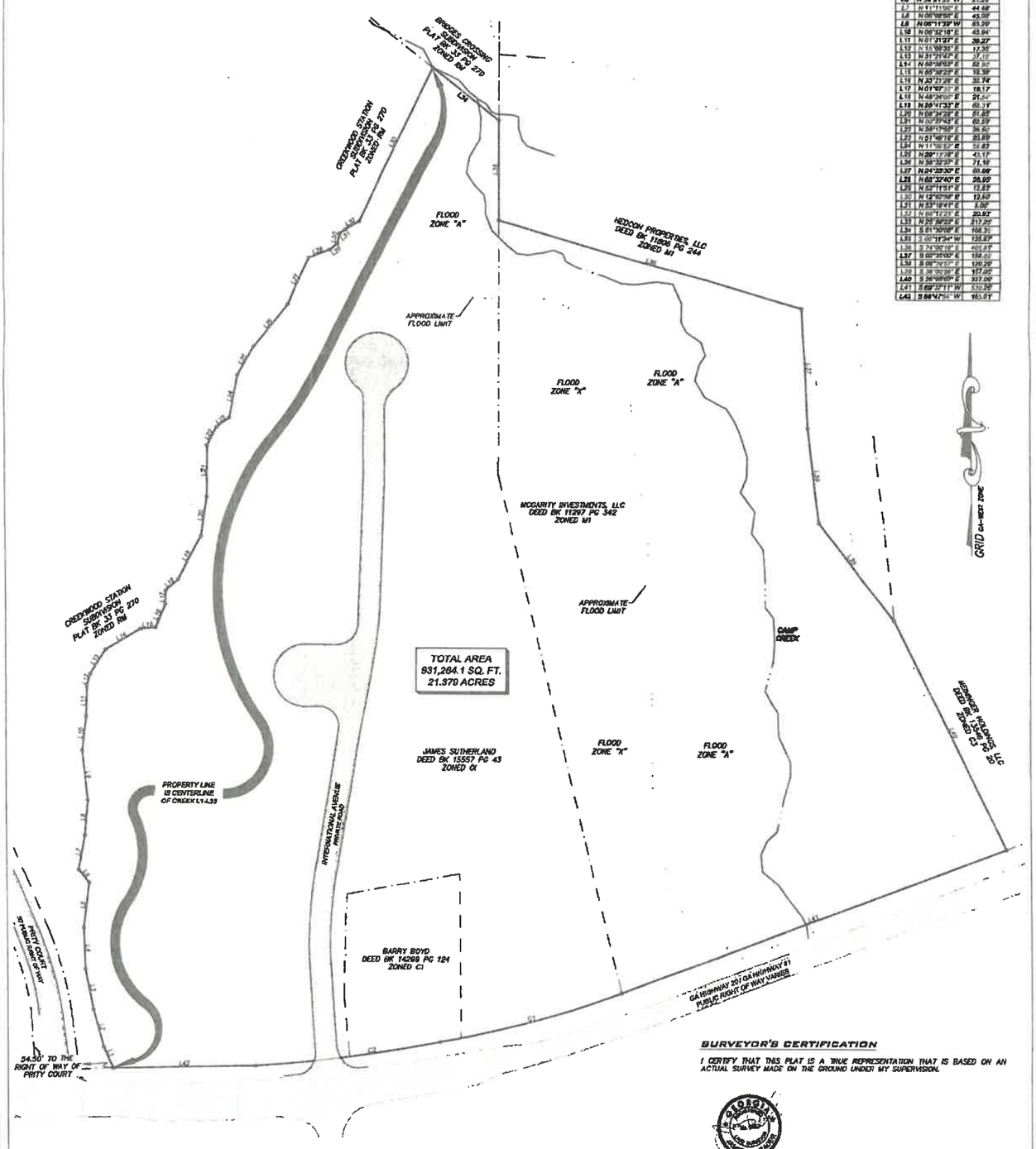
1. FIELD SURVEY COMPLETED ON 11-20-2021.
2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS. HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 515,870 FEET.
5. A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERS 13151C0168D AND 13151C0158D, EFFECTIVE DATE OF OCTOBER 8, 2016.
6. PROPERTY LINES L35, L36, L37, L39 AND L39 ARE PENDING THE EXECUTION OF AN APPROVED BOUNDARY LINE AGREEMENT BETWEEN THE EXISTING OWNERS.



VICINITY MAP

CALL	ARC LENGTH	RADIUS	DISTANCE (CHORD)	BEARING (CHORD)
C1	242.67'	1380.11'	242.39'	S 74°45'08" W
C2	960.19'	1868.19'	949.65'	S 87°35'58" W

LINE	BEARING	DISTANCE
L1	N 24°11'16" W	89.30'
L2	N 14°42'57" W	30.39'
L3	N 11°28'59" W	85.89'
L4	N 01°48'18" W	82.19'
L5	N 07°18'18" E	84.49'
L6	N 38°21'33" W	31.26'
L7	N 11°11'30" E	44.68'
L8	N 05°59'50" E	45.08'
L9	N 08°11'39" W	65.20'
L10	N 06°52'16" E	43.64'
L11	N 01°21'27" E	39.27'
L12	N 11°09'35" E	17.16'
L13	N 31°21'12" E	37.17'
L14	N 66°36'03" E	52.10'
L15	N 85°39'23" E	19.39'
L16	N 23°21'26" E	30.74'
L17	N 01°07'[illegible]" E	18.17'
L18	N 48°26'[illegible]" E	21.[illegible]'
L19	N 86°41'33" E	49.11'
L20	N 06°34'28" E	51.95'
L21	N 10°37'43" E	60.57'
L22	N 34°17'52" E	39.80'
L23	N 01°48'16" E	33.69'
L24	N 11°55'57" E	51.43'
L25	N 29°17'28" E	41.17'
L26	N 38°32'37" E	71.18'
L27	N 24°29'30" E	69.09'
L28	N 62°37'40" E	28.99'
L29	N 52°11'51" E	12.69'
L30	N 12°40'09" E	12.69'
L31	N 23°18'41" E	5.00'
L32	N 66°12'22" E	20.97'
L33	N 29°49'23" E	212.29'
L34	S 81°30'08" E	108.31'
L35	S 00°11'34" W	135.89'
L36	S 74°56'18" E	405.47'
L37	S 68°21'05" E	158.00'
L38	S 68°21'05" E	120.29'
L39	S 39°39'56" E	117.09'
L40	S 26°56'09" E	327.09'
L41	S 69°37'11" W	330.29'
L42	S 66°47'[illegible]" W	161.91'



SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

JAMES H RADER GEORGIA RLS# 3033

LEGEND

PROPERTY LINE	R/W	RADIUS DIMENSION	GAS METER
LAND LOT LINE		SANITARY SEWER LINE	GAS VALVE
CONCRETE MONUMENT FOUND		SANITARY SEWER MANHOLE	FIRE HYDRANT
IRON PIN SET		SANITARY CLEANOUT	WATER VALVE
IRON PIN FOUND		WATER METER	WATER MANHOLE
CRIMPED POP PIPE		DUCTILE IRON PIPE	FIBER OPTIC BACKFLOW CONNECTION
CROSS-TOP PIPE		POLYVINYL CHLORIDE PIPE	IRRIGATION CONTROL VALVE
POINT OF BEGINNING		POWER POLE	WATER LINE
POINT OF COMMENCE		LIGHT POLE	TREE LINE
BUILDING SETBACK LINE		POWER (TRANSFORMER) BOX	YARD
CENTERLINE		CUT MARK	MONITORING WELL
CURB INLET		POWER METER	BUILDING (PROFILE)
CURB INLET		OVERHEAD POWER LINE	BUILDING
YARD INLET		OVERHEAD POWER LINE	BUILDING PORCH
DOUBLE-YARD DITCH INLET		UNDERGROUND POWER LINE	FENCE LINE
SINGLE-YARD DITCH INLET		TELEPHONE MANHOLE	CONCRETE
HEADWALL		TELEPHONE PEDESTAL	WIRE CONTROL
CURB INLET		UNDERGROUND TELEPHONE LINE	SPOT ELEVATION
STORM SEWER PIPE		TELEVISION (CABLE) LINE	PARKING METER ELEVATION
CORRUGATED METAL PIPE		TELEVISION CABLE PEDESTAL	CONTOUR OF STREAM
CORRUGATED PLASTIC PIPE		TRAFFIC SIGNAL BOX	FLOOD LIMITS
REINFORCED CONCRETE PIPE		GAS LINE	DRAINAGE

0' 60' 120' 180'

REVISION	DATE	PURPOSE

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-936-2170
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
COPYRIGHT 2021

SURVEY FOR:

TELLUS

LAND LOTS 157 AND 158
DISTRICT 7
HENRY COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 40'	11/20/21	20211139	1 OF 1

HENRY COUNTY APARTMENTS

UNIT MIX & BUILDING SCHEDULE

		UNIT HEATED	1 BD / 1 BA	1 BD / 1 BA	2 BD / 2 BA	3 BD / 2 BA	
		SQ. FT	774	792	1128	1311	
BLDG #	BLDG TYPE	# OF STORIES	A1	A2	B1	C1	TOTAL
1	A1/A2/B1	3 STORY	12	6	12	-	30
2	A1/A2/B1	3 STORY	12	6	12	-	30
3	B1/B1/B1/B1	3 STORY	-	-	24	-	24
4	A1/A2/B1	3 STORY	12	6	12	-	30
5	A1/A2/B1	3 STORY	12	6	12	-	30
6	C1/B1/B1/C1	3 STORY	-	-	12	12	24
7	A1/A2/B1	3 STORY	12	6	12	-	30
8	A1/A2/B1	3 STORY	12	6	12	-	30
9	C1/B1/B1/C1	3 STORY	-	-	12	12	24
10	A1/A2/B1	3 STORY	6	3	6	-	15
TOTAL UNITS			78	39	126	24	267
% EACH TYPE			29.21%	14.61%	47.19%	8.99%	100.00%

UNIT SQ. FOOTAGE SCHEDULE

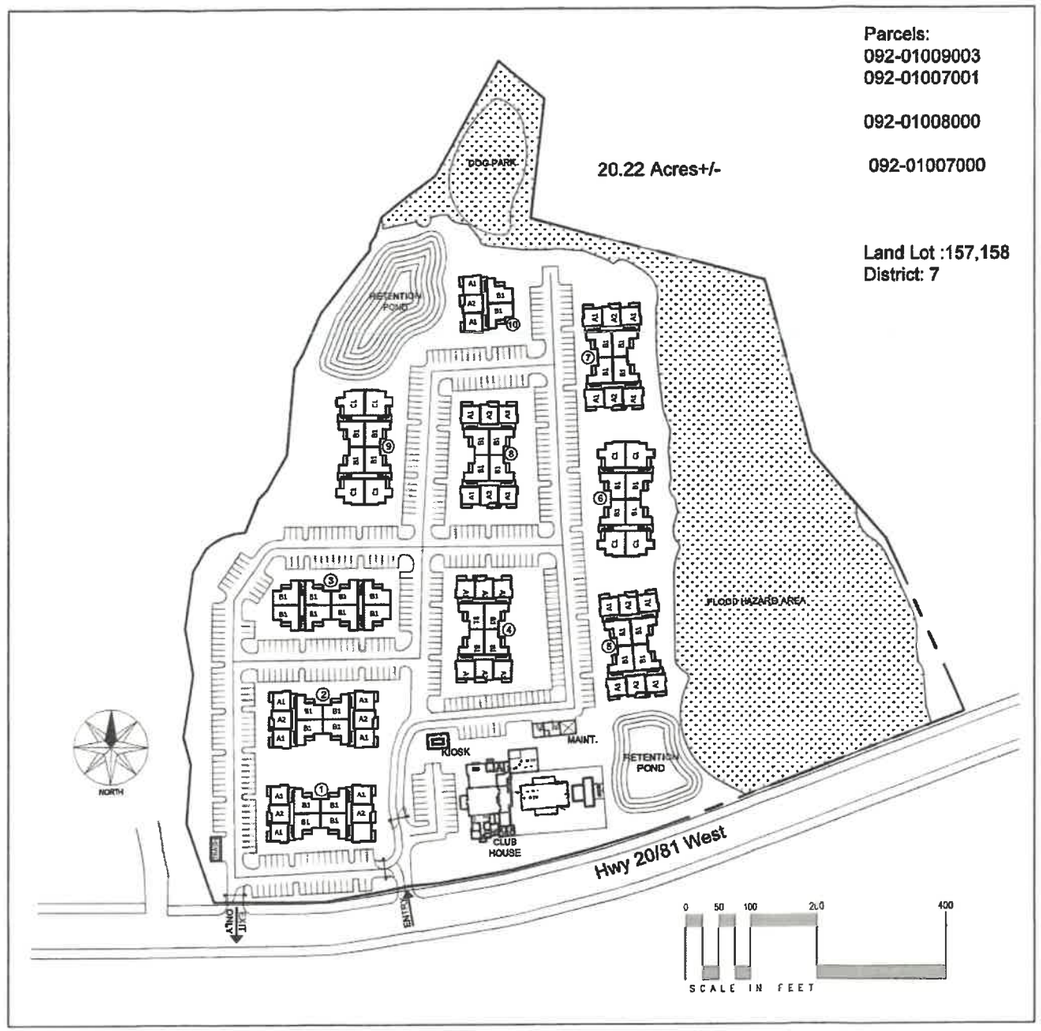
UNIT TYPE	HEATED SQ. FOOTAGE	UNHEATED SQ. FOOTAGE	TOTAL GROSS
A1	774	83	857
A2	792	121	913
B1	1128	79	1207
C1	1311	81	1392

PROJECT TOTAL SQUARE FOOTAGE

	RENTABLE HEATED SQ. FT.	UNHEATED S.F / DECK	RENTABLE GARAGE SQ. FT.	BREEZEWAY / CORRIDOR	BUILDING GROSS TOTALS
BUILDING 1	27576	2670	-	3152	33398
BUILDING 2	27576	2670	-	3152	33398
BUILDING 3	27072	1896	-	2832	31800
BUILDING 4	27576	2670	-	3152	33398
BUILDING 5	27576	2670	-	3152	33398
BUILDING 6	29268	1920	-	3133	34321
BUILDING 7	27576	2670	-	3152	33398
BUILDING 8	27576	2670	-	3152	33398
BUILDING 9	29268	1920	-	3133	34321
BUILDING 10	13788	1335	-	1576	16699
PROJECT TOTALS	264852	23091	-	29586	317529

EFFICIENCY : RENTABLE S.F. / GROSS TOTAL = 83.41%

This property is Not in a protected watershed



PRELIMINARY SITE PLAN
APARTMENTS - HENRY COUNTY
FOR
TELLUS PARTNERS

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DAVID_ENGLISH@BELLSOUTH.NET

JOB PROGRESS:

ITEM:	DATE:
Site Plan	8/5/21

REVISIONS:

TAG:	DATE:

This drawing, as an instrument of service, is and shall remain the property of the Architect Of Record and shall not be published, reproduced or used in any way without the written permission of the Architect Of Record. DO NOT scale this drawing. All questions to be submitted on a formal request for information to the Architect Of Record.

HENRY COUNTY APARTMENTS
APARTMENTS FOR TELLUS PARTNERS IN GA

JOB NUMBER: E-202
DRAWN BY:
CHECKED BY:

SHEET NO.

STATE OF GEORGIA

COUNTY OF HENRY

The regular meeting of the Board of Commissioners of Henry County was held in the Administration Building in McDonough, Georgia, on June 7, 1983 at 9:35 a.m.

Those present were:

Edward H. Whiddon, Sr., Chairman, presiding
William M. Gardner, Vice Chairman
W. D. Patrick, Commissioner
Cerelle Spraggins, Commissioner

Ron H. Rabun, County Administrator; Philip Keen, County Attorney; Beverly McLeod, Clerk; Dave Crawford, Administrative Assistant, Planning and Zoning Department; General Ray Davis (retired) of the Henry County Taxpayers' Association; Robert Clough, WZAL; Martha Barksdale of Henry Neighbor; Sherri DeCinque of Henry Herald; and several visitors.

After the Chairman led in the pledge of allegiance to the flag, he read the financial statement for the record. It was:

Budget year is 92% complete. Total receipts to date are $7,786.018.53 or 97% of estimated revenue. Total expenditures to date are $6,235,126.18 or 78% of estimated expenditures.

As the first order of business, the Chairman called for the zoning to be presented. Mr. Charles Hansen of Atlanta, applicant for a rezoning request change, and his attorney, Mrs. Sara M. Wayman came forward to petition the Board to rezone LL 166 of the 7th district from M-1 to M-5. Said property is located on corner of Highway 42 and Highway 155 and contains 14.12084 acres. Request was made for a salvage yard on the front acreage and for an impound lot on the rear 10 acres. Planning Board had denied. Attorney Wayman presented land deeds for Exhibit #1 as the certified copy of the history of the property. The transcript of the previous court case and pictures, et cetera, were presented for recording as additional exhibits. After the Chairman verified with Mr. Hansen that his rezoning request was for the entire piece of property, the Chairman enumerated the problems he saw with this request, namely: 1) that the property could conceivably be zoned under a conditional use, but use would revert back to M-1 zoning if wrecker contract (for impound lot) is lost; 2) that access to impound lot acreage is not off of paved road (required by wrecker contract); and that 3) outside storage is not allowed under an M-5 zoning. County Attorney Philip Keen pointed out to the Board that applicant is currently under a contempt of court citation because of failure to obey a court order to clean up his junk yard. In view of the problems associated with this request, Commissioner Simpson made the motion to deny the rezoning request. Commissioner Patrick seconded and all were in favor.

At this point, Mr. Rod Oglesby of Century 21 came before the Board to represent Mr. J. P. Moseley's request change from RA-200 to R-125 in LL 29 of the 11th district. Property is located on Millers Mill Road and contains approximately 42 acres. Request is made for single family dwellings. Planning Board approved. The preliminary plat for Harbor & Johnson, Summertown, was reviewed at this time in conjunction with this request. Mr. Dave Crawford presented the plat and stated that Water Authority had advised that there are 6" mains and adequate water supply and pressure. As Commissioner Simpson anticipated future drainage problems within the Summertown Subdivision, the Chairman stated that the Soil and Sedimentation review committee would review the plat before final approval is given. The Vice Chairman made the motion to approve the rezoning request as stated and Commissioner Patrick seconded. All were in favor. Commissioner Simpson made the motion to approve the preliminary plat for Summertown and the Vice Chairman seconded. All were in favor; however, Commissioner Simpson directed that a letter from the engineer be submitted to the Board before final plat is approved. Said letter will certify that water drainage problems can be handled without damage to surrounding property.

Mr. Ron Rabun, County Administrator, spoke to the Board while Dave Crawford was presenting the next zoning item for the Board's review. Mr. Rabun stated that a request from the Water Authority had been relayed to him asking that this

rezoning request change only be approved contingent upon applicants' receiving appropriate sewer taps from the Water Authority on the property before development takes place. The request was for Misters George S. Standard and Thomas Jerry Long to rezone 12.4 acres, located on Highway 81 & 20, LL 157 & 158 of the 7th district, from RA-200 to RMACH. Request was made for condominiums and Planning Board had approved. Mr. Grey Myers was present to represent the applicants. Mr. Myers stated that there would be 80 condominium units, 4 per building, and that the older structure, after renovated, already on the property would become the management office. Commissioner Simpson made the motion to approve provided: 1) these condominiums will not be any form of subsidized housing, and 2) that appropriate sewer taps are obtained first from Water Authority. Commissioner Spraggins seconded and all were in favor. A copy of this action is to be sent to the Board of Education for their record.

As the first conditional use request, Mr. Forace Gravitt of Stockbridge came forward to request he be allowed to use an auction barn, located at 3377 North Henry Boulevard, Stockbridge, as a church. Mr. Crawford presented to the Board a letter from Ned Clarke, Health Department Sanitarian, certifying that the existing septic tank system would be sufficient. Mr. Bill Maltbie, Fire Marshall, was present and stated that with a few minor corrections, the barn would pass a fire safety inspection. The board by common consent approved the conditional use.

Reverend Georgia K. Henderson of the Good Samaritan Club, Inc., a non-profit organization, requested the Board to grant a conditional use in LL 28 of the 12th district, so that an all-purpose building e.g., a fellowship hall, could be erected. Property is located on Red Oak Road, Stockbridge, and contains 3.8 acres, and presently zoned RA-200. Planning Board denied due to the obscurity of usage stated at their Board meeting. Reverend Henderson stated that building would be used by under-privileged people. At this point, she introduced Reverend Al Ferguson who also was present in support of the request. Rev. Ferguson stated that the building will only be used for fund-raising activities for the under-privileged. Mrs. Henderson stated that the Club has 420' of road frontage and the proposed building would be 60' x 75.' Mr. Dave Crawford presented a copy of the deed for the land which was in the name of the Good Samaritan Club, Inc. The Vice Chairman made the motion to approve, Commissioner Spraggins seconded and motion passed by majority with Commissioner Simpson opposing.

Mr. Marvin Rose of McDonough, requested a conditional use in LL 204 of the 7th district, located at 559 Old Jackson Road, McDonough, for a move-in house to be placed on the property. Presently property is zoned RA-200 and is a four acre tract. Planning Board approved. Mr. Crawford advised the Board that the move-in house in question is a 2,181 sq. ft. home, is in good shape, and has passed inspection. He further advised that this has been advertised and there was no opposition. Commissioner Simpson made the motion to approve, Commissioner Patrick seconded and all were in favor.

Mrs. Robert A. Ball of McDonough requested a conditional use in LL 76 of the 11th district. Said property is located at 4066 Airline Road, contains 29 acres, and is presently zoned RA-200. Request is for a move-in house to be placed on property. Planning Board approved. Mr. Crawford advised that the frame house is in good condition but would need the entire electrical system reworked. He further advised that this has been advertised and there was no opposition. Commissioner Simpson advised the Board that a mobile home is presently on the property, whereupon the Chairman stated that Mrs. Ball would need two plats for this property with the mobile home on at least 25 acres, according to the zoning ordinance, and the rest of the acreage to be used for the move-in house. Commissioner Simpson made the motion to approve the conditional use provided that the tracts are split in accordance with the above and are submitted and approved by the Planning and Zoning Department. Commissioner Spraggins seconded and all were in favor.

Hoyne Industries of McDonough was represented by Mr. Bill Adams on their conditional exeception request in LL 188 of the 7th district. Said property is located at 385 Hwy. 155, McDonough, and is presently zoned M-1. Request is made

for a total bid of $4,937/month; Commissioner Spraggins seconded; and all were in favor.

Mrs. Austin presented bids which were received for the repair of five bridges (Old Jackson Road, East Atlanta Road, Jonesboro Road, Hampton-Locust Grove Road, and Blackhall Road). She stated bids were received from four vendors, as follow: Bellamy Brothers, Inc. bid $182,807, Sunbelt Structure bid $202,000, Tanner Construction Company bid $229,000, and Tidwell Construction Company bid $238,000. Mrs. Austin stated the Engineering Department reviewed the bids and they recommend the Board award the bid to Bellamy Brothers, Inc., who submitted the lowest bid. Chairman Crawford noted the Board reviewed the bids extensively at their meeting the previous day. Commissioner Spraggins stated this project will help the County's image with the State of Georgia in getting more funding for County bridges. Commissioner Spraggins made a motion to award the bid to Bellamy Brothers, Inc., as the lowest bidder, for $182,807, in order to get the bridges repaired; Commissioner Calhoun seconded; and all were in favor.

Mr. Smith stated contracts and all necessary documents will be executed and he anticipates the repairs will begin sometime within 30 days. He stated Old Jackson Road will receive first priority since it is closed.

Mr. Thomas M. Conway, Glaze, Fincher & Bray, 120 N. McDonough Street, Jonesboro, appeared before the Board in regard to the below-listed rezoning request. Mr. Risher presented a site plan which was originally proposed. Mr. Conway stated the applicant does not have a problem with changing his rezoning request to C-1, rather than C-2, pursuant to the Planning Board's recommendation. He noted the applicant also owns the adjacent parcel of property and he anticipates construction to begin within 60 days. There was no opposition present to this request. Commissioner Calhoun made a motion to approve the rezoning request to C-1; Commissioner Joyner seconded; and all were in favor.

J. Frank Golden of Morrow requests rezoning from RM to C-2 in LL 158/7th District, for property on the north side of Hwy. 20 & 81, 790 feet west of Asbury Road. Contains 4.0 acres. Request is to develop site for office and retail business use. Planning Board recommended approval for C-1 on 11/9/89. Advertised 11/17/89 and 11/24/89.

start HERE

Mr. Risher presented two rezoning requests of Mr. Alan P. Thomas. Mr. Thomas, Countryside Realty, Inc., 81 West Office Park, McDonough, appeared before the Board. Mr. Risher noted a house which is situated between the two subject tracts of property, is not a part of this request. He noted the house, which is not habitable, is owned by Mr. Henry Boyd, East Point. There was no opposition present to this request. Commissioner Honea made a motion to approve Mr. Thomas' rezoning request (RM to OI); Commissioner Joyner seconded; and all were in favor.

Alan P. Thomas of 6363-B Jonesboro Road,

OI
2.47+/-ac

Morrow, requests rezoning from RM to OI, in LL 157,158/7th District, on the north side of Hwy. 20 & 81, across from Asbury Road. Contains 2.47 acres. Request is to develop site into office buildings. Planning Board recommended approval 11/9/89. Advertised 11/17/89 and 11/24/89.

Commissioner Honea made a motion to approve Mr. Thomas' rezoning request (RM to C-1); Commissioner Joyner seconded; and all were in favor.

C1
2.84+/-ac

Alan P. Thomas of 6363-B Jonesboro Road, Morrow, requests rezoning from RM to C-1 in LL 157,158/7th District, on the north side of Hwy. 20 & 81, across from Asbury Road. Contains 2.84 acres. Request is to develop site into a strip shopping center. Planning Board recommended approval on 11/9/89. Advertised 11/17/89 and 11/24/89.

Mr. Risher presented the below-listed rezoning request of Mr. Harrison. Mr. Harrison, nor a representative was present at this meeting. Mr. Risher stated he was notified by mail and telephone of this meeting. Commissioner Spraggins made a motion to table this request until the next meeting so the applicant can be present and if he is not present at that meeting, then the Board will take an action; Commissioner Calhoun seconded; and said motion passed by quorem, with Commissioner Honea opposed.

Raymond E. Harrison, 1634 Hwy. 42 South, McDonough, requests rezoning from RA to M-1, LL 219/7th District, on the west side of Hwy. 42, north of King Mill Road. Contains 1.0 acre. Request is to develop existing building and site for pallet repair business. Planning Board tabled 10/12/89. Planning Board recommended approval of a conditional exception (temporary use) on 11/19/89, with condition that applicant install a wooden fence to obscure view of pallets from adjacent properties, and will be reviewed in one year. Advertised 11/17/89 and 11/24/89.

Mr. Risher presented the below-listed administrative appeal of Mr. Steven Buchanan. Mr. Buchanan appeared before the Board. He stated he wishes to build an additional house on his property, which is landlocked. He stated his house is already built on the easement. Commissioner Honea stated a variance should have been requested rather than an administrative appeal. Commissioner Crawford made a motion that Mr. Risher's interpretation in this matter is correct in regard to Section 410; Commissioner Calhoun seconded; and all were in favor.

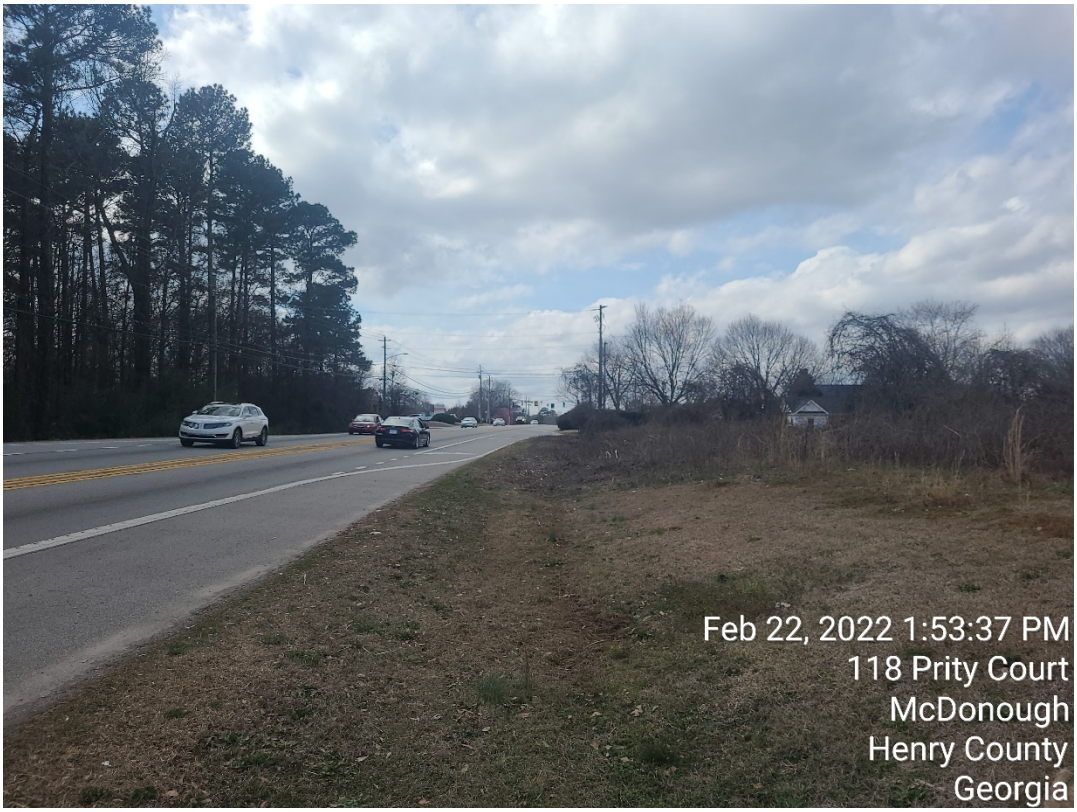
The Board suggested Mr. Buchanan apply for a variance in this matter. Commissioner Joyner suggested Mr. Buchanan

RZ-21-38 & COMP-AM-21-11 View- North

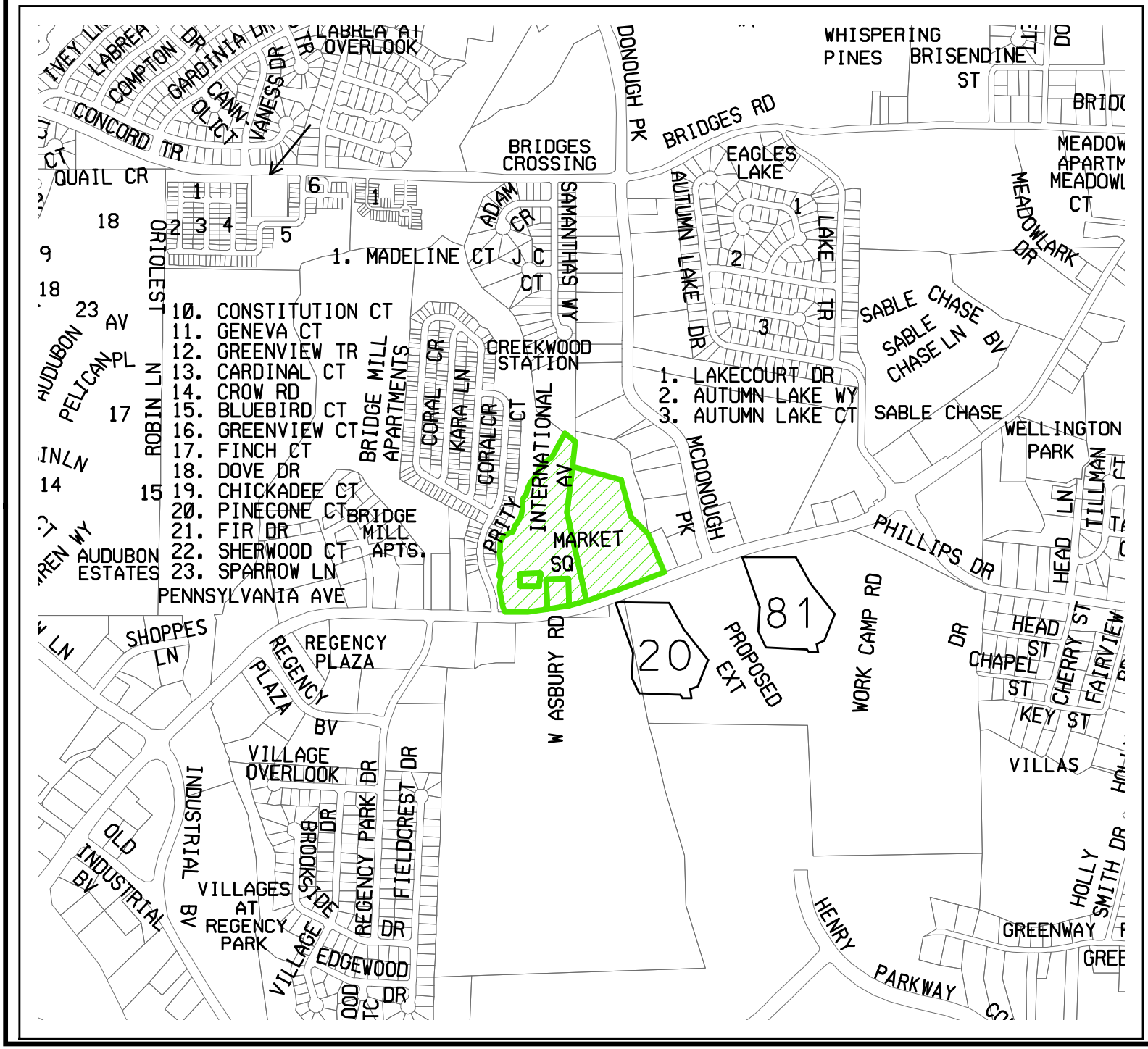
RZ-21-38 & COMP-AM-21-11 View- East

RZ-21-38 & COMP-AM-21-11 View- South

RZ-21-38 & COMP-AM-21-11 View- West



RZ-21-38 & COMP-AM-21-11 Sign



Legend

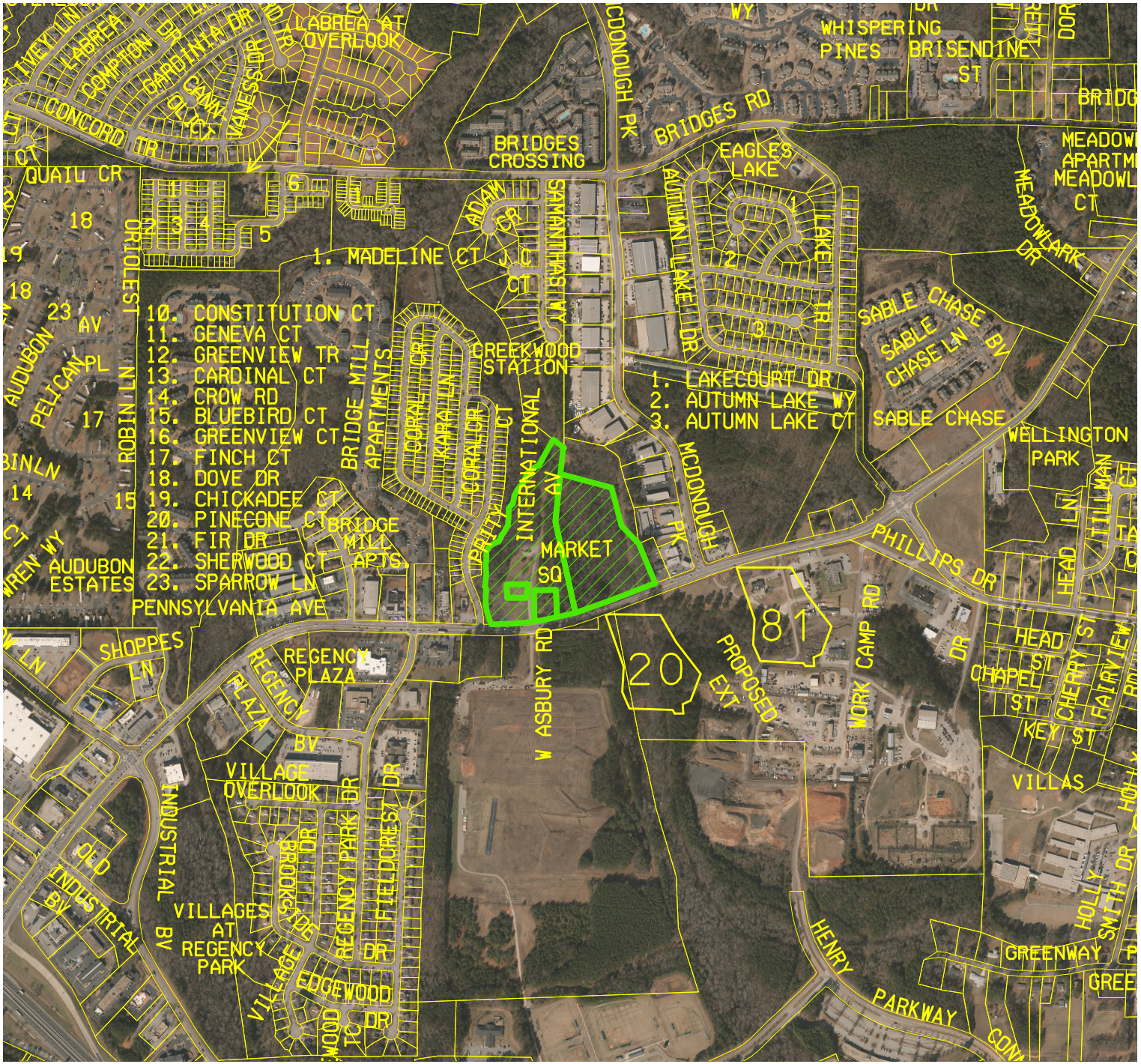
Comp

COMP-AM-21-11

TAX MAP

Scale: 1" = 1000'

This map is for graphical representation only. It is not a legal document.



Legend

Comp

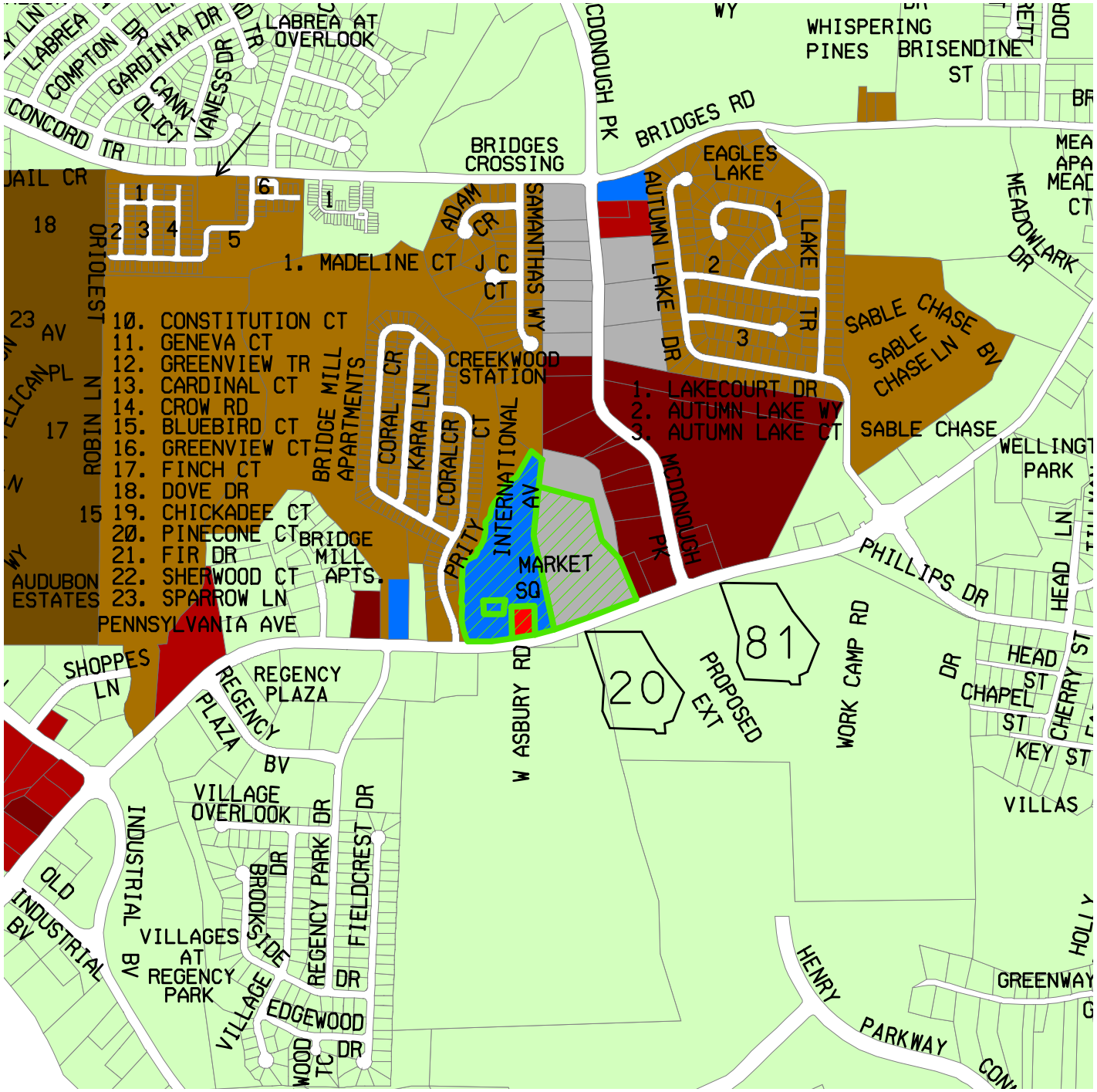
COMP-AM-21-11

AERIAL MAP

Scale: 1"= 1000'

N
W E
S

This map is for graphical representation only. It is not a legal document.



Legend

Comp

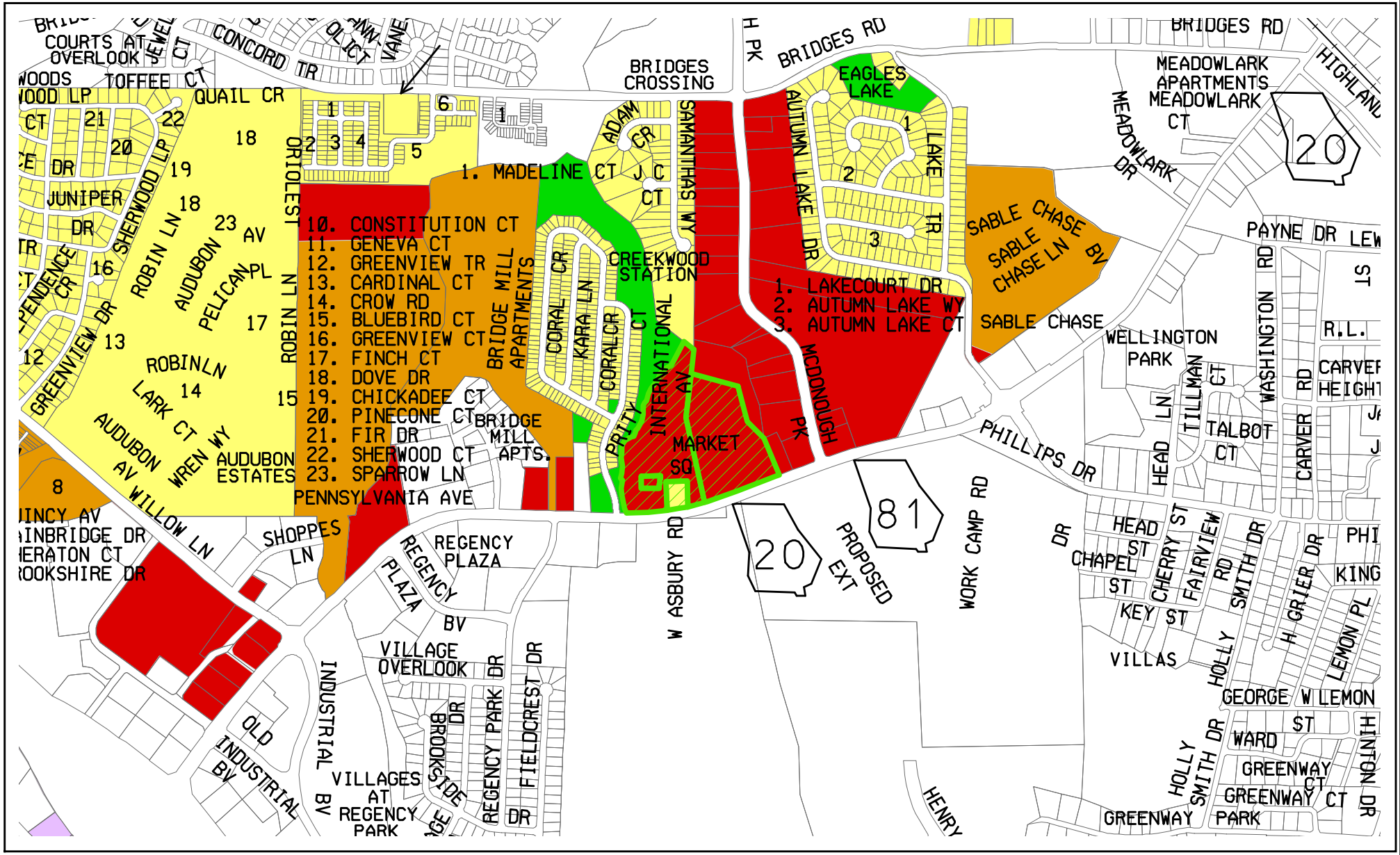
- COMP-AM-21-11
- RS
- RMH
- RM
- RD
- RA
- R-4
- R-3
- R-2
- R-1
- PD
- OI
- MU
- MR2
- MR1
- M-2
- M-1
- DTRC
- DTMU
- CITY
- C-3
- C-2
- C-1

Scale: 1"= 1000'

Current Zoning Map

This map is for graphical representation only. It is not a legal document.

Future Land Use Map



Comp

COMP-AM-21-11

FLU

CITY

MX - Mixed Use

RR - Rural Residential

LD - Low Density Residential

MD - Medium Density Residential

HD - High Density Residential

COM - Commercial

OI - Office Institutional

INDUS - Industrial

PI - Public/Institutional

PRC - Park/Recreation/Conservation

TCU - Transportation/Communication/Utilities

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Resolution
3. ZAB Minutes, 03-10-2022
4. Updated Renderings, received 8-6-2023
5. Traffic Impact Study Excerpt, 5-5-2022
6. Staff Report

Presenter: Kenta Lanham, Planner II

Agenda Item:

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**

Applicant: Barry Boyd,
McGarity Investments, LLC,
James E. Sutherland

Agent: Jonathon Schrader, Tellus Partners

Case Number: RZ-21-38

Commission District: 5

Background/Summary:

The applicant is requesting to rezone 21.379 +/- acres from RM (Multifamily Residential), OI (Office-Institutional), C-1 (Neighborhood Commercial), and M-1 (Light Manufacturing) to RM (Multifamily Residential) for the purpose of multi-family residential apartment development.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

On March 10, 2022, the Zoning Advisory Board recommended approval of the applicant's request to rezone the subject property from RM (Multifamily Residential), OI (Office-Institutional), C-1 (Neighborhood Commercial), and M-1 (Light Manufacturing) to RM (Multifamily Residential) with modified staff conditions.

Since the Zoning Advisory Board meeting, staff has recommended changes to the conditions.

Generally:

1. The development standards of the ULDC and Building Code shall govern regardless of the conceptual site plan or other application document except as otherwise conditioned.
2. An architectural design review and site plan review shall be conducted with Henry County Planning and Zoning and Building and Plan Review Departments before the application of any permits for all phases and uses. The project shall be constructed in substantial conformity with the attached renderings, except where otherwise conditioned.
3. The number of total dwelling units shall not exceed 267 units or a net density of 14.45 dwelling units per acre, whichever is the fewer number. Compliance with zoning conditions and development standards may further limit the number of dwelling units.

Infrastructure:

4. A Traffic Impact Study (TIS) shall be required. The owner/developer shall be responsible for all necessary improvements identified in the TIS and as required by Henry County Department of Transportation (HCDOT) and/or Georgia Department of Transportation (GDOT). All such improvements shall be completed before the issuance of the first certificate of occupancy. For any system related improvements identified by the TIS, the applicant/developer shall coordinate with HCDOT to determine the necessary requirements/mitigation measures to be met.
5. All entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit. All entrances shall have a deceleration lane and acceleration taper designed and constructed to HCDOT and/or GDOT standards

6. The owner/developer is to dedicate right-of-way per the latest plan available (including if latest plan available is a concept plan), plus any additional roadway ULDC requirements as determined applicable by HCDOT/GDOT as it relates to the improvement of Highway 20/81.
7. Internal sidewalks shall be a minimum of five feet (5') wide. External sidewalks shall meet the Highway Corridor Overlay District requirements. The owner/developer shall coordinate with HCDOT/GDOT and SPLOST to determine the location of the sidewalk along Highway 20/81.
8. The parking requirement for the development shall be 1.5 parking spaces per dwelling unit.
9. There shall be security cameras throughout the development and registered with the Henry County RTCC (Real Time Crime Center).

Residential Standards:

10. The ground floor of all apartment structures shall be full brick. The exterior finish of the upper floors shall be constructed of brick, stone, and/or with a maximum of 35 percent cement board. No vinyl materials permitted, including in the eaves and soffits. The owner/developer shall be responsible for notating the percentage of material breakdown when submitting the plans for review.
11. The exterior finish of all elevations for the clubhouse shall be constructed of brick, stone, and/or with a maximum of 35 percent cement board. No vinyl materials permitted; including in the eaves and soffits.
12. A minimum roof pitch of 3/12 required; low slope roofs permitted subject to Administrative Waiver approval by the Henry County Planning & Zoning Department Director, or their designee.
13. There shall be a minimum of four (4) offsets on at least two (2) sides for each individual apartment building.
14. The owner/developer shall be responsible for notating the percentage breakdown of bedroom units on each building plan submitted for review and will be verified by the Henry County Planning & Zoning Department and Building & Plan Review Department.
15. All new apartment developments' air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and adjacent properties by utilizing walls, fencing, roof elements, or landscaping.
16. The applicant agrees that the number of one-bedroom apartments shall be at least 45% of the unit count and the number of three-bedroom apartments shall be no more than 10% of the unit count.
    - The minimum heated square footage of a one-bedroom apartment shall be 750 square feet.
    - The minimum heated square footage of a two-bedroom apartment shall be 1,100 square feet.
    - The minimum heated square footage of a three-bedroom apartment shall be 1,300 square feet.

Landscaping and Signage:

17. Entrance signs shall be monument-based meeting the approval of the Planning and Zoning Department. The sign structure shall be constructed of materials consistent with the architecture and exterior treatment of the residential buildings.
18. A twenty (20') foot enhanced landscape strip shall be maintained along all exterior streets (not to prohibit access to the site). The landscape strip shall be planted with a combination of shrubs and trees where vegetation is disturbed, or non-existent, meeting the requirements listed in chapter 5 of the ULDC. The landscape strip shall be subject to Planning and Zoning approval prior to the issuance of a land disturbance permit.
19. Landscaping for all ground/entrance signs shall comply with the approved landscaping plan as recorded on the final plat.

Amenities:

20. A centralized amenity area shall be provided and shall consist of the following:
    - Resort style pool with minimum 2,000 square foot Clubhouse and outdoor fireplace/fire pit, and grilling area
    - Fitness center with weights and cardio equipment
    - Dog Park
    - Centralized park
    - Children's playground
21. There shall be walking trails with benches throughout the development. There shall be resting and meeting areas with benches throughout the development. Resting areas, meeting areas, and benches shall be paved and located outside of the walking trail path.
22. The amenities shall be completed and have all applicable Certificates of Occupancy issued no later than when 50% of the apartment buildings have received Certificates of Occupancy.
23. Any exterior lighting plan shall be required that all lighting be of moderate brightness and consist of downcast lighting per the ULDC lighting ordinance regulations.
24. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way for those homes that will not be served individually by the United States Postal Service. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of chapter 5 of the ULDC.

RESOLUTION NO. _____

RESOLUTION APPROVING A REZONING REQUEST FROM RM (MULTIFAMILY RESIDENTIAL), OI (OFFICE-INSTITUTIONAL), C-1 (GENERAL COMMERCIAL), AND M-1 (LIGHT MANUFACTURING) TO RM (MULTIFAMILY RESIDENTIAL) FOR PROPERTY LOCATED NORTH OF HIGHWAY 20/81 WEST AND INTERNATIONAL AVENUE IN LAND LOTS 157 AND 158 OF THE 7TH DISTRICT CONSISTING OF 21.379 +/- ACRES

WHEREAS, Barry Boyd of Griffin, GA; McGarity Investments, LLC of McDonough, GA; and James E. Sutherland of Forest Park, GA requests a rezoning (**RZ-21-38**) from RM (Multifamily Residential), OI (Office-Institutional), C-1 (Neighborhood Commercial), and M-1 (Light Manufacturing) to RM (Multifamily Residential) 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 multifamily apartment development; and

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met; and

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record;

WHEREAS, the Henry County Zoning Advisory Board reviewed and recommended approval of the applicant's request on March 10, 2022; and

NOW, THEREFORE, BE IT RESOLVED THAT the Henry County Board of Commissioners **approves** the applicant's requested rezoning from RM (Multifamily Residential), OI (Office-Institutional), C-1 (Neighborhood Commercial), and M-1 (Light Manufacturing) to RM (Multifamily Residential) with the following conditions:

Generally:

1. The development standards of the ULDC and Building Code shall govern regardless of the conceptual site plan or other application document except as otherwise conditioned.
2. An architectural design review and site plan review shall be conducted with Henry County Planning and Zoning and Building and Plan Review Departments before the application of any permits for all phases and uses. The project shall be constructed in substantial conformity with the attached renderings, except where otherwise conditioned.
3. The number of total dwelling units shall not exceed 267 units or a net density of 14.45 dwelling units per acre, whichever is the fewer number. Compliance with zoning conditions and development standards may further limit the number of dwelling units.

Infrastructure:

4. A Traffic Impact Study (TIS) shall be required. The owner/developer shall be responsible for all

necessary improvements identified in the TIS and as required by Henry County Department of Transportation (HCDOT) and/or Georgia Department of Transportation (GDOT). All such improvements shall be completed before the issuance of the first certificate of occupancy. For any system related improvements identified by the TIS, the applicant/developer shall coordinate with HCDOT to determine the necessary requirements/mitigation measures to be met.

5. All entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit. All entrances shall have a deceleration lane and acceleration taper designed and constructed to HCDOT and/or GDOT standards.
6. The owner/developer is to preserve right-of-way per the latest plan available (including if latest plan available is a concept plan), plus any additional roadway ULDC requirements as determined applicable by HCDOT/GDOT as it relates to the improvement of Highway 20/81.
7. Internal sidewalks shall be a minimum of five feet (5') wide. External sidewalks shall meet the requirements of the Highway Corridor Overlay District. The owner/developer shall coordinate with HCDOT/GDOT and SPLOST to determine the location of the sidewalk along Highway 20/81.
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9. There shall be security cameras throughout the development and registered with the Henry County RTCC (Real Time Crime Center).

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19. Landscaping for all ground/entrance signs shall comply with the approved landscaping plan as recorded on the final plat.

Amenities:

20. A centralized amenity area shall be provided and shall consist of the following:
    - Resort style pool with minimum 2,000 square foot Clubhouse and outdoor fireplace/fire pit, and grilling area
    - Fitness center with weights and cardio equipment
    - Dog Park
    - Centralized park
    - Children's playground
21. There shall be walking trails with benches throughout the development. There shall be resting and meeting areas with benches throughout the development. Resting areas, meeting areas, and benches shall be paved and located outside of the walking trail path.
22. The amenities shall be completed and have all applicable Certificates of Occupancy issued no later than when 50% of the apartment buildings have received Certificates of Occupancy.
23. Any exterior lighting plan shall be required that all lighting be of moderate brightness and consist of downcast lighting per the ULDC lighting ordinance regulations.
24. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of chapter 5 of the ULDC.

BE IT SO RESOLVED THIS 14TH DAY OF AUGUST, 2023.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

_____

Carlotta Harrell, Chair

ATTEST:

_____

Stephanie Braun, County Clerk

Henry County Zoning Advisory Board

Meeting Minutes Summary

The Henry County Zoning Advisory Board **held a Public Meeting on March 10, 2022, in the community room located at 140 Henry Parkway.** The meeting was also streamed live on the county website, as well as on the Board's social media page. Notice of this meeting was posted in the *Henry Herald* Newspaper.

Those present were:

Delander Nelson, Chairman, District V
Dawn Randolph, County-at-Large
Don Veum, District I
Bobby Crawley Jr, District II
Jim Risher, District III
Noreen Walker, District IV

Planning & Zoning staff present were:

Toussaint Kirk, Director
Stacey Jordan-Rudeseal, Assistant Director
Kamau As-Salaam, Planner III
Kenta Lanham, Planner II
Brittany M. Williams, Planner I/Planning & Zoning Specialist

Delander Nelson, **Chairman**, welcomed everyone to the meeting and advised that today's meeting, March 10, 2022, is being aired on Spectrum Channel 180; rather, the Henry County Government's Facebook page live streamed this meeting. Video is available on demand at the County website.

As a matter of housekeeping the following was stated: Anyone wanting to speak tonight must fill out a Public Hearing Speaker Card. A total of ten (10) minutes would be allowed for anyone speaking in favor of a case including the applicant. A total of ten (10) minutes would be allowed for anyone speaking in opposition of a case; for example, if ten (10) people speaking in favor, they must share the ten (10) minute slot. He further advised that when speaking to address the board members

directly, not the audience.

As a matter of housekeeping the following was stated: Anyone wanting to speak tonight must fill out a Public Hearing Speaker Card. A total of ten (10) minutes would be allowed for anyone speaking in favor of a case including the applicant. A total of ten (10) minutes would be allowed for anyone speaking in opposition of a case; for example, if ten (10) people speaking in favor, they must share the ten (10) minute slot. He further advised that when speaking to address the board members directly, not the audience.

PLEDGE OF ALLEGIANCE

[Board member leads Pledge of Allegiance.]

ACCEPTANCE OF AGENDA

Chair: This meeting is now called to order. Can I get a motion to amend the agenda?

Board: So, moved.

0:03:30.0

Chair: Can I get a motion, all in favor?

Board: Aye.

Chair: Motion carries. Can I get a motion to accept the minutes?

Jordan-Rudeseal: Mr. Chairman, tonight, we weren't able to provide minutes. We'll (inaudible).

PLANNING STAFF COMMENTS

Chair: Okay, thank you. Staff, do we have any comments?

0:03:55.00

Jordan-Rudeseal: We want to make everyone aware that we've got three of our cases that have been advertised but they have been postponed and will not be heard tonight. Under variance we've got VR-21-19, Milledge Green Junior of Hampton requesting variance for a property located at 943 Babbs Mill Road will not be heard tonight. Under associated cases we've got Comp Plan amendment 21-09, Davis Development of Stockbridge requesting an amendment to the comprehensive plan located on Loop Road. This will not be heard tonight. Rezoning RZ-21-37, Davis Development of Stockbridge. Requests a rezoning from PD, Planned Development, to RS, Residential Suburban, located on Loop Road. This item will not be heard tonight.

0:04:47.0

Chair: Thank you. That being said, we will move to case one, which the amended agenda is going to be CU-21-10.

0:05:35.0

CASES

PRESENTATION/STAFF RECOMMENDATION

As-Salaam: CU-21-10. DRB Group of Fayetteville, Georgia, requests a conditional use for property located at 245 and 375 Locust Road. The property consists of 215.25 ± acres and the request is for a conservation subdivision. District I, presented by Kamau As-Salaam, Planner III. Good evening, Chair and Board Members. The conditional use in front of you is for a conservation subdivision. There is a concurrent zoning request related to this additional use that we will hear shortly after this conditional use is decided. The subject property is highlighted on green in all of the maps and is located directly east of Locust Road. The top left map you can see the future land use designation is low-density residential and the top right map you can see the property is zoned RA. The subdivisions near the property are displayed on this slide. It's important to note the Bridle Creek

CASES

Chair: Call the next case, please.

0:57:54.0

PRESENTATION/STAFF RECOMMENDATION

Jordan Rudeseal: RZ-21-38, Barry Boyd of Griffin, Georgia. McGarity Investments LLC of McDonough, Georgia and James E. Sutherland of Forest Park, Georgia request a rezoning from RM, Multi-Family Residential, OI, Office Institutional, C-1, Neighborhood Commercial, and M-1, Light Manufacturing, for property located north of Highway 2081 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 I, presented by Kenta Lanham, Planner II.

0:58:45.0

Lanham: Good evening once more, Chairman and Board Members. The item before you is for the same property as a previous request. Property located north of the intersection of International Avenue and Highway 20/81 West, north of the recycling center. The subject property is 21.379 ± acres and the request is to rezone the property for a multi-family residential apartment development. The property is shown in your exhibit books, as well as on your overhead projection. The property is currently zoned RM, Multi-Family, OI, Office Institutional, C-1, Neighborhood Commercial, and M-1, Light Manufacturing. The Zoning Advisory Board just recommended approval of the associated comprehensive plan amendment request to change that Future Land Use Map designation from Low Density and Commercial to High Density. With that recommendation, rather with approval of that request when it comes time for the board to decide, that Future Land

Use Map will support the rezoning request to RM for a density of 14.45 ± acres. I'm sorry, 14.45 dwelling units per net acre. This is the site plan that was submitted by the applicant. Here is the unit breakdown of the development. As the applicant had previously mentioned a majority one bedroom and two bedroom and then a small percentage three bedroom. With the unit square foot ranging from 774 square feet for one bedroom to 3 bedroom, 1,300...I believe that was 1,333. I am, 1,311. My apologies. Here is some elevations presented by the applicant submitted with a request. A majority of the subject property was rezoned from RA-200 to RMACH, on June 7th, 1993. A smaller portion of the subject property was rezoned to OI and C-1, Neighborhood Commercial, on December 6th, 1989. The applicant is requesting to rezone from RM, OI, C1, and M-1 to RM, Multi-Family Residential. Again, the apartment development will include a total of 267 units with a net density of 14.45 dwelling units per net acre. The property is within the highway corridor, overlay district and would need to meet those standards. As shown, here is some input received from DOT, Fire, Police Department, Henry County Water and Sewage Authority, as well as the school board. Staff does recommend approval of the applicant's request with the conditions shown on the overhead projection screen as well as in your exhibit books. Thank you and I would be help to take any questions you might have.

1:02:06.0

Chair: Does the board have questions for staff? Well, I'd like to go back to my original question in terms of the 20%. Does this board have a leeway with that?

1:02:27.0

Lanham: Yes, #4. Condition #4, as recommended by staff. That is merely a recommendation. The board does have the ability to alter that condition as a recommendation to the Board of Commissioners. I do want to be clear that the first floor, the condition reads, "The first floor

of all residential buildings shall be constructed of brick and/or stone on all sides. The second floor of all residential buildings shall be constructed of brick and/or stone with 20% accent material, which may include cement fiberboard." That is the wording of our condition, as recommended.

1:03:08.0

Chair: I guess my question is, is that a county-wide recommendation?

Lanham: We include a similar condition to many, if not all, of our residential rezonings. I don't recall off the top of my head if this similar condition has been placed on another multi-family residential development. I believe it has, but of course if it's the desire of the board you may change that recommendation.

1:03:45.0

Chair: I guess my only concern is that if we are making this a requirement for other facilities and it's across the board are we mandating this requirement? Or is it just are we just deciding to do so? What's happening here?

Jordan-Rudeseal: Mr. Chair, I agree with your characterization that this is something that has started to become standard. That 20% allowance has been included in several zoning conditions that we have recommended in the recent past. The overlay district would allow for 100% hardy plank and that didn't seem to be acceptable. So, we wanted there to be a component of masonry material but then we also realized we didn't want to have an institutional feel and that there was a place for accent materials. The overlay only allows 10%. The 20% actually gives greater leeway for accent materials. We thought that it was a good compromise if you will. But the recommendation of the Zoning Advisory Board can be whatever the motion is and that the board is comfortable with. If you guys want it to be something different that is just fine and we'd be very happy to come up with new language, if that's the pleasure of the board.

1:05:29.0

Chair: Okay, I just wanted to clarify that for the record. I wanted to clarify it for the record. Does the board have additional questions for the applicant? I'm sorry, for staff?

Veum: Not at this time.

REPRESENTATION

Chair: If not, we'd like the applicant to come forward, again. Please state your name and address for the record.

Brian Parker: Brian Parker, 4983 New Peach Tree Road, Chamblee, Georgia. With Tellus Partners Development, good evening again, Board. I'm here on behalf, again, in support of our proposed development. Appreciate your consideration. One thing I did want to note, obviously we're speaking about the masonry and stone requirements, the way the recommendation is written it says 100% for the first story, correct?

1:06:28.0

Lanham: Correct.

Brian Parker: Essentially, 80% for second story, correct?

Lanham: That is correct.

Brian Parker: That's the type of requirements we feel that are very heavy in order for us to achieve the ultimate aesthetic we're going for, which is the farmhouse aesthetic.

1:06:53.0

Chair: Anything else, sir?

Brian Parker: That's all, thank you for your time.

Chair: Okay, does the board have questions for staff or for the applicant? Mr. Risher?

Risher: I think that staff's comments about, I guess it's, #4 where it discusses the architectural appearance and I think that staff has said that being somewhat flexible would be all right. Should we reference the type of design that was prevented in the earlier presentation? That would be the farmhouse exterior?

Brian Parker: That's correct.

1:07:53.0

Chair: Any additional questions, Mr. Risher? Anything further, Mr. Risher? Any additional questions?

Risher: No.

Chair: Stacey, I believe you had?

Jordan-Rudeseal: Yes, Mr. Chair. I'd just like to say it's completely up to the pleasure of the Zoning Advisory Board. If you guys want to condition the farmhouse style in exactly the way it's illustrated on the renderings then I think it would be very appropriate to not have conflicting language but to reference those renderings. But, if it's the pleasure of the board to have something different than what's shown on the renderings and to include masonry materials or anything different, we can go with the recommended condition or we can draft a new condition. Whatever the pleasure of the board is we can accommodate.

1:09:05.0

Risher: My thought would be substitute the language about the materials to just reference the architectural rendering that was shown here tonight.

Chair: Okay.

Risher: I guess you could call it the typical elevation of the farmhouse exterior.

Chair: Mr. Veum?

Risher: If that's acceptable to the board.

Chair: Sorry, Mr. Risher. Okay.

1:09:49.0

Veum: My thoughts were trying to upgrade the county or keep it consistent as we move along. I think we have, as the planning department has put in this condition. That is kind of where we've been heading. I know the farmhouse is probably, "Hey, the hot thing right now," but 10 years down the road what is it going to be? That's where we're trying to get that consistency going through the county that from my mind is to keep in this condition. It can always change with the Commissioners. I'm kind of with the Planning Department to minute where we're trying to get to with the county. Even with this I think it's not even worded properly where it says the second floor of all residential buildings should be constructed of brick and stone with 20% accent. I think that should say "the upper floors" because there's three stories to this. Trying, I think, actually going up to the third story so it could be something that they could work out with the Commissioners before they go, if there's major things. I think sticking with the Planning Department is the right move to go with, at this point.

Chair: Okay, all right. Any additional questions?

1:11:47.0

Walker: I know we never talked about the playground but I think there's going to be more children than you would think. If you don't have it, it will never come afterwards. If you have it and you don't need it you can always get rid of it.

Brian Parker: That's very true. We, of course, would be agreeable to whatever the recommendations are. We just know from historical perspective of being a developer of these types of communities that when we have this type of unit matrix, we typically have very minimal amounts of children at the communities. Not to say that there's none, but again we're agreeable to whatever the recommendations that are set for.

Chair: That being said, I have to go back to the original question. Is that a county requirement?

Lanham: The playground?

1:12:41.0

Lanham: It is not a county requirement but it is a requirement that we quite often put on residential developments. To include a children's playground.

Chair: Under this particular case do we feel like we need to stick with that? How does staff feel about that?

Jordan-Rudeseal: To that point, Mr. Chair, in certain instances we try to avoid having conditions that simply mimic the code. If there are particular instances that are unique to a property that is a good role for a zoning condition. I don't know that, necessarily, this property is so unique we can expect a lot of children but it seems appropriate to have at least one area for children in case there are any in this entire development. We would maintain our recommendation. But, to your point, if it's something that the board expects to be provided, especially if it's not required by the county code, that's a good time to have a zoning condition to require that expectation.

1:14:05.0

Chair: Thank you, Stacey. Any further questions? Okay. All right.

PUBLIC PARTICIPATION

Chair: At this point we'd like to allot 2 minutes and 53 seconds for anyone wishing to speak in favor. No one's coming forward. We'd like to allot 10 minutes for anyone wishing to speak in opposition. Again, no one is coming forward.

QUESTIONS/COMMENTS

Chair: Does the Board have additional questions for staff or applicant? Okay, call the case, please.

MOTION

Lanham: RZ-21-38, Barry Boyd of Griffin, Georgia. McGarity Investments LLC of McDonough, Georgia. James E. Sutherland of Forest Park, Georgia. Request a rezoning from RM, Multi-Family Residential, OI, Office Institutional, C-1, Neighborhood Commercial, and M-1, Light Manufacturing for property located north of Highway 2180 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 I, presented by Kenta Lanham, Planner II.

Chair: Okay, we've heard the case. Do we have a motion?

Veum: I'll move to approve with conditions. The conditions as that staff put in, there's 10. I'm going to add 1 there. Plus, on condition #4 of the staff conditions I just want to change the wording where it says, "the second floor of all residential buildings shall be constructed of brick and stone". I would word that "the upper floors of all residential should be constructed of brick and stone". Then with the addition of #11, which would be a minimum of 50% of apartments shall be one-

bedroom units. That's the motion.

1:16:20.0

Chair: Okay, we have a motion. Do we have a second?

Risher: Second.

Chair: We have a second by Mr. Risher. Any discussion? All in favor? Motion carries, unanimous.

Brian Parker: Thank you.

1:16:34.0

ADJOURNMENT

Chair: Okay, I believe that concludes our cases for the night. Do I have a motion to adjourn?

Walker: Second.

Chair: Okay, meeting is adjourned.

END OF MEETING

Delander Nelson, Chairman

Stacey Jordan-Rudeseal, Assistant Director
Zoning Advisory Board Secretary

The above signatures reflect the approval of meeting minutes by the Henry County Zoning Advisory Board for the Public Meeting, held on March 10th, 2022.

The minutes were reviewed by the Zoning Advisory Board's Secretary, Mr. Toussaint Kirk, as of July 20, 2023. The minutes accurately reflect the meeting minutes of the March 10, 2022, Zoning Advisory Board meeting.

Delander Nelson, Chairman

Toussaint Kirk, Cluster Leader

Zoning Advisory Board Secretary

TRAFFIC IMPACT STUDY FOR

APARTMENT DEVELOPMENT AT SR 20/81 MCDONOUGH, GEORGIA

DATE:
May 5, 2022

LOCATION:
SR 20/81 east of I-75
City of McDonough, Henry County, Georgia

PREPARED FOR:
Eberly & Associates, Inc.

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
678.795.3600

NV5
nv5.com

Executive Summary

A new development consisting of 267 apartment units is planned along SR 20/81 approximately three (3) miles east of Interstate 75 (I-75) in the City of McDonough, Henry County, Georgia. The development will have one Restricted Crossing U-Turn (RCUT) driveway on SR 20/81.

When completed, the development is expected to generate a total of 1,786 daily new trips, 106 trips (25 entering and 81 existing) during the AM peak hour, and 135 trips (85 entering and 50 exiting) during the PM peak hour.

All study intersections and movements are expected to operate with adequate Levels of Service with the applied growth rate and programmed improvements as part of the SR 20 Widening from I-75 to Phillips Drive project (P.I. No. 0013531). The traffic operations at the site driveway are expected to be adequate.

Both a right-turn deceleration lane and a left turn lane are warranted at the site driveway along SR 20/81. However, both a right-turn deceleration lane and a left turn lane are expected to be provided as part of the SR 20 widening project.

Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.

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A. Introduction

A new development consisting of 267 apartment units is planned along SR 20/81 approximately three (3) miles east of Interstate 75 (I-75) in the City of McDonough, Henry County, Georgia. The development will have one Restricted Crossing U-Turn (RCUT) driveway on SR 20/81.

The traffic analyses in this report are for a single phase of construction. The purpose of this report is to identify the traffic generated by new vehicular trips when the new development is completed. This study includes analysis of the Existing, No-Build, and Build conditions at the following intersections:

1. SR 20/81/Hampton-McDonough Rd at Willow Lane/Industrial Boulevard
2. SR 20/81/Hampton Street at West Asbury Road/International Avenue (Site Driveway)
3. SR 20/81/Hampton Street at McDonough Parkway
4. SR 20/81/Hampton Street at Phillips Drive/Autumn Lake Drive

The report summarizes the analysis of existing, background (No-Build), and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS), and conclusions and recommendations from the analysis.

Figure 1 depicts the site location in McDonough. The study intersections listed above along with the specific site location and orientation are depicted in Figure 2. A copy of the development site plan is included in Appendix A.

F. Recommendations and Conclusions

A new development consisting of 267 apartment units is planned along SR 20/81 approximately three (3) miles east of Interstate 75 (I-75) in the City of McDonough, Henry County, Georgia. The development will have one Restricted Crossing U-Turn (RCUT) driveway on SR 20/81.

When completed, the development is expected to generate a total of 1,786 daily new trips, 106 trips (25 entering and 81 existing) during the AM peak hour, and 135 trips (85 entering and 50 exiting) during the PM peak hour.

Traffic operations at the study intersections are satisfactory in the Existing conditions except for the following:

- SR 20/81/Hampton-McDonough Rd and Willow Lane/Industrial Boulevard
    - The southbound approach during the PM peak hour,
- SR 20/81/Hampton Street and West Asbury Road/International Avenue (Site Driveway)
    - The southbound approach during the PM peak hour, and
- SR 20/81/Hampton Street and McDonough Parkway
    - The southbound approach during both peak hours.

Delays for each of these approaches and movements is primarily due to through volume on SR 20/81 under existing conditions without the programmed widening improvements.

All study intersections and movements are expected to operate with adequate Levels of Service with the applied growth rate and programmed improvements as part of the SR 20 widening project (P.I. No. 0013531). The traffic operations at the site driveway are expected to be adequate.

Both a right-turn deceleration lane and a left turn lane are warranted at the site driveway along SR 20/81. However, both a right-turn deceleration lane and a left turn lane are expected to be provided as part of the SR 20 widening project.

Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.

Figure 8 shows the proposed 2024 Build scenario lane configurations and intersection control based on the results of the turn lane warrant analysis and programmed widening improvements as part of the SR 20 widening project.

Henry County Planning and Zoning RZ-21-38

Commission District: 1
Commissioner: Johnny Wilson
ZAB Member: Don Veum, (770) 653-2383
Report Prepared By: Kenta Lanham, Planner II

Applicants:
Barry Boyd
1703 Quail Drive
Griffin, GA 30223

McGarity Investments, LLC
60 Jonesboro Street
McDonough, GA 30253

James E. Sutherland
P.O Box 786
Forest Park, GA 30298
(404) 366-8550

Agent:
Jonathon Schrader
4983 New Peachtree Road, Suite B
Chamblee, GA 30341
(404) 877-2984

Location: North of Highway 20/81 West and International Avenue
Land Lots 157 and 158 of the 7th District

Parcel IDs: 092-01007000, 092-01007001, 092-01008000, and 092-01009003

Request: Rezoning from RM (Multifamily Residential), OI (Office-Institutional), C-1 (Neighborhood Commercial) and M-1 (Light Manufacturing) to RM (Multifamily Residential)

Proposed Use /Purpose: Multifamily residential apartment development

Current Land Use: Undeveloped

Future Land Use: Low Density Residential (up to 2.0 dwelling units per net acre) and Commercial

Notices Mailed: February 23, 2022

Sign Posted: February 22, 2022

ZAB Meeting: **March 10, 2022**

Lot Size: 21.379 +/- acres

Road Access: Highway 20/81 West (major arterial) and International Avenue (local)

Proposed Density: 14.45 dwelling units per acre, net

Proposed Lots: 267 units

Zoning History:

The subject property is currently zoned RM (Multifamily Residential), OI (Office-Institutional), C-1 (Neighborhood Commercial), and M-1 (Light Manufacturing) as illustrated on the Henry County Official Zoning Map adopted on November 19, 2013, by the Henry County Board of Commissioners. A review of zoning records indicates that the Board of Commissioner approved a rezoning request (RZ-83-05) from RA-200 to RMACH for Parcels 092-01007000 and 092-01007001 on June 7, 1983 with two conditions:

1. Condominiums will not be any form of subsidized housing
2. Appropriate sewer taps are to be obtained from the Water Authority

On December 6, 1989, the Board of Commissioners approved a request (RZ-89-10) to rezone a portion of Parcel 092-01007000 west of International Avenue from RM (Multifamily Residential) to OI (Office Institutional) and a portion east of International Avenue from RM (Multifamily Residential) to C-1 (Neighborhood Commercial). No record of zoning conditions were found.

Table 1.0 illustrates the zoning and current land use for the surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Land Use
North	RM (Multifamily Residential)	Multifamily Residence
East	C-3 (Highway Commercial)	Commercial
South	City of McDonough	Henry County Recycling Center
West	RM (Multifamily Residential)	Multifamily Residence

Source: *Henry County Zoning Map, Adopted November 19, 2013* & *Henry County Tax Assessor's Website,*

Executive Summary:

The applicant is requesting a rezoning from RM (Multifamily Residential), OI (Office-Institutional), C-1 (Neighborhood Commercial), and M-1 (Light Manufacturing) to RM (Multifamily Residential) for a 21.379 +/- acre multifamily apartment development. The proposed development consists of 267 units with a density of 14.45 dwelling units per acre, net.

The Future Land Use Map (FLUM) designation of the subject property is Commercial and Low Density Residential which does not support a rezoning to the RM (Multifamily Residential) zoning district. The applicant is requesting a concurrent Comprehensive Plan amendment request (COMP-AM-21-11) to amend the FLUM designation of the subject property from Commercial and Low Density Residential to High Density Residential, which would support developments with a density of up to 16.0 dwelling units per acre, net. The High Density Residential FLUM designation is required to support the rezoning request and proposed density of 14.45 dwelling units per acre, net

The subject property is within the Highway Corridor Overlay District and will be required to comply with overlay district standards.

Development Regulations:

- *Chapter 2, Section. 2.01.02(H) RM (Multifamily Residential)*
- *Chapter 4, Section 4.05.00 Highway corridor overlay district*
- Henry County/Cities Joint 2040 Comprehensive Plan
- All other sections regarding site development standards and requirements

Analysis of Request (*Chapter 12, Section 12.02.09(C)(2)(a-i)*):

***Criteria point 1*: Consistency with comprehensive plan.**

The entirety of the subject property has a Commercial and Low Density Residential Future Land Use Map (FLUM) designation. The Low Density Residential designation supports a net density of up to 2.0 dwelling units per acre. The multifamily residential use proposed consists of a total of 267 multi-family apartment units with a total density of 14.45 units per net acre. The proposed density is not appropriate within the current Commercial and Low Density FLUM designations. An associated Comprehensive Plan amendment (COMP-AM-21-11) has been requested to amend the FLUM designation of the subject property to High Density Residential, which supports a net density of up to 16.0 dwelling units per acre.

Criteria point 2: The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this ULDC.

The proposed development is consistent with the overall purpose of the zoning scheme with respect to the RM (Multifamily Residential) zoning classification as regards minimum requirements.

Table 2.0 illustrates the development standards for the RM zoning district.

Table 2.0 Ordinance Requirements for RM Zoning District

	Ordinance Requirements	Proposed	Compliance
Min. Lot Area:	43,560 square feet or 1 acre	21.62 +/- acres	Yes
Min Lot Width:	100 feet	766.86 feet	**Required**
Building Setback:	Front: 60 feet from right-of way Side: 15 feet Rear: 20 feet	Not illustrated	**Required**
Min Heat Floor Area:	600 square feet for a one bedroom, 900 square feet for a two bedroom, and 200 square feet for each additional bedroom over two	774 to 792 square feet for 1 bedroom, 1,128 square feet for 2 bedroom, 1,311 square feet for 3 bedroom	Yes

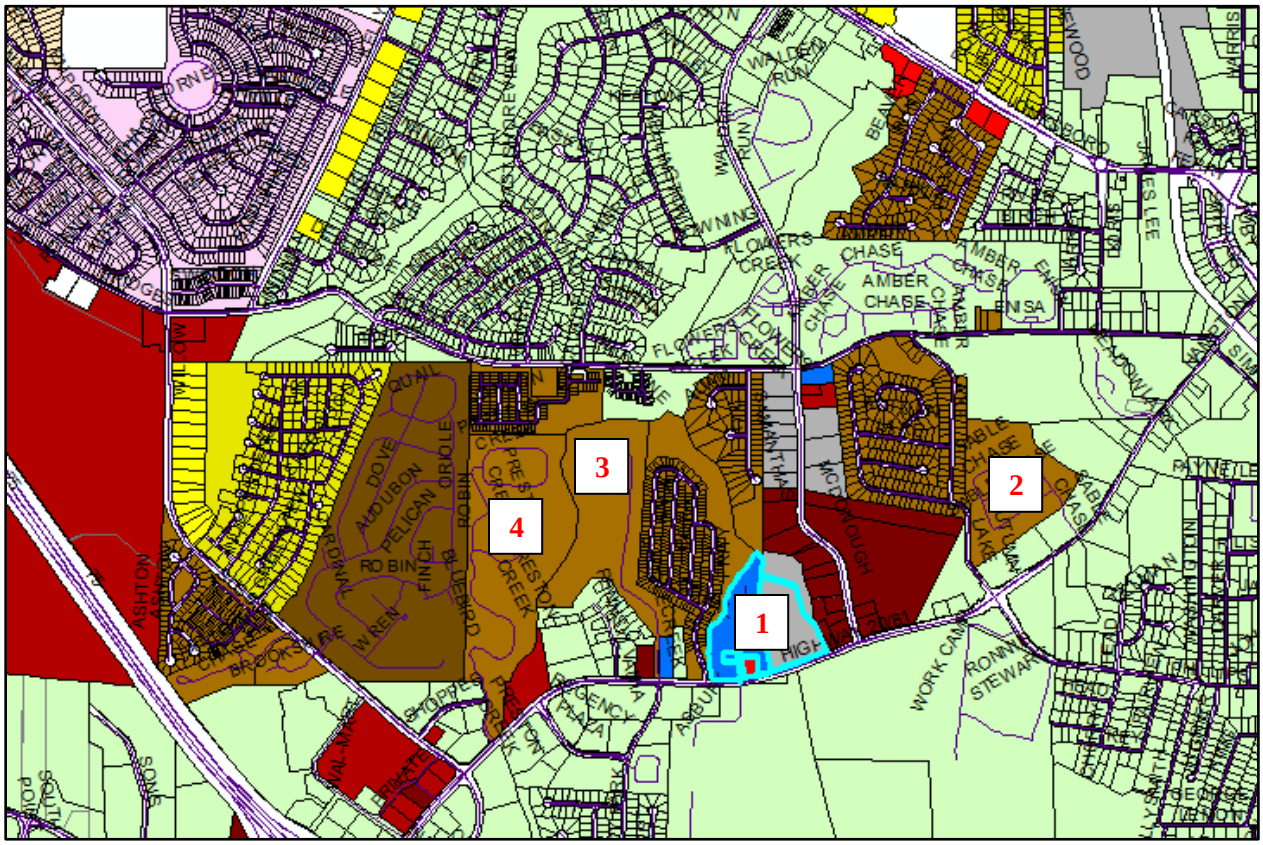
Source: ULDC Section 2.01.02(H) & Application Materials

Criteria Point 3: Potential positive effects of the amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The area in the immediate vicinity of the subject property consists of a mixture of multi-family developments, single-family residential subdivisions, commercial, and industrial uses. This rezoning offers the opportunity to zone the subject property for a unique multifamily development with appropriate development standards.

Figure 1.0 (following page) depicts the proximity of nearby residential developments to the subject property, and **Table 3.0** (following page) summarizes the characteristics of existing residential subdivisions in the area coded by number (in **red**). Numbers on **Figure 1.0** reference **Table 3.0**.

Figure 1.0 Map of Existing Developments in the Area



Source: Henry County Official Zoning Map

Table 3.0 Characteristics of Developments in the Area

Map #	Subdivision	Zoning	Acreage +/-	Units	Apartment Size (sq. ft.)	Density
1	**Proposed**	**RM**	**21.379 +/- (total)**	**267 max**	**774 sq. ft. – One Bedroom (min) 1,128 sq. ft. – Two Bedroom (min) 1,311 sq. ft. – Three Bedroom (min)**	**14.45 net**
2	Sable Chase Apartments	RM	24.88 +/-	Undetermined	781 sq. ft. – One Bedroom (min) 857 sq. ft. – Two Bedroom (min) 1,180 sq. ft. – Three Bedroom (min)	10.00 max
3	Hampton Point Apartments	RM	34.51 +/-	Undetermined	908 sq. ft. – One Bedroom (min) 1,152 sq. ft. – Two Bedroom (min) 1,390 sq. ft. – Three Bedroom (min)	10.00 max
4	Preston Creek Apartments	RM	50.809 +/-	Undetermined	767 sq. ft. – One Bedroom (min) 1,062 sq. ft. – Two Bedroom (min) 1,296 sq. ft. – Three Bedroom (min)	8.00 max
Only multifamily apartment developments within unincorporated Henry County have been included for comparison.						

Source: Approved final plats from County records, case files, and concept plans

Criteria Point 4: The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The subject property appears to be physically capable of being developed as proposed; however, any issues with regard to drainage and access will be determined after the submittal of development plans, during the development plan review stage.

Criteria Point 5: The impact upon adjacent property owners should the request be approved.

The area surrounding the subject property is largely developed. The development is likely to increase traffic volume which would impact the level of service of Highway 20/81 West. Conditions placed on the subject property could reduce potentially negative impacts upon the surrounding community which may arise from incompatibility with neighboring developments.

Criteria Point 6&7: The potential impact of the proposed amendment on County infrastructure including water/ sewage system, adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes.

Water and Wastewater Treatment
A letter from the Henry County Water Authority (HCWA) dated October 20, 2021, indicates that public water, sewage treatment service, and sewer line capacity are available to the subject property.

Streets and Sidewalks

The proposed development will have frontage on Highway 20/81 West, which is classified as a major arterial on the Functional Road Plan. Entrance(s) are to be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and must have a deceleration lane/acceleration taper designed and constructed to Georgia Department of Transportation (GDOT) and/or Henry County Department of Transportation (HCDOT) standards.

The County will require a traffic impact study (TIS) due to the proposed use and expected trip generation, and owner/developer is to be responsible for necessary improvements identified in the TIS and as required by GDOT and/or HCDOT. The owner/developer is to preserve right-of-way per the latest plan available (including if latest plan available is a concept plan), plus any additional roadway requirements as determined applicable by Planning & Zoning as it related to the Highway Corridor Overlay District.

According to the Henry County Transportation Planning Department the county plans to widen Highway 20/81 West from two to four lanes between I-75 and Phillips Drive. According to GDOT, the widening of Highway 20/81 West is scheduled for fall 2022. As long as the widening is completed as planned, the road can handle the additional traffic that will be generated by the proposed development.

Schools
Correspondence received from the Henry County Board of Education, dated October 28, 2021, states that the schools serving the proposed development are Wesley Lakes Elementary School, McDonough Middle School, and McDonough High School. Based on the calculation used by the Board of Education to generate estimated students numbers, the proposed development will generate an estimated additional **534** students for the schools collectively based upon 267 dwelling units previously proposed. At this time, there are no modular classrooms at these schools. Based on the calculations used by the Board of Education, the additional students would result in a need for twenty-one (**21**) additional classrooms collectively. The projected capital improvement costs are $25,000 per modular classroom, and $300,000 per permanent classroom.

Public Safety
According to the Henry County Police Department two (2) additional officers would be required for the 801 estimated new residents this development would produce.

The proposed development would be served by Henry County Fire Station 1 located at 664 Industrial Boulevard which is located approximately 1.4 miles from the subject property.

Criteria Point 8: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Zoning Advisory Board and Board of Commissioners may use in furthering the objective of the comprehensive plan.

The applicant is proposing a development which is inconsistent with the Commercial and Low Density Residential FLUM designations which do not support the RM (Residential Multifamily) zoning district. The applicant is requesting a concurrent Comprehensive Plan Amendment (COMP-AM-21-11) to amend the FLUM designation from Commercial and Low Density Residential to High Density Residential, which supports a rezoning to the RM zoning district. The High Density Residential FLUM designation supports a density of up to 16.0 dwelling units per acre, net. The net density of the proposal is 14.45 dwelling units per acre, net.

Criteria Point 9: The ability of the subject land to be developed as it is presently zoned.

The subject property can be developed as an office, commercial, multifamily residential, and/or industrial development meeting the development regulations outline in *Chapter 2 Section 2.01.00* of the ULDC in accordance with the Highway Corridor Overlay District, any applicable zoning conditions, and any other applicable codes and/or regulations.

Recommendation:

Staff recommends **Approval** of the request with the following conditions:

1. All entrances shall meet minimum intersection sight distance requirements and minimum curb cut spacing requirements. All entrances shall have a deceleration lane/acceleration taper, which shall be constructed to GDOT and HCDOT standards.
2. A traffic impact study (TIS) shall be required. All indicated project related improvements shall be required of the developer/owner.
3. The owner/developer shall coordinate with GDOT and HCDOT to preserve right of way based upon the most up-to-date plan for the improvement of Highway 20/81 West, even if that plan is a simple concept plan.
4. The first floor of all residential buildings shall be constructed of brick and/or stone on all sides. The second floor of all residential buildings shall be constructed of brick and/or stone, with 20% accent material which may include cement fiberboard. Cement fiberboard shall only be used in soffits or eaves. All gabled and hip roofs shall have eaves at least one (1') foot in depth.
5. There shall be a minimum 20-foot (20') buffer along all property lines, except where access is required.
6. An amenity package shall be provided and maintained at the owner's expense and shall include at a minimum the following:
    a) Resort style swimming pool with minimum 2,000 square foot Clubhouse
    b) Fitness center with weights and cardio equipment –OR- a fitness center with a spin room
    c) Minimum 1,500 square foot open air pavilion with fire pit and grilling area
    d) Children's Playground
    e) Dog Park
7. Pocket parks with walking trails and benches shall be provided throughout the development.
8. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units and central clubhouse with a drive thru outside of the public right-of-way.
9. All stormwater management facilities shall be secured by a 5-foot high fence. All driveways, access easements, and emergency access easements must be paved and dust free.
10. The number of total dwelling units shall not exceed 267 units or a net density of 14.45 dwelling units per acre, whichever is the fewer number. Compliance with zoning conditions and development standards may further limit the number of dwelling units.

Attachments:

- Application
- RZ-83-05 Minutes, June 7, 1983
- RZ-89-10 Minutes, December 6, 1989
- Elevation Renderings
- Site Photos
- Sign Photo
- Exhibit Maps

RZ-21-38

Henry County Planning & Zoning
Rezoning Request Application

Name of Applicant Barry E. Boyd Phone: _____ Date: 10-25-2021

Address Applicant: 1703 Quail Drive Fax _____ Pager/Cell # _____

City: Griffin State: GA Zip: 30223 E-mail: _____

Name of Agent Jonathon Schrader Phone: 404-877-2984 Date: 10-25-2021

Address Agent: 4983 New Peachtree Road, Suite B Fax _____ Pager/Cell # _____

City: Chamblee State: GA Zip: 30341 E-mail: JSchrader@tellus-partners.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Request from RM, RA, O-I, C-1, M-1 to
(Current Zoning)

RM
(Requested Zoning)

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. BEB **Acknowledgement**

For the Purpose of (Type of Development) Multifamily Apartment Development

Address of Property: 760 Highway 20/81 (Street Address) Nearest intersection to the property: Intersection of Hwy 20/81 West and International Avenue

Size of Tract: 20.22+/- acre(s), Land Lot Number(s): 157,158, District(s): 7

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 092-01007000, 092-01007001, 092-01008000, 092-01009003 **(Required)**

Witness' Signature

Andrew Wilson
Printed Name of Witness

Notary Nathan Kell McGarity expires 2-17-2025

NOTARY STAMP:

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Barry E Boyd
Signature of Applicant/s

Barry E. Boyd
Printed Name of Applicant/s

Jonathon Schrader
Signature of Agent

(For Office Use Only)

Total Amount Paid $2005.50 Cash ____ Check # 17466 Received by: KT *(FEES ARE NON-REFUNDABLE)*
2306.60

Application checked by: KL Date: 1/6/22 Map Number(s): 092

Pre-application meeting: KL Date: 8/24/21

Recommendation of Zoning Advisory Board: Approval w/ Conditions

[illegible] Decision: _____

Planning Director's Signature: _____ Date: _____

Henry County Planning & Zoning
Rezoning Request Application

Name of Applicant James E Sutherland Phone: 404-366-8550 Date:

Address Applicant: Po Box 786 Fax Pager/Cell #

City: Forest Park State: GA Zip: 30298 E-mail:

Name of Agent Jonathon Schrader Phone: 404-877-2984 Date: 10-25-2021

Address Agent: 4983 New Peachtree Road, Suite B Fax Pager/Cell #

City: Chamblee State: GA Zip: 30341 E-mail: JSchrader@tellus-partners.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. JES **Acknowledgement**

Request from RM, RA, O-I, C-1, M-1 to
(Current Zoning)

RM
(Requested Zoning)

For the Purpose of Multifamily Apartment Development
(Type of Development)

Address of Property: 760 Highway 20/81 Nearest intersection to the property: Intersection of Hwy 20/81 West and International Avenue
(Street Address)

Size of Tract: 20.22+/- acre(s), Land Lot Number(s): 157,158, District(s): 7

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 092-01007000, 092-01007001, 092-01008000, 092-01009003 (Required)

Witness Signature

Andrew Wilson
Printed Name of Witness

Signature of Applicant/s

James E Sutherland, Jr
Printed Name of Applicant/s

Notary Nathan Kell McGarity exp 2-17-25

NOTARY STAMP: NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Signature of Agent

(For Office Use Only)

Total Amount Paid $ 2305.50 Cash ____ Check # 479466 Received by: KT *(FEES ARE NON-REFUNDABLE)*

Application checked by: KL Date: 1/6/22 Map Number(s): 092

Pre-application meeting: KL Date: 8/24/21

Recommendation of Zoning Advisory Board: _____

Final Decision: _____

Planning Director's Signature: _____ Date: _____

Henry County Planning & Zoning
Rezoning Request Application

Name of Applicant McGarity Investments, LLC Phone: _____ Date: 10-25-2021

Address Applicant: 60 Jonesboro Street Fax _____ Pager/Cell # _____

City: McDonough State: GA Zip: 30253 E-mail: _____

Name of Agent Jonathon Schrader Phone: 404-877-2984 Date: 10-25-2021

Address Agent: 4983 New Peachtree Road, Suite B Fax _____ Pager/Cell # _____

City: Chamblee State: GA Zip: 30341 E-mail: JSchrader@tellus-partners.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. _____ **Acknowledgement**

Request from RM, RA, O-I, C-1, M-1 to
(Current Zoning)

RM
(Requested Zoning)

For the Purpose of Multifamily Apartment Development
(Type of Development)

Address of Property: 760 Highway 20/81 Nearest intersection to the property: Intersection of Hwy 20/81 West and International Avenue
(Street Address)

Size of Tract: 20.22+/- acre(s), Land Lot Number(s): 157,158, District(s): 7

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 092-01007000, 092-01007001, 092-01008000, 092-01009003 (Required)

Witness' Signature

Printed Name of Witness

Notary

Expires 2-17-2025

NOTARY STAMP:

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Signature of Applicant/s

Printed Name of Applicant/s

Signature of Agent

(For Office Use Only)

Total Amount Paid $ _____ Cash ____ Check # _____ Received by: _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Recommendation of Zoning Advisory Board: _____

BOC Decision: _____

Zoning Director's Signature: _____ Date: _____

Henry County Planning & Zoning
Rezoning Request Application

Name of Applicant James E Sutherland Phone: 404-366-8550 Date: _____

Address Applicant: Po Box 786 Fax _____ Pager/Cell # _____

City: Forest Park State: GA Zip: 30298 E-mail: _____

Name of Agent Jonathon Schrader Phone: 404-877-2984 Date: 10-25-2021

Address Agent: 4983 New Peachtree Road, Suite B Fax _____ Pager/Cell # _____

City: Chamblee State: GA Zip: 30341 E-mail: JSchrader@tellus-partners.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. JES **Acknowledgement**

Request from RM, RA, O-I, C-1, M-1 to
(Current Zoning)

RM
(Requested Zoning)

For the Purpose of Multifamily Apartment Development
(Type of Development)

Address of Property: 760 Highway 20/81 Nearest intersection to the property: Intersection of Hwy 20/81 West and International Avenue
(Street Address)

Size of Tract: 20.22+/- acre(s), Land Lot Number(s): 157,158, District(s): 7

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 092-01007000, 092-01007001, 092-01008000, 092-01009003 **(Required)**

Witness' Signature

Printed Name of Witness Andrew Wilson

Notary Nathan Kell McGarity expires 2-17-2025

NOTARY STAMP:

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Signature of Applicant/s

Printed Name of Applicant/s James E Sutherland, Jr

Signature of Agent

(For Office Use Only)

Total Amount Paid $_____ Cash_____ Check #_____ Received by: _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Recommendation of Zoning Advisory Board: _____

BOC Decision: _____

Planning Director's Signature: _____ Date: _____

PRE-APPLICATION FORM

DATE 08/24/21

APPLICANT: _____

TYPE OF APPLICATION: Rezoning & Comprehensive Plan Amendment

PROPERTY ADDRESS: International and Hwy 20/81

DIST: 7th **LAND LOT(S):** 157, 158 **PARCEL I.D.:** 092-01007000, 01, 9003, & possibly 8000

MAP NUMBER: 092 **CURRENT ZONING:** RM, C-1, OI, M-1, & RM **PROPOSED ZONING:** RM

FUTURE LAND USE MAP DESIGNATION:
Commercial & Low Density Residential, up to 2 dwellings/acre net

REQUEST/ITEMS DISCUSSED:
Property split zoned RM, OI, & C-1 in 1989. M-1 property no file found
Property is within the Highway Corridor Overlay District
Rezoning to RM would require a change to the Future Land Use Map to Medium density (6 dwellings per net acre) or High density (16 dwellings per net acre)
Discussed approximate timeline

Application Deadline	Tentative ZAB Meeting
Sept 7	November
Nov 2	January 2022

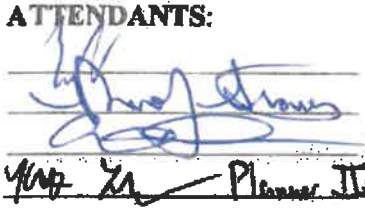
ADJACENT PROPERTIES ZONING:

NORTH: RM, M-1 SOUTH: C, M, C-1 EAST: C-3 WEST: RM

Staff reserves the right to recommend denial for all requests.

PREVIOUS REZONING REQUESTS IN THE AREA/INCLUDING SURROUNDING SUBDIVISIONS:

ATTENDANTS:



Signature (Owner/Agent)

Signature

Signature

Planner II Signature

PLEASE NOTE:

No application will be accepted unless all necessary documentation is complete and a pre-application meeting has been held (No exceptions).

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 29 day of October, 2021

Jonathan Schrader
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29 day of October, 2021.

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Notary Public

* licant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes ____ **No** ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 26 day of October, 2021

James E. Sutherland

Applicant's Name - Printed

James E. Sutherland

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of October, 2021.

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Nathan Kell McGarity

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a Conditional Use.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Ha[illegible]e applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign co[illegible]outions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes ____ No ✓

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 26 day of October, 2021

James E Sutherland

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of October, 2021.

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Nathan Kell McGarity

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a Conditional Use.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes ____ **No** X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 26th day of October, 2021

Barry E. Boyd

Applicant's Name - Printed

Barry E. Boyd

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26th day of October, 2021.

JESSICA MCLEOD NOTARY PUBLIC HENRY COUNTY GEORGIA EXPIRES FEB. 04, 2022

Notary Public

Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes ✓ No ____

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member
Gregg Cannon	$ 250	Check

We certify that the foregoing information is true and correct, this _____ day of _____, _____

M. Lindsay McGarity
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27 day of October, 2021.

NATHAN KELL MCGARITY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 17, 2025

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a Conditional Use.

October 25, 2021

Henry County Planning and Zoning Department
140 Henry Parkway
McDonough, GA 30253

RE: Letter of Ownership and Intent

To Whom It May Concern:

I am the owner of property situated on International Avenue close to the intersection of Highway 81/20 West and International Avenue, identified as tax parcel #092-01007001. I am requesting a comprehensive land use plan amendment to high density residential and a rezoning to RM for 0.30+/- acres. The 0.30+/- acres is part of a 20.22+/- acre assemblage. This application is being made through joint application for a future multifamily development, particularly an apartment development. The estimated time for this development is not calculable at this time. I agree to allow Tellus-Partners, or its appointees, to represent me in this land plan amendment and rezoning request.

By: _____
Its: _____

October 25, 2021

Henry County Planning and Zoning Department
140 Henry Parkway
McDonough, GA 30253

RE: Letter of Ownership and Intent

To Whom It May Concern:

I am the owner of property situated on International Avenue close to the intersection of Highway 81/20 West and International Avenue, identified as tax parcel #092-01009003. I am requesting a comprehensive land use plan amendment to high density residential and a rezoning to RM for 7.85+/- acres. The 7.85+/- acres is part of a 20.22+/- acre assemblage. This application is being made through joint application for a future multifamily development, particularly an apartment development. The estimated time for this development is not calculable at this time. I agree to allow Tellus-Partners, or its appointees, to represent me in this land plan amendment and rezoning request.

By: _____
Its: Manager

October 19, 2021

Henry County Planning and Zoning Department
140 Henry Parkway
McDonough, GA 30253

RE: Letter of Ownership and Intent

To Whom It May Concern:

I am the owner of property situated on International Avenue close to the intersection of Highway 81/20 West and International Avenue, identified as tax parcel #092-01008000. I am requesting a comprehensive land use plan amendment and rezoning of 0.58+/- acres. This application is being made through joint application for a future multifamily development, particularly an apartment development. The estimated time for this development is not calculable at this time. I agree to allow FS Investments of Georgia LLC, or its appointees, to represent me in this land plan amendment and rezoning request.

Barry E. Boyd

By: Barry E. Boyd
Its: property owner

JESSICA MCLEOD
NOTARY
EXPIRES
GEORGIA
FEB. 04, 2022
PUBLIC
HENRY COUNTY

October 25, 2021

Henry County Planning and Zoning Department
140 Henry Parkway
McDonough, GA 30253

RE: Letter of Ownership and Intent

To Whom It May Concern:

I am the owner of property situated on International Avenue close to the intersection of Highway 81/20 West and International Avenue, identified as tax parcel #092-01007000. I am requesting a comprehensive land use plan amendment to high density residential and a rezoning to RM for 11.53+/- acres. The 11.53+/- acres is part of a 20.22+/- acre assemblage. This application is being made through joint application for a future multifamily development, particularly an apartment development. The estimated time for this development is not calculable at this time. I agree to allow Tellus-Partners, or its appointees, to represent me in this land plan amendment and rezoning request.

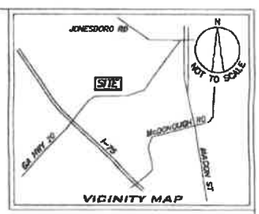
By: _____
Its: _____

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTIONS REPORT. EASEMENTS, ENCUMBRANCES OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
5. ALL IPF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE.
6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
7. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.
8. WHERE TITLE LINES ARE DEFINED BY A BODY OF WATER, THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. SAID BOUNDARY LINE MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

SURVEY DATA

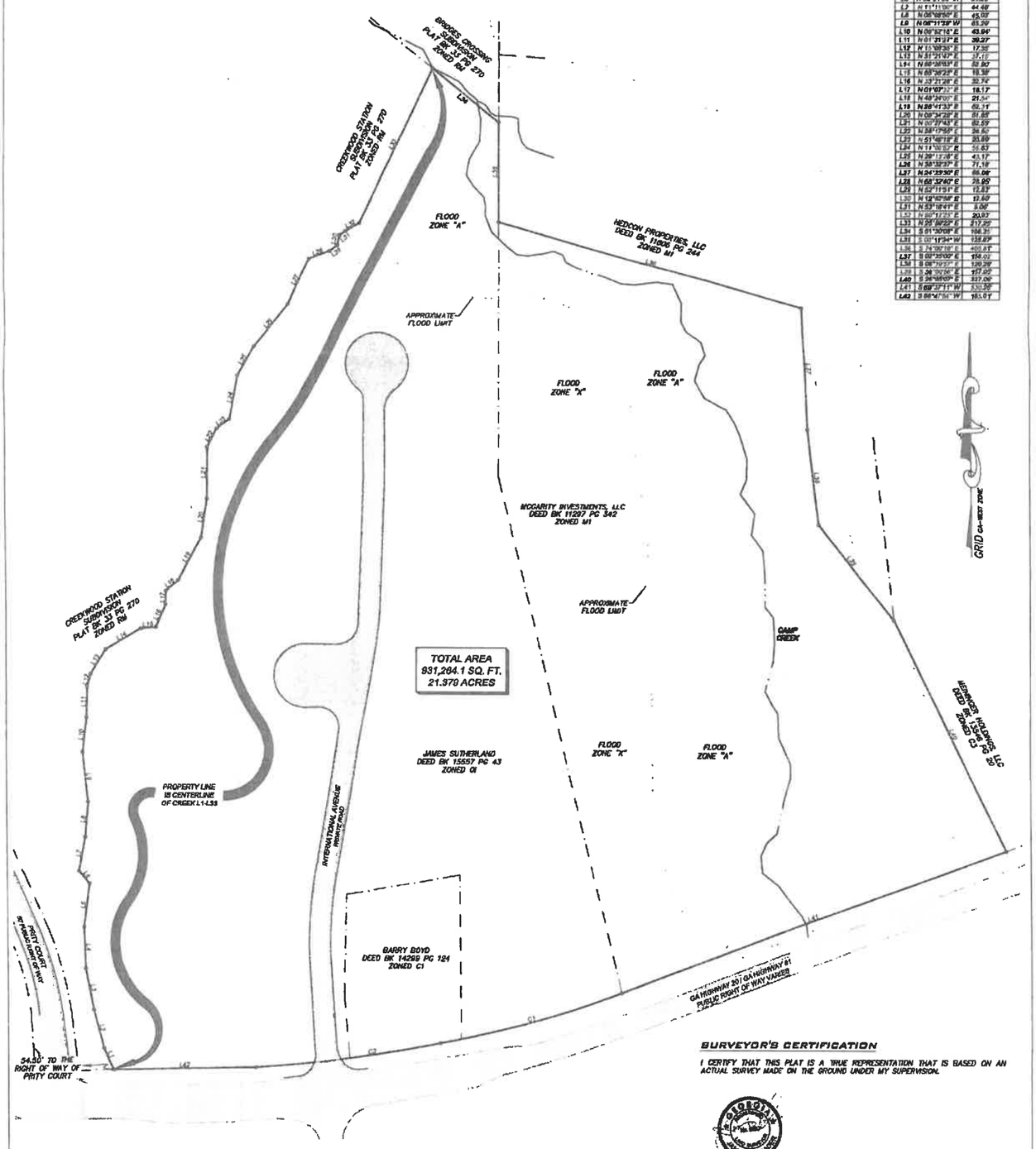
1. FIELD SURVEY COMPLETED ON 11-20-2021.
2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS. HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 515,870 FEET.
5. A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERS 13151C0186D AND 13151C0136D, EFFECTIVE DATE OF OCTOBER 6, 2016.
6. PROPERTY LINES L25, L36, L37, L38 AND L39 ARE PENDING THE EXECUTION OF AN APPROVED BOUNDARY LINE AGREEMENT BETWEEN THE EXISTING OWNERS.



VICINITY MAP

CALL	ARC LENGTH	RADIUS	DISTANCE (CHORD)	BEARING (CHORD)
C1	242.67'	1385.11'	242.39'	S 74°46'09" W
C2	340.19'	1848.10'	339.80'	S 83°35'58" W

LINE	BEARING	DISTANCE
L1	N 84°41'59" W	89.20'
L2	N 14°42'20" W	35.39'
L3	N 11°28'55" W	62.89'
L4	N 01°46'18" W	62.19'
L5	N 07°18'18" E	64.49'
L6	N 38°21'37" W	31.36'
L7	N 11°11'00" E	44.46'
L8	N 06°38'56" E	65.03'
L9	N 08°11'29" W	65.39'
L10	N 09°32'15" E	43.94'
L11	N 01°21'27" E	39.27'
L12	N 11°08'35" E	17.35'
L13	N 81°21'05" E	21.10'
L14	N 66°26'59" E	62.80'
L15	N 68°30'22" E	16.38'
L16	N 49°21'28" E	30.74'
L17	N 01°05'11" E	18.17'
L18	N 48°24'00" E	21.54'
L19	N 89°47'33" E	69.11'
L20	N 09°34'28" E	61.85'
L21	N 30°07'43" E	60.59'
L22	N 38°17'58" E	34.80'
L23	N 51°46'18" E	33.69'
L24	N 11°18'32" E	50.83'
L25	N 39°11'48" E	43.17'
L26	N 38°39'27" E	71.16'
L27	N 24°33'30" E	66.06'
L28	N 66°32'40" E	73.95'
L29	N 62°11'51" E	13.23'
L30	N 19°40'49" E	13.60'
L31	N 83°48'41" E	8.06'
L32	N 89°12'23" E	20.83'
L33	N 89°39'22" E	217.20'
L34	S 81°30'08" E	196.31'
L35	S 00°11'34" W	133.69'
L36	S 74°39'16" E	466.91'
L37	S 89°29'00" E	158.05'
L38	S 88°39'27" E	120.39'
L39	S 39°37'54" E	107.09'
L40	S 26°48'09" E	337.06'
L41	S 69°37'11" W	330.39'
L42	S 88°47'54" W	183.67'



SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

JAMES H RADER GEORGIA RLS# 3033

LEGEND

PROPERTY LINE; LAND LOT LINE; CONCRETE MONUMENT FOUND; IRON PIN SET; IRON PIN FOUND; CRIMPED PIPE; OPEN-TOP PIPE; RIGHT OF WAY; POINT OF BEARING; BUILDING SETBACK LINE; CURB INLET; CURB INLET; YARD INLET; DOUBLE-WING CATCH BASIN; SINGLE-WING CATCH BASIN; MANHOLE; ELECTRIC METER BOX; ELECTRIC PEDESTAL; ELECTRIC TRANSFORMER; UTILITY POLE; GUY WIRE; OVERHEAD UTILITY LINES; STORM DRAIN; STORM DRAINAGE PIPE; CORRUGATED METAL PIPE; CORRUGATED PLASTIC PIPE; REINFORCED CONCRETE PIPE; SANITARY SEWER; SANITARY SEWER MANHOLE; SANITARY SEWER CLEANOUT; SEPTIC TANK; GREASE TRAP; SEPTIC FIELD LINE; SEPTIC FIELD; SEPTIC PUMP; SEPTIC PUMP CHAMBER; SEWER LINE; FORCE MAIN; SEWER MANHOLE; WATER; WATER METER; WATER MANHOLE; OVERHEAD POWER LINE; UNDERGROUND POWER LINE; TELEPHONE MANHOLE; TELEPHONE PEDESTAL; UNDERGROUND TELEPHONE LINE; TELEPHONE BOOTH; TELEPHONE LINE; TELEVISION CABLE BOX; TRAFFIC CONTROL BOX; GAS LINE; GAS; GAS METER; GAS VALVE; FIRE HYDRANT; WATER VALVE; WELL; IRRIGATION CONTROL VALVE; WATER LINE; WELL CASING; MONITORING WELL; BUILDING (RAISED); BUILDING; RAILROAD TRACKS; FENCE LINE; CONCRETE; WIRED CONCRETE; SPOT ELEVATION; FINISHED FLOOR ELEVATION; CENTERLINE OF STREAM; FLOOD LIMITS; STREAMERS

0' 60' 120' 180'

REVISION	DATE	PURPOSE

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TEL: 404-386-2170
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
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SURVEY FOR:

TELLUS

LAND LOTS 167 AND 168
DISTRICT 7
HENRY COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 60'	11/20/21	20211139	1 OF 1

HENRY COUNTY APARTMENTS

UNIT MIX & BUILDING SCHEDULE

		UNIT HEATED	1 BD / 1 BA	1 BD / 1 BA	2 BD / 2 BA	3 BD / 2 BA	
		SQ. FT	774	792	1128	1311	
BLDG #	BLDG TYPE	# OF STORIES	A1	A2	B1	C1	TOTAL
1	A1/A2/B1	3 STORY	12	6	12	-	30
2	A1/A2/B1	3 STORY	12	6	12	-	30
3	B1/B1/B1/B1	3 STORY	-	-	24	-	24
4	A1/A2/B1	3 STORY	12	6	12	-	30
5	A1/A2/B1	3 STORY	12	6	12	-	30
6	C1/B1/B1/C1	3 STORY	-	-	12	12	24
7	A1/A2/B1	3 STORY	12	6	12	-	30
8	A1/A2/B1	3 STORY	12	6	12	-	30
9	C1/B1/B1/C1	3 STORY	-	-	12	12	24
10	A1/A2/B1	3 STORY	6	3	6	-	15
TOTAL UNITS			78	39	126	24	267
% EACH TYPE			29.21%	14.61%	47.19%	8.99%	100.00%

UNIT SQ. FOOTAGE SCHEDULE

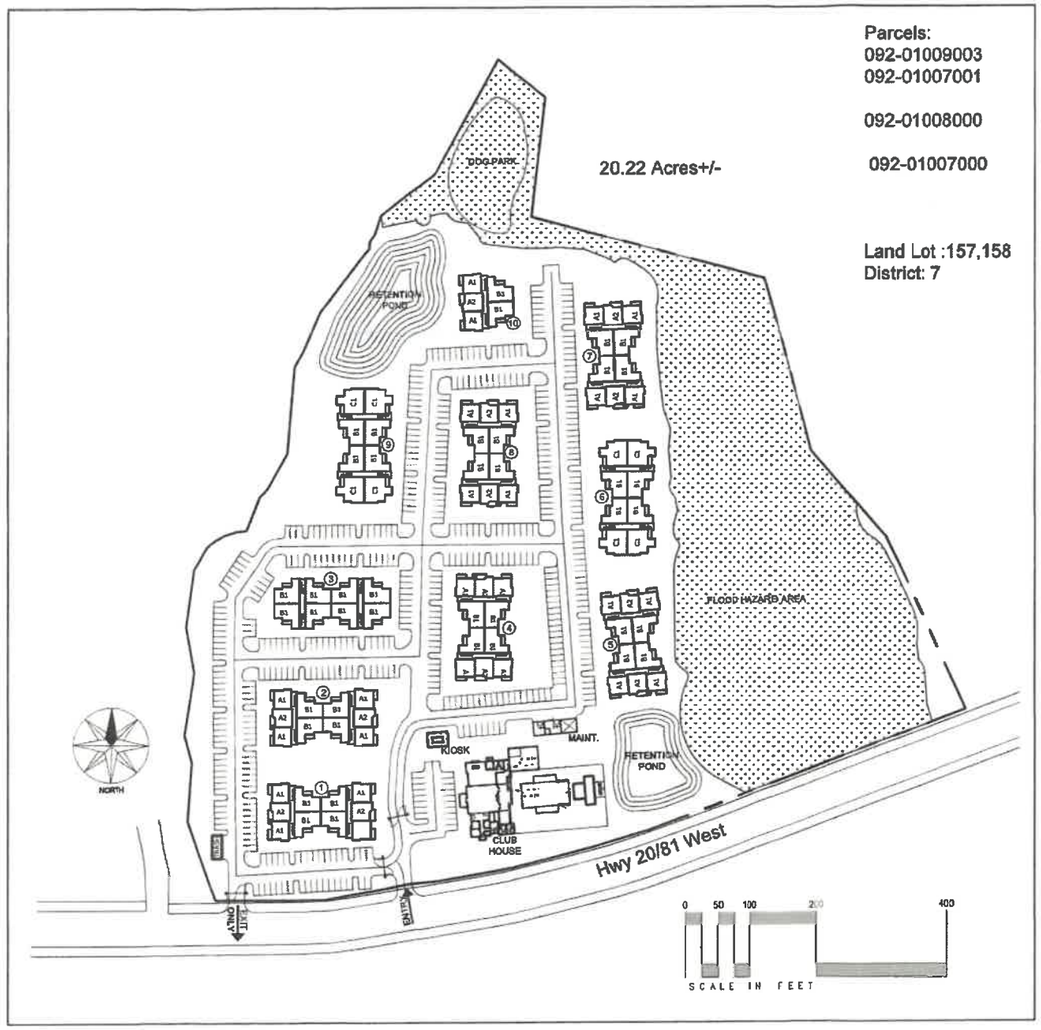
UNIT TYPE	HEATED SQ. FOOTAGE	UNHEATED SQ. FOOTAGE	TOTAL GROSS
A1	774	83	857
A2	792	121	913
B1	1128	79	1207
C1	1311	81	1392

PROJECT TOTAL SQUARE FOOTAGE

	RENTABLE HEATED SQ. FT.	UNHEATED S.F / DECK	RENTABLE GARAGE SQ. FT.	BREEZEWAY / CORRIDOR	BUILDING GROSS TOTALS
BUILDING 1	27576	2670	-	3152	33398
BUILDING 2	27576	2670	-	3152	33398
BUILDING 3	27072	1896	-	2832	31800
BUILDING 4	27576	2670	-	3152	33398
BUILDING 5	27576	2670	-	3152	33398
BUILDING 6	29268	1920	-	3133	34321
BUILDING 7	27576	2670	-	3152	33398
BUILDING 8	27576	2670	-	3152	33398
BUILDING 9	29268	1920	-	3133	34321
BUILDING 10	13788	1335	-	1576	16699
PROJECT TOTALS	264852	23091	-	29586	317529

EFFICIENCY : RENTABLE S.F. / GROSS TOTAL = 83.41%

This property is Not in a protected watershed



PRELIMINARY SITE PLAN
APARTMENTS - HENRY COUNTY
FOR
TELLUS PARTNERS

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DAVID_ENGLISH@BELLSOUTH.NET

JOB PROGRESS:
ITEM: Site Plan DATE: 8/5/21

REVISIONS:
TAG: DATE:

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HENRY COUNTY APARTMENTS
APARTMENTS FOR TELLUS PARTNERS IN GA

JOB NUMBER: E-202
DRAWN BY:
CHECKED BY:

SHEET NO.

Henry County Water Authority
Engineering Division

October 20, 2021

Re: Water and Sewer Services - Availability

Proposed Development:	**Apartments**
Property Information:	**Hwy 20/81 (Parcel No. 092-01009003)**
	LLs 157 & 158; District 7; 20+/- acres
Proposed Zoning:	**High Density RM**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Walnut Creek**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water or sewer capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated property data. Any deviation in data that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test conducted in the area revealed the following data:

Static:	99	psi
Residual:	72	psi
Flow	1230	gpm
Calculated Flow @ 20 psi:	2196	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said commercial development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are available for the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority. The Authority will reevaluate the availability of

This letter was prepared with information submitted to HCWA on a Layout & Staking Plan dated 10/06/2021 prepared by Eberly & Associates.

Date:
2021.10.20
10:33:23
-04'00'

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

HENRY COUNTY SCHOOLS

District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
770.957.6601

Unified Governance

Henry County Board of Education

Holly Cobb
Board Chair
District 3

Annette Edwards
Board Vice-Chair
District 5

Dr. Pam Nutt
District 1

Makenzie McDaniel
District 2

Sophe Pope
District 4

Mary Elizabeth Davis, PhD
Superintendent

To: McGarity Investments LLC

Date: October 28, 2021

Re: Henry County Department of Planning and Zoning
School Board Information for Zoning Requests

Property Address and Nearest Intersection: 760 Hwy 2081/ International Ave

Projected Number of Dwelling Units: 267

Estimated Period of Construction: 36 Months

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Wesley Lakes Elementary	-0-	**267 unit** x 2 children per unit = 534 students	534 students ÷ 25 per class = 21 classrooms	If Modular **$25,000** per classroom If Permanent **$300,000** per classroom
McDonough Middle School	-0-			
McDonough High School	-0-			

Respectfully,

Carl Knowlton

Carl Knowlton, Ed.D
Chief of Staff
Superintendent's Office

STATE OF GEORGIA

COUNTY OF HENRY

The regular meeting of the Board of Commissioners of Henry County was held in the Administration Building in McDonough, Georgia, on June 7, 1983 at 9:35 a.m.

Those present were:

Edward H. Whiddon, Sr., Chairman, presiding
William M. Gardner, Vice Chairman
W. D. Patrick, Commissioner
Cerelle Spraggins, Commissioner

Ron H. Rabun, County Administrator; Philip Keen, County Attorney; Beverly McLeod, Clerk; Dave Crawford, Administrative Assistant, Planning and Zoning Department; General Ray Davis (retired) of the Henry County Taxpayers' Association; Robert Clough, WZAL; Martha Barksdale of Henry Neighbor; Sherri DeCinque of Henry Herald; and several visitors.

After the Chairman led in the pledge of allegiance to the flag, he read the financial statement for the record. It was:

Budget year is 92% complete. Total receipts to date are $7,786.018.53 or 97% of estimated revenue. Total expenditures to date are $6,235,126.18 or 78% of estimated expenditures.

As the first order of business, the Chairman called for the zoning to be presented. Mr. Charles Hansen of Atlanta, applicant for a rezoning request change, and his attorney, Mrs. Sara M. Wayman came forward to petition the Board to rezone LL 166 of the 7th district from M-1 to M-5. Said property is located on corner of Highway 42 and Highway 155 and contains 14.12084 acres. Request was made for a salvage yard on the front acreage and for an impound lot on the rear 10 acres. Planning Board had denied. Attorney Wayman presented land deeds for Exhibit #1 as the certified copy of the history of the property. The transcript of the previous court case and pictures, et cetera, were presented for recording as additional exhibits. After the Chairman verified with Mr. Hansen that his rezoning request was for the entire piece of property, the Chairman enumerated the problems he saw with this request, namely: 1) that the property could conceivably be zoned under a conditional use, but use would revert back to M-1 zoning if wrecker contract (for impound lot) is lost; 2) that access to impound lot acreage is not off of paved road (required by wrecker contract); and that 3) outside storage is not allowed under an M-5 zoning. County Attorney Philip Keen pointed out to the Board that applicant is currently under a contempt of court citation because of failure to obey a court order to clean up his junk yard. In view of the problems associated with this request, Commissioner Simpson made the motion to deny the rezoning request. Commissioner Patrick seconded and all were in favor.

At this point, Mr. Rod Oglesby of Century 21 came before the Board to represent Mr. J. P. Moseley's request change from RA-200 to R-125 in LL 29 of the 11th district. Property is located on Millers Mill Road and contains approximately 42 acres. Request is made for single family dwellings. Planning Board approved. The preliminary plat for Harbor & Johnson, Summertown, was reviewed at this time in conjunction with this request. Mr. Dave Crawford presented the plat and stated that Water Authority had advised that there are 6" mains and adequate water supply and pressure. As Commissioner Simpson anticipated future drainage problems within the Summertown Subdivision, the Chairman stated that the Soil and Sedimentation review committee would review the plat before final approval is given. The Vice Chairman made the motion to approve the rezoning request as stated and Commissioner Patrick seconded. All were in favor. Commissioner Simpson made the motion to approve the preliminary plat for Summertown and the Vice Chairman seconded. All were in favor; however, Commissioner Simpson directed that a letter from the engineer be submitted to the Board before final plat is approved. Said letter will certify that water drainage problems can be handled without damage to surrounding property.

Mr. Ron Rabun, County Administrator, spoke to the Board while Dave Crawford was presenting the next zoning item for the Board's review. Mr. Rabun stated that a request from the Water Authority had been relayed to him asking that this

rezoning request change only be approved contingent upon applicants' receiving appropriate sewer taps from the Water Authority on the property before development takes place. The request was for Misters George S. Standard and Thomas Jerry Long to rezone 12.4 acres, located on Highway 81 & 20, LL 157 & 158 of the 7th district, from RA-200 to RMACH. Request was made for condominiums and Planning Board had approved. Mr. Grey Myers was present to represent the applicants. Mr. Myers stated that there would be 80 condominium units, 4 per building, and that the older structure, after renovated, already on the property would become the management office. Commissioner Simpson made the motion to approve provided: 1) these condominiums will not be any form of subsidized housing, and 2) that appropriate sewer taps are obtained first from Water Authority. Commissioner Spraggins seconded and all were in favor. A copy of this action is to be sent to the Board of Education for their record.

As the first conditional use request, Mr. Forace Gravitt of Stockbridge came forward to request he be allowed to use an auction barn, located at 3377 North Henry Boulevard, Stockbridge, as a church. Mr. Crawford presented to the Board a letter from Ned Clarke, Health Department Sanitarian, certifying that the existing septic tank system would be sufficient. Mr. Bill Maltbie, Fire Marshall, was present and stated that with a few minor corrections, the barn would pass a fire safety inspection. The board by common consent approved the conditional use.

Reverend Georgia K. Henderson of the Good Samaritan Club, Inc., a non-profit organization, requested the Board to grant a conditional use in LL 28 of the 12th district, so that an all-purpose building e.g., a fellowship hall, could be erected. Property is located on Red Oak Road, Stockbridge, and contains 3.8 acres, and presently zoned RA-200. Planning Board denied due to the obscurity of usage stated at their Board meeting. Reverend Henderson stated that building would be used by under-privileged people. At this point, she introduced Reverend Al Ferguson who also was present in support of the request. Rev. Ferguson stated that the building will only be used for fund-raising activities for the under-privileged. Mrs. Henderson stated that the Club has 420' of road frontage and the proposed building would be 60' x 75.' Mr. Dave Crawford presented a copy of the deed for the land which was in the name of the Good Samaritan Club, Inc. The Vice Chairman made the motion to approve, Commissioner Spraggins seconded and motion passed by majority with Commissioner Simpson opposing.

Mr. Marvin Rose of McDonough, requested a conditional use in LL 204 of the 7th district, located at 559 Old Jackson Road, McDonough, for a move-in house to be placed on the property. Presently property is zoned RA-200 and is a four acre tract. Planning Board approved. Mr. Crawford advised the Board that the move-in house in question is a 2,181 sq. ft. home, is in good shape, and has passed inspection. He further advised that this has been advertised and there was no opposition. Commissioner Simpson made the motion to approve, Commissioner Patrick seconded and all were in favor.

Mrs. Robert A. Ball of McDonough requested a conditional use in LL 76 of the 11th district. Said property is located at 4066 Airline Road, contains 29 acres, and is presently zoned RA-200. Request is for a move-in house to be placed on property. Planning Board approved. Mr. Crawford advised that the frame house is in good condition but would need the entire electrical system reworked. He further advised that this has been advertised and there was no opposition. Commissioner Simpson advised the Board that a mobile home is presently on the property, whereupon the Chairman stated that Mrs. Ball would need two plats for this property with the mobile home on at least 25 acres, according to the zoning ordinance, and the rest of the acreage to be used for the move-in house. Commissioner Simpson made the motion to approve the conditional use provided that the tracts are split in accordance with the above and are submitted and approved by the Planning and Zoning Department. Commissioner Spraggins seconded and all were in favor.

Hoyne Industries of McDonough was represented by Mr. Bill Adams on their conditional exeception request in LL 188 of the 7th district. Said property is located at 385 Hwy. 155, McDonough, and is presently zoned M-1. Request is made

for a total bid of $4,937/month; Commissioner Spraggins seconded; and all were in favor.

Mrs. Austin presented bids which were received for the repair of five bridges (Old Jackson Road, East Atlanta Road, Jonesboro Road, Hampton-Locust Grove Road, and Blackhall Road). She stated bids were received from four vendors, as follow: Bellamy Brothers, Inc. bid $182,807, Sunbelt Structure bid $202,000, Tanner Construction Company bid $229,000, and Tidwell Construction Company bid $238,000. Mrs. Austin stated the Engineering Department reviewed the bids and they recommend the Board award the bid to Bellamy Brothers, Inc., who submitted the lowest bid. Chairman Crawford noted the Board reviewed the bids extensively at their meeting the previous day. Commissioner Spraggins stated this project will help the County's image with the State of Georgia in getting more funding for County bridges. Commissioner Spraggins made a motion to award the bid to Bellamy Brothers, Inc., as the lowest bidder, for $182,807, in order to get the bridges repaired; Commissioner Calhoun seconded; and all were in favor.

Mr. Smith stated contracts and all necessary documents will be executed and he anticipates the repairs will begin sometime within 30 days. He stated Old Jackson Road will receive first priority since it is closed.

Mr. Thomas M. Conway, Glaze, Fincher & Bray, 120 N. McDonough Street, Jonesboro, appeared before the Board in regard to the below-listed rezoning request. Mr. Risher presented a site plan which was originally proposed. Mr. Conway stated the applicant does not have a problem with changing his rezoning request to C-1, rather than C-2, pursuant to the Planning Board's recommendation. He noted the applicant also owns the adjacent parcel of property and he anticipates construction to begin within 60 days. There was no opposition present to this request. Commissioner Calhoun made a motion to approve the rezoning request to C-1; Commissioner Joyner seconded; and all were in favor.

J. Frank Golden of Morrow requests rezoning from RM to C-2 in LL 158/7th District, for property on the north side of Hwy. 20 & 81, 790 feet west of Asbury Road. Contains 4.0 acres. Request is to develop site for office and retail business use. Planning Board recommended approval for C-1 on 11/9/89. Advertised 11/17/89 and 11/24/89.

start HERE

Mr. Risher presented two rezoning requests of Mr. Alan P. Thomas. Mr. Thomas, Countryside Realty, Inc., 81 West Office Park, McDonough, appeared before the Board. Mr. Risher noted a house which is situated between the two subject tracts of property, is not a part of this request. He noted the house, which is not habitable, is owned by Mr. Henry Boyd, East Point. There was no opposition present to this request. Commissioner Honea made a motion to approve Mr. Thomas' rezoning request (RM to OI); Commissioner Joyner seconded; and all were in favor.

Alan P. Thomas of 6363-B Jonesboro Road,

OI
2.47+/-ac

Morrow, requests rezoning from RM to OI, in LL 157,158/7th District, on the north side of Hwy. 20 & 81, across from Asbury Road. Contains 2.47 acres. Request is to develop site into office buildings. Planning Board recommended approval 11/9/89. Advertised 11/17/89 and 11/24/89.

Commissioner Honea made a motion to approve Mr. Thomas' rezoning request (RM to C-1); Commissioner Joyner seconded; and all were in favor.

C1
2.84+/-ac

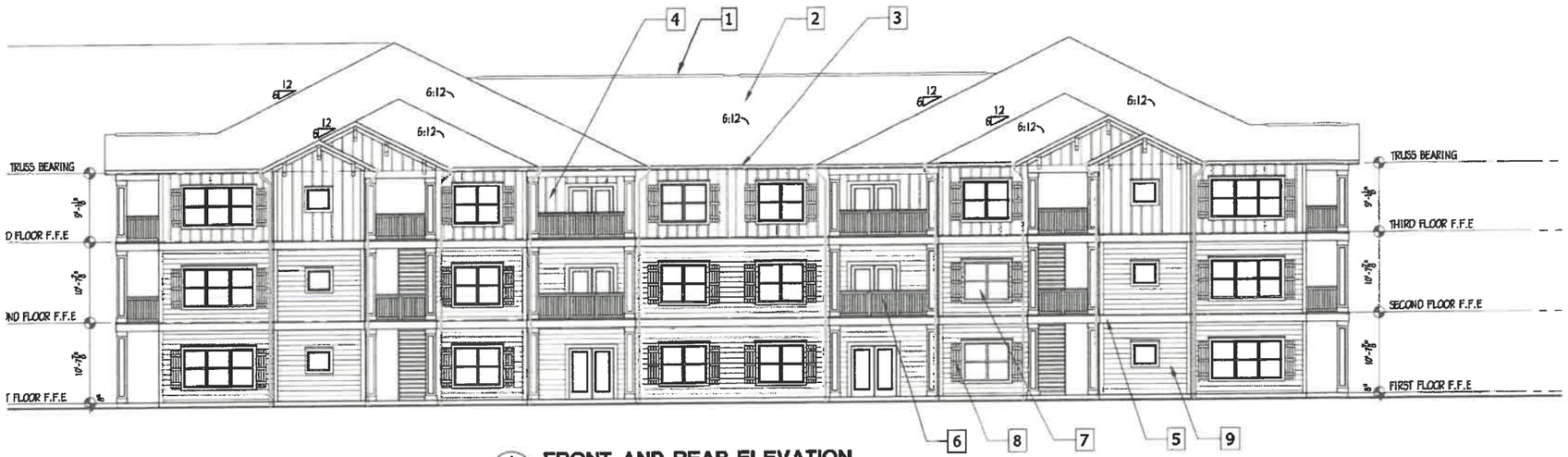
Alan P. Thomas of 6363-B Jonesboro Road, Morrow, requests rezoning from RM to C-1 in LL 157,158/7th District, on the north side of Hwy. 20 & 81, across from Asbury Road. Contains 2.84 acres. Request is to develop site into a strip shopping center. Planning Board recommended approval on 11/9/89. Advertised 11/17/89 and 11/24/89.

Mr. Risher presented the below-listed rezoning request of Mr. Harrison. Mr. Harrison, nor a representative was present at this meeting. Mr. Risher stated he was notified by mail and telephone of this meeting. Commissioner Spraggins made a motion to table this request until the next meeting so the applicant can be present and if he is not present at that meeting, then the Board will take an action; Commissioner Calhoun seconded; and said motion passed by quorem, with Commissioner Honea opposed.

Raymond E. Harrison, 1634 Hwy. 42 South, McDonough, requests rezoning from RA to M-1, LL 219/7th District, on the west side of Hwy. 42, north of King Mill Road. Contains 1.0 acre. Request is to develop existing building and site for pallet repair business. Planning Board tabled 10/12/89. Planning Board recommended approval of a conditional exception (temporary use) on 11/19/89, with condition that applicant install a wooden fence to obscure view of pallets from adjacent properties, and will be reviewed in one year. Advertised 11/17/89 and 11/24/89.

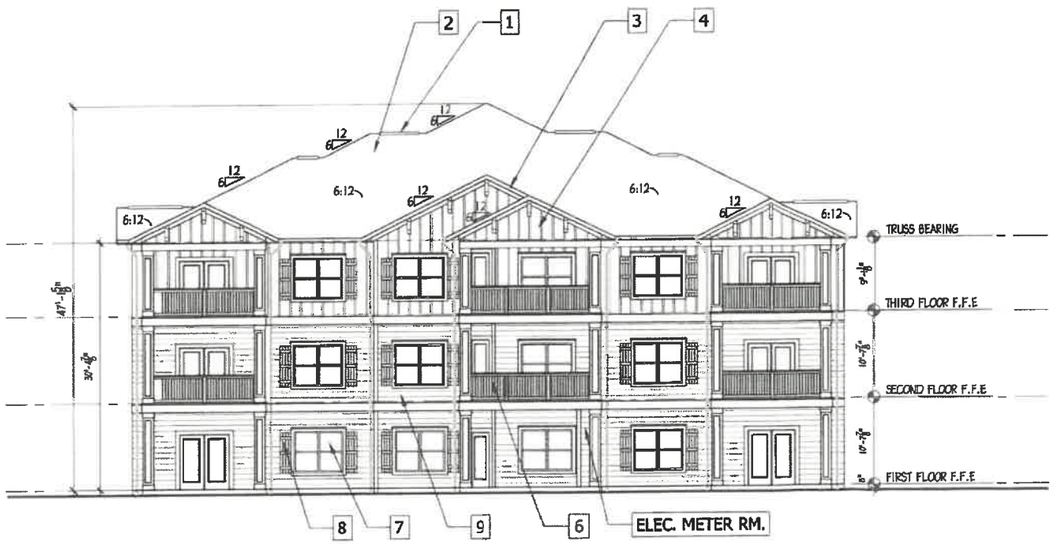
Mr. Risher presented the below-listed administrative appeal of Mr. Steven Buchanan. Mr. Buchanan appeared before the Board. He stated he wishes to build an additional house on his property, which is landlocked. He stated his house is already built on the easement. Commissioner Honea stated a variance should have been requested rather than an administrative appeal. Commissioner Crawford made a motion that Mr. Risher's interpretation in this matter is correct in regard to Section 410; Commissioner Calhoun seconded; and all were in favor.

The Board suggested Mr. Buchanan apply for a variance in this matter. Commissioner Joyner suggested Mr. Buchanan



1 A5.0 **FRONT AND REAR ELEVATION**

SCALE 1/8" = 1'-0" BUILDING # 2, 3, 6, 8 & 11



2 A5.0 **LEFT AND RIGHT SIDE ELEVATION**

SCALE 1/8" = 1'-0" BUILDING # 2, 3, 6, 8 & 11

ELEVATION LEGEND:

1. RIDGE VENT
2. ROOF SHINGLES
3. CEMENTITIOUS FASCIA
4. BOARD & BATTEN SIDING
5. CEMENTITIOUS TRIM BAND
6. VINYL RAILING
7. SINGLE HUNG VINYL WINDOWS
8. VINYL SHUTTERS
9. CENEMTITIOUS LAP SIDING
10. SEE PLAN FOR RISER ROOM LOCATION

ELEVATION NOTE:

ALL TRIM, FASCIA AND SOFFIT TO BE FIBER-CEMENT / CEMENTITIOUS BOARD

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:
ITEM: DATE:

REVISIONS:
TAG: DATE:

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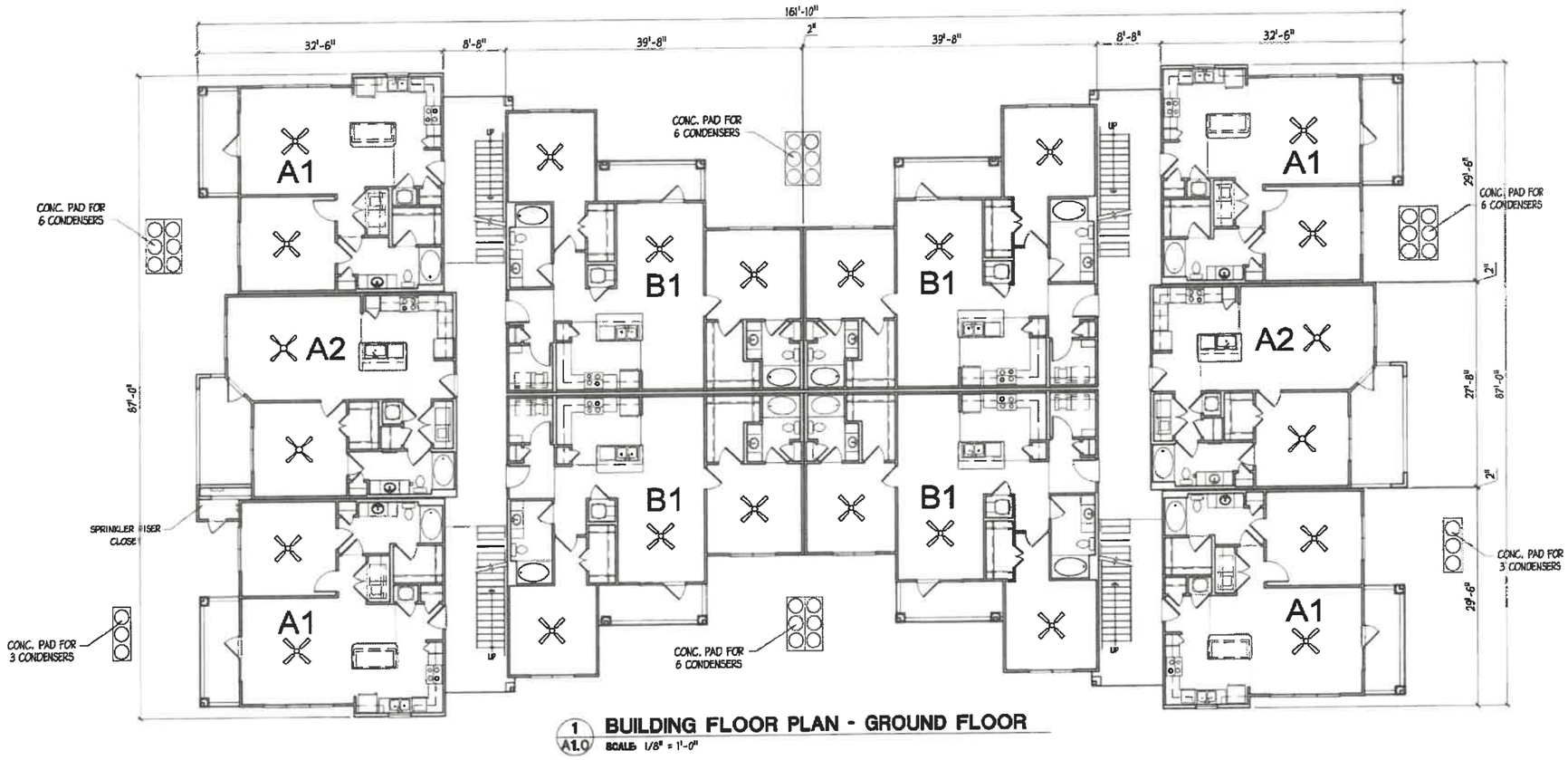
HENRY COUNTY APARTMENTS
AN APARTMENT COMMUNITY FOR TELLUS PARTNERS

JOB NUMBER: 2011-E
DRAWN BY:
CHECKED BY:

BUILDING ELEVATIONS

SHEET NO.
A5.0



1 A1.0 **BUILDING FLOOR PLAN - GROUND FLOOR**

SCALE: 1/8" = 1'-0"

ENGLISH & ASSOCIATES
ARCHITECTS, INC.
3084 MERCER UNIVERSITY DRIVE, SUITE 100
ATLANTA, GEORGIA 30341
DENGLISH@ENGLISHASSOCIATESINC.COM

JOB PROGRESS:

ITEM:	DATE:
PERMIT REVIEW	02-27-2020

REVISIONS:

TAG:	DATE:

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HENRY COUNTY APARTMENTS
AN APARTMENT COMMUNITY
FOR
TELLUS PARTNERS

JOB NUMBER: E143

DRAWN BY:

CHECKED BY:

BUILDING PLANS

SHEET NO.

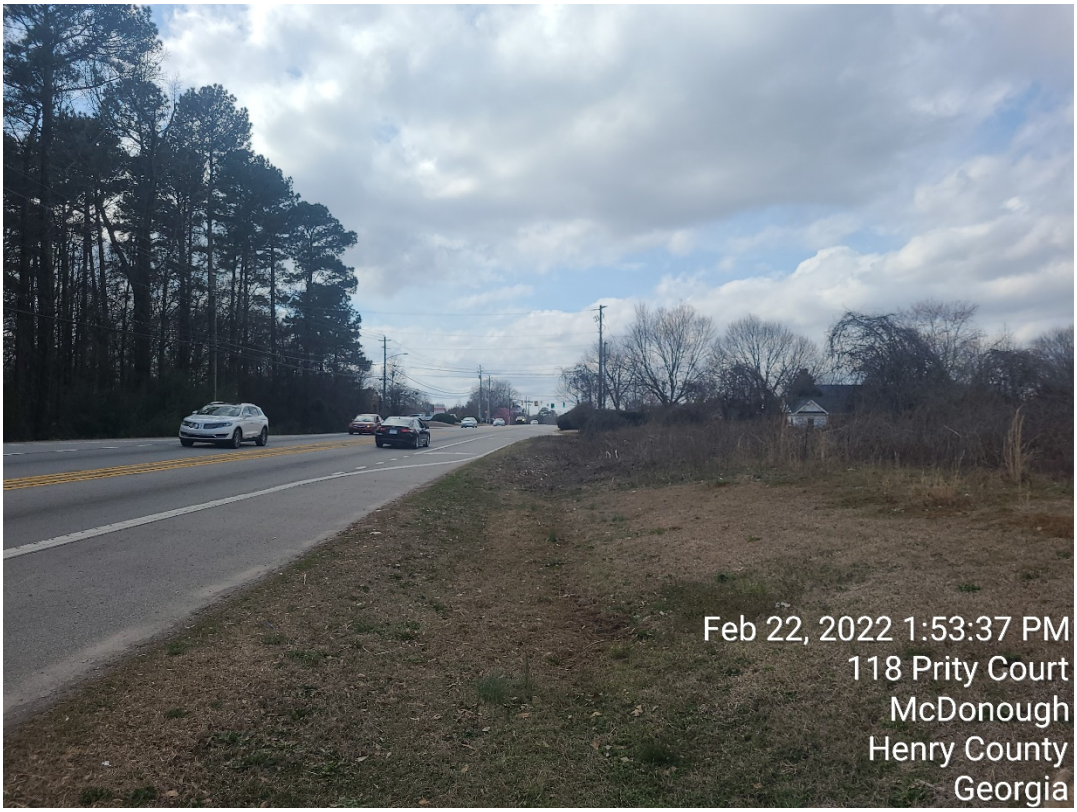
A1.0

RZ-21-38 & COMP-AM-21-11 View- North

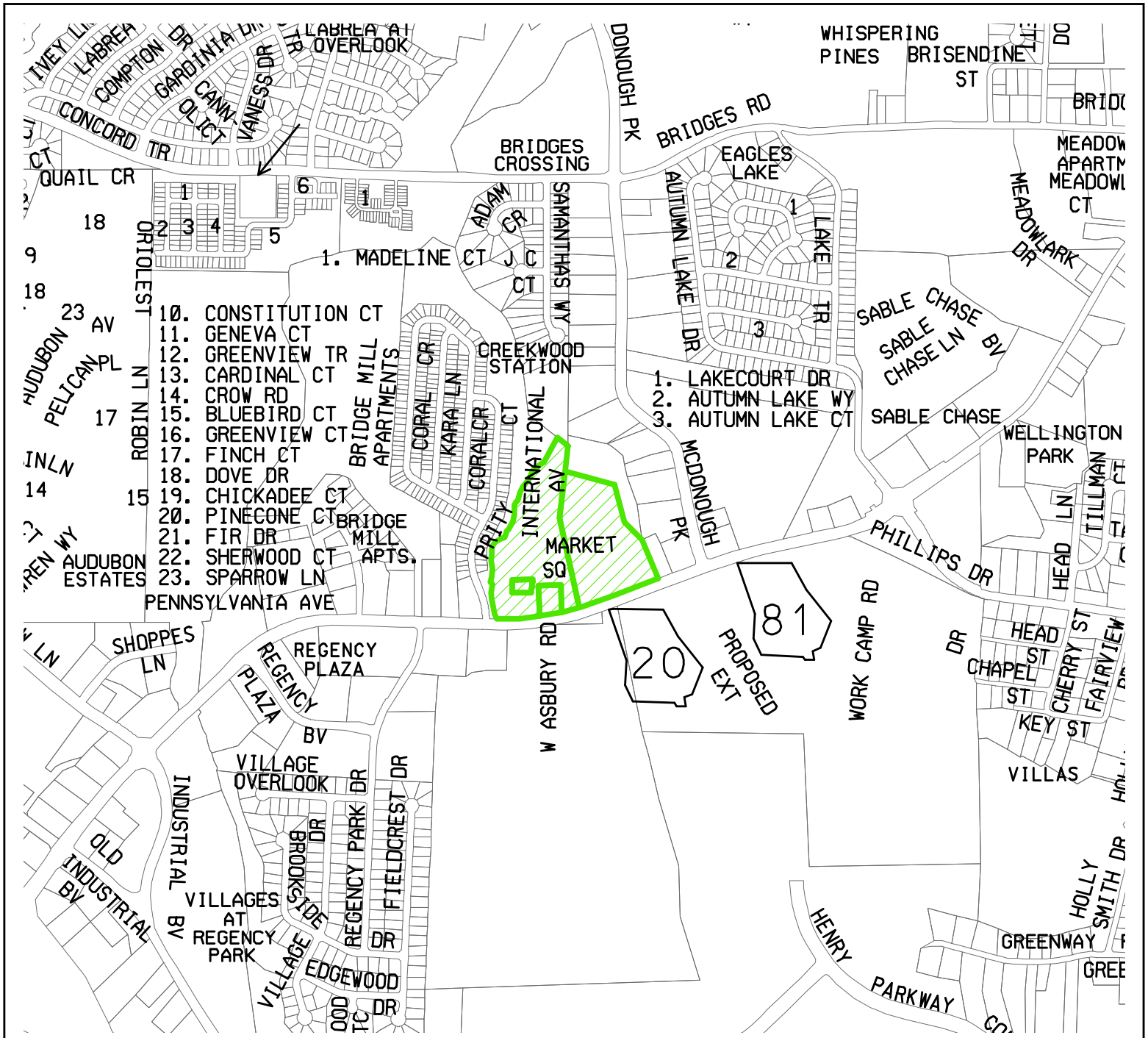
RZ-21-38 & COMP-AM-21-11 View- East

RZ-21-38 & COMP-AM-21-11 View- South

RZ-21-38 & COMP-AM-21-11 View- West



RZ-21-38 & COMP-AM-21-11 Sign



Legend

Request

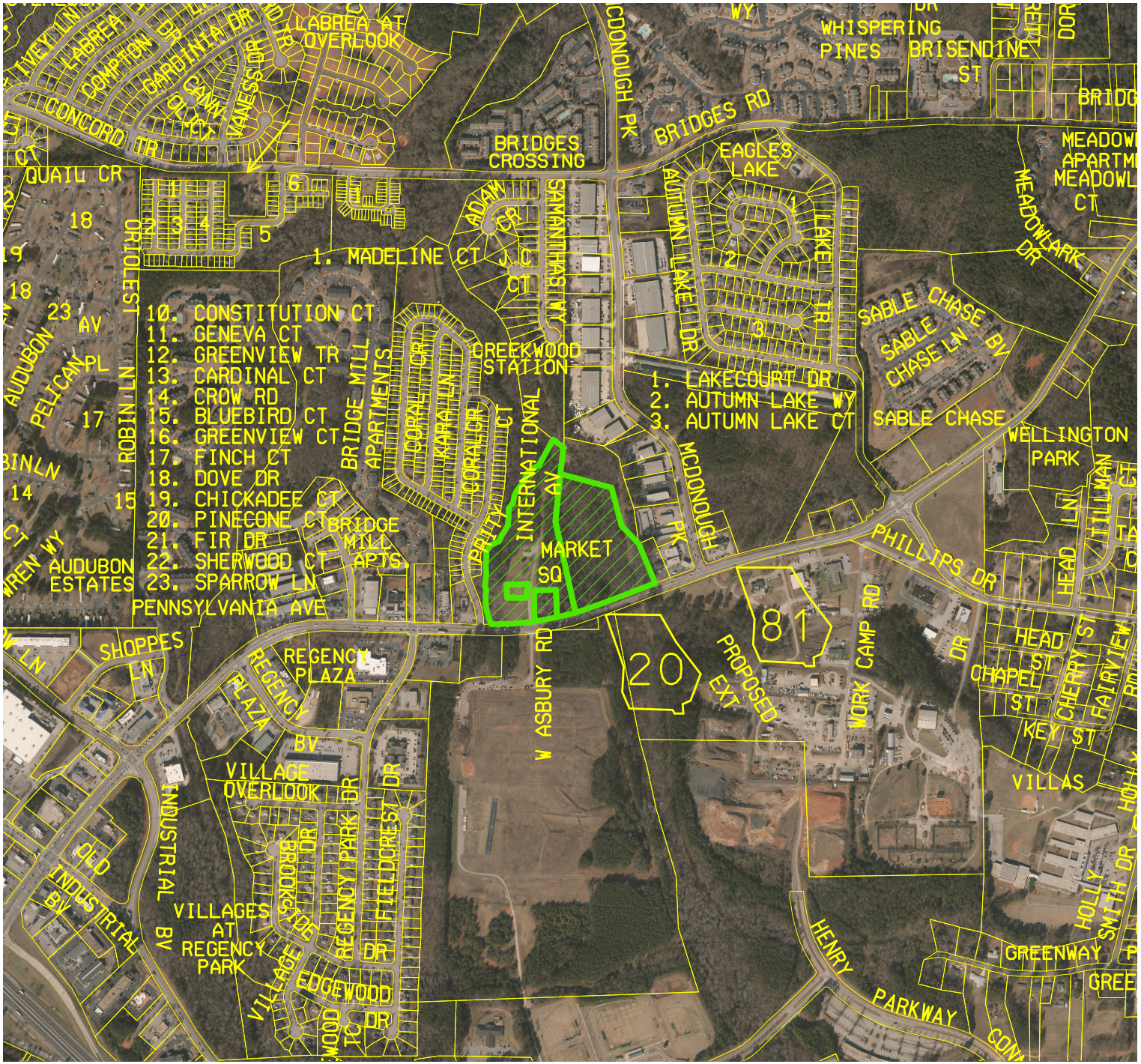
RZ-21-38

TAX MAP

Scale: 1" = 1000'

N W E S

This map is for graphical representation only. It is not a legal document.



Legend

Request

RZ-21-38

AERIAL MAP

Scale: 1"= 1000'

N
W E
S

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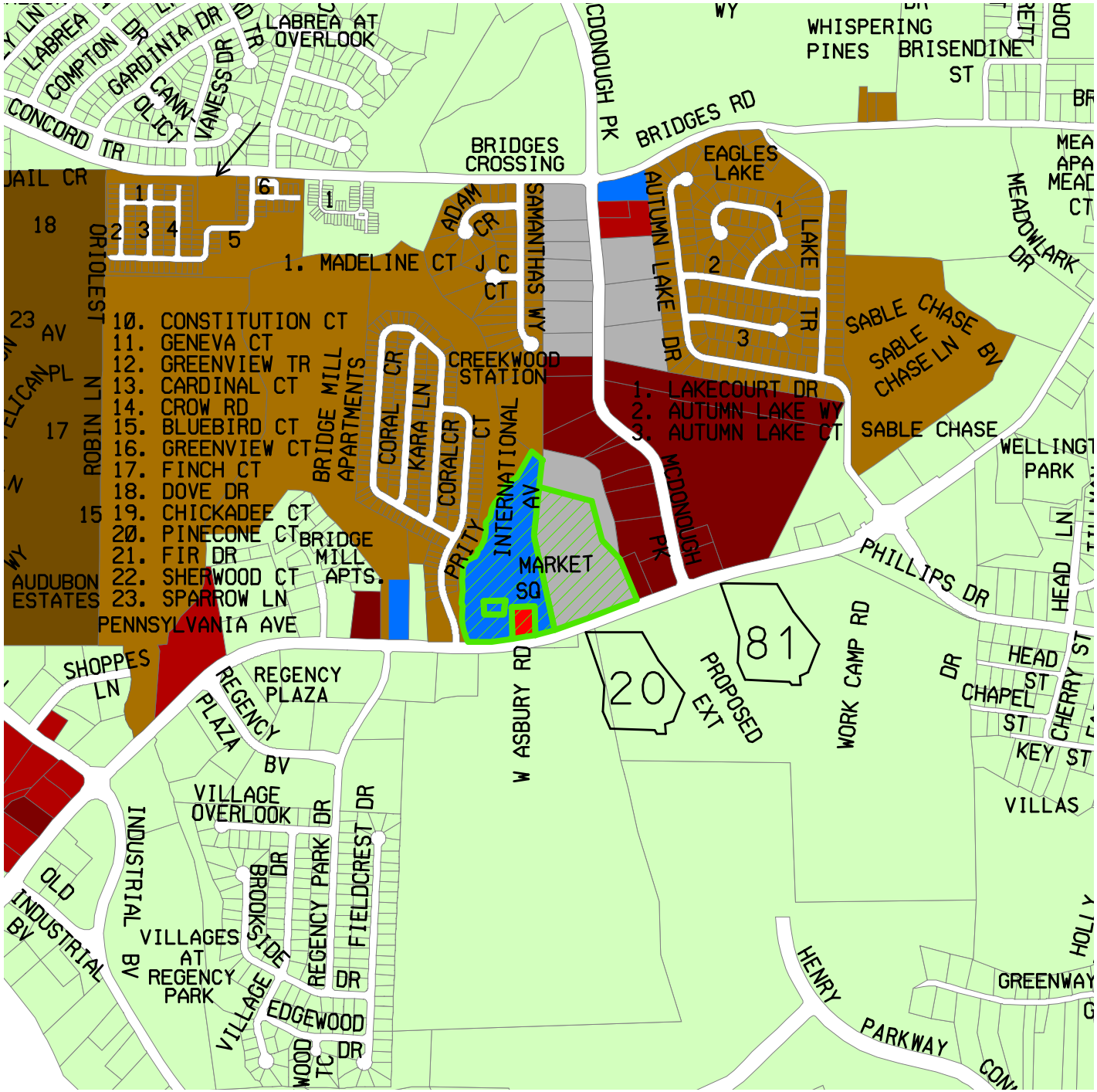


Legend

Request

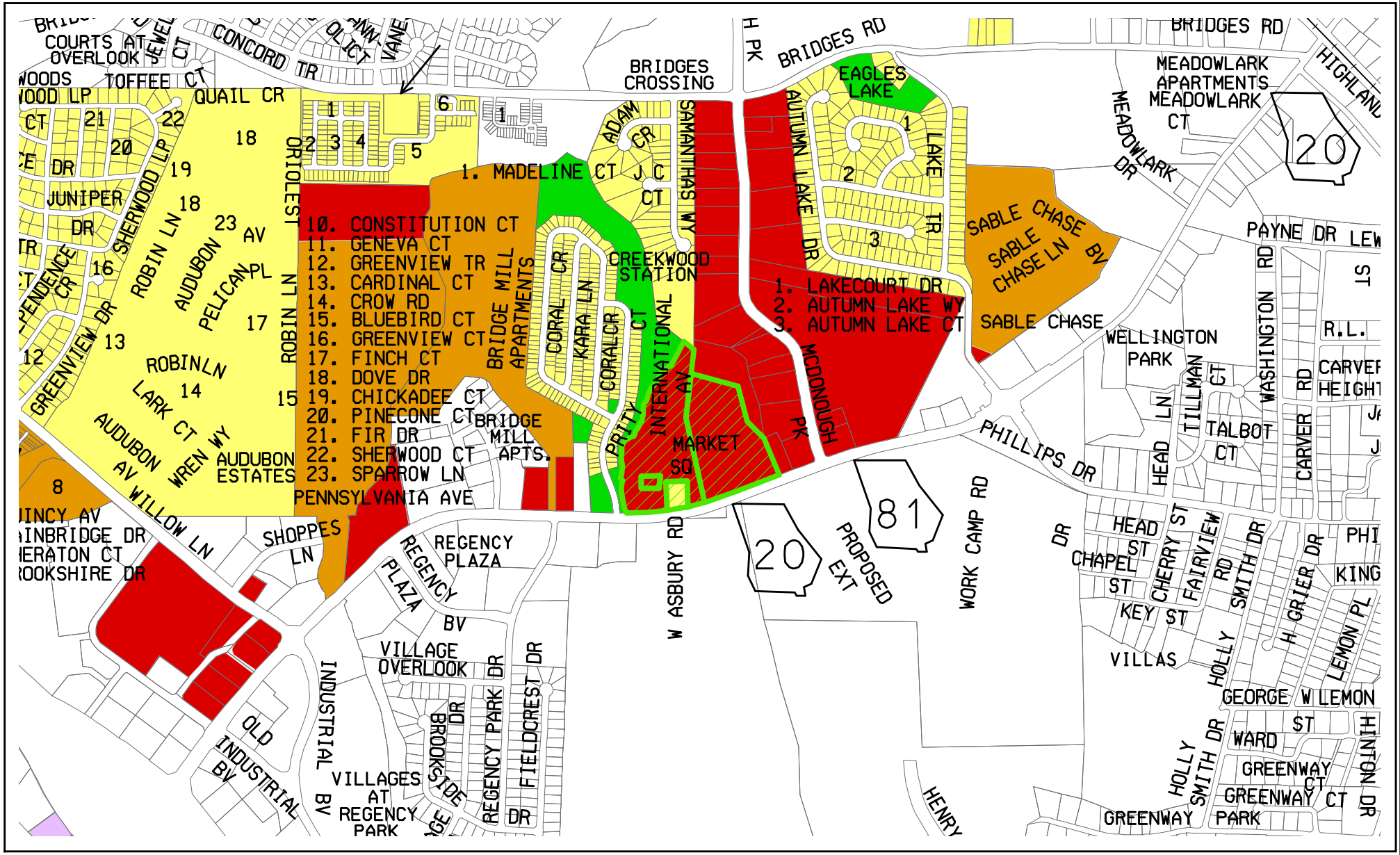
- RZ-21-38
- RS
- RMH
- RM
- RD
- RA
- R-4
- R-3
- R-2
- R-1
- PD
- OI
- MU
- MR2
- MR1
- M-2
- M-1
- DTRC
- DTMU
- CITY
- C-3
- C-2
- C-1

Scale: 1"= 1000'

Current Zoning Map

This map is for graphical representation only. It is not a legal document.

Future Land Use Map



Request
RZ-21-38

FLU
CITY

MX - Mixed Use
RR - Rural Residential
LD - Low Density Residential
MD - Medium Density Residential
HD - High Density Residential
COM - Commercial
OI - Office Institutional
INDUS - Industrial
PI - Public/Institutional
PRC - Park/Recreation/Conservation
TCU - Transportation/Communication/Utilities

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Fire Rescue

Action Type:

[X] *Action requested by BOC*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

Proposed ordinance amendment and fee schedule updates for the fire department.

Presenter: Jonathan Burnette, Fire Chief & Michael Black, Assistant Fire Chief

Agenda Item:

Ordinance amendment setting forth a new fee schedule for Henry County Fire Rescue

Background/Summary:

On July 18, 2023, Henry County Board of Commissioners passed Resolution No. 23-188 to increase the permitting fee schedules for Fire Rescue.

Resolution No. 23-188 did not properly increase all of Fire Rescue's fees for permitting, inspections, and services fees and therefore needs to be rescinded.

The current verbiage for the Fire Department's fee schedule can be found in section 3-4-136 of the Henry County Code of Ordinances. The manner in which this section is written mandates that any time the Fire Department needs to amend fees, an ordinance amendment is required.

The current fees are listed thereafter. However, this method of adoption means that an ordinance change is required every time the fees need to be updated. Therefore, our request is to not only update the fees, but also to amend the ordinance regulating the fees to be comparable to other fee schedules of the County.

The updated fees are attached as Exhibit A to the resolution.

Financial Implications/Considerations:

The project is budgeted.	Y	or	N	or	N/A
The project will require the use of Fund Balance. If yes, please state amount _____.	Y	or			N
The project will require funds.	Y	or			N
The project is grant funded and will require a ____% match; and the matched funds are budgeted.	Y	or			N
Is this request a Capital Project and part of the Capital Project List?	Y	or			N

Additional Comments / Recommendation:

The Henry County Fire Department recommends the Board of Commissioners approve this request to modify the existing ordinances as well as the updated fee schedule.

Exhibit A – updated fee schedule

ORDINANCE NO. 23 - ____

AN ORDINANCE AMENDING SECTIONS 3-4-113 (e)(4), 3-4-136, AND 3-4-137(e)-(h) OF THE CODE OF HENRY COUNTY SETTING FORTH A NEW FEE SCHEDULE FOR THE HENRY COUNTY FIRE RESCUE

WHEREAS, on July 18, 2023, Henry County Board of Commissioners passed Resolution No. 23-188 to increase the permitting fee schedules for Fire Rescue, and

WHEREAS, Resolution No. 23-188 did not properly increase all of Fire Rescue's fees for permitting, inspections, and services fees, and

WHEREAS, Section 3-4-113 (e) (4) of the Code of Henry County provides as follows:

*(*4) Domestic or commercial burning is otherwise permitted between the months of October and April extending from, up to and including, October through April 30, and is prohibited at all other times. During such October 1 through April 30 time period, a "commercial" burning permit shall be issued upon request, authorizing burning under paragraph (c). A fee of one hundred dollars ($100.00) shall be assessed for all "commercial" burning permits.

WHEREAS, Section 3-4-136 of the Code of Henry County provides as follows:

(a) *Fire department plan review—Construction, expansion permit fee.* There shall be a permit fee for the construction or for the expansion of every building in the county. Permits required by this Code shall be obtained from the fire official. Permit fees shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designed therein at all times and shall be readily available for inspection by the fire official. Said permit fees shall be calculated at following rate:

Up to 10,000 square feet $150.00

10,001—30,000 square feet, per square foot $0.10

30,001—100,000 square feet, per square foot $0.05

100,001—500,000 square feet, per square foot $0.03

500,001 square feet and up, per square foot $0.015

Eighty (80) percent or cover up inspection, one hundred (100) percent or final inspection, and first follow-up inspection will be allowed under the construction permit with no additional charge. Sprinkler system and alarm system permit fee. There shall be a permit fee for a sprinkler system or alarm system being installed

in buildings in the county, and said permit fee shall be calculated at following rate:

Up to 10,000 square feet $150.00

10,001 to 30,000 square feet $200.00

30,001 to 100,000 square feet $250.00

100,001 to 500,000 square feet $300.00

500,001 square feet and up $350.00

(b) *Minimum fees.* The following minimum fees shall be charged for the specific permits and services listed herein, notwithstanding the figure derived from the calculation provided by subsection (c)(1) and (3) of this section.

(1) Second re-inspection $100.00

(2) Third re-inspection $200.00

(3) Subsequent follow-up (new or annual) $200.00

(4) Special event inspection/permit $150.00

(5) Commercial hood plan review and inspection $100.00

(6) Site plan review and inspection $100.00

(7) Change of occupancy or occupation tax inspection (business license) $100.00

(8) Name change or replacement of occupation certificate $25.00

(9) Blasting permit $100.00

(10) Installation or removal of underground fuel tanks $100.00

(11) Fireworks permit $100.00

(12) Administrative variance fee $75.00

(13) Returned for insufficient funds check fee $35.00

(14) Temporary certification of occupancy (TCO) $50.00

(15) After hours inspection, per hour $75.00

(c) *There will be no charge for annual inspections.* There will be no charge for the first follow-up inspection. Re-inspection fees will automatically be assessed on all second and third re-inspections.

(1) If during a re-inspection, a code violation is noted that was not listed as part of the original violation(s), a re-inspection fee will not be assessed for the newly cited code violation(s). Any newly cited code violation discovered at the time of re-inspection will be considered a first-time violation and will restart the re-inspection fee process.

(2) Re-inspection fees shall apply to all project plans which are re-submitted prior to addressing all red-line comments made by the fire marshal or designee.

(3) Project plans submitted with multiple revisions will be assessed a new fire department plan review fee. A complete updated set of plans shall be submitted for fire department review upon the request of the fire marshal or designee.

WHEREAS, Section 3-4-137 (e)-(h) of the Code of Henry County provides as follows:

(e) Whereby extra-duty fire personnel or an approved fire watch is required; the owner, agent, or lessee shall employ one (1) or more qualified persons, as required and approved by the AHJ to be on duty. Fire personnel shall be compensated at a rate of thirty-five dollars ($35.00) per hour for a minimum of four (4) hours.

(f) The cost of extra-duty and fire watch personnel shall be at no cost to the fire department.

(g) The fire department shall be authorized to establish and collect fees to recover the costs for equipment, supplies, and personnel affiliated with fire or medical services extra-duty assignments, fire watch, and similar services, beyond the normal scope of emergency operations. The fire chief will have the capability to change the rate of employment and equipment cost.

(h)Procurement and distribution of fire department apparatus will be at the rate of:

- Rescue - Fifty-five dollars ($55.00) per hour.
- Brush truck - Seventy-five dollars ($75.00) per hour.
- Engine - One hundred dollars ($100.00) per hour.
- Ladder - One hundred seventy-five ($175.00) per hour.

WHEREAS, Sections 3-4-113(e)(4), 3-4-136, and 3-4-137 (e)–(h) sets forth the permitting, inspections, and services fees for permitting, inspections, and services provided by Henry County Fire Rescue; and

WHEREAS, Henry County Fire Rescue last amended the permitting, inspections, and services fees in 2016; and

WHEREAS, Henry County Fire Rescue's staff has reviewed the current fee schedule to determine if the fees reflect the value of the services provided and conducted comparison with surrounding jurisdictions; and

WHEREAS, Henry County Fire Rescue's staff recommends amending the language and fee schedule in Sections 3-4-113(e)(4), 3-4-136, and 3-4-137 (e)–(h) in an effort to allow the department to continue its ongoing goal of education, training, and retention of qualified personnel; and

WHEREAS, Henry County Fire Rescue's staff wish to amend the current fees in a manner not detrimental to builders, contractors, developers, and owners alike and give the Board of Commissioners authority to modify and adopt a fee schedule; and

NOW THEREFORE, BE IT ORDAINED by the Board of Commissioners of Henry County:

I.

Ordinance Sections 3-4-113(e)(4), 3-4-136, and 3-4-137 (e)–(h) of the Henry County Code be amended and read as follows:

Section 3-4-113 (e) (4) Domestic or commercial burning is otherwise permitted between the months of October and April extending from, up to and including, October through April 30, and is prohibited at all other times. During such October 1 through April 30 time period, a "commercial" burning permit shall be issued upon request, authorizing burning under paragraph (c). A fee ~~of one hundred dollars ($100.00)~~ shall be assessed for all "commercial" burning permits as prescribed by the Board of Commissioners.

WHEREAS, Section 3-4-136 of the Code of Henry County provides as follows:

(b) *Fire department plan review—Construction, expansion permit fee.* There shall be a permit fee for the construction or for the expansion of every building in the county. Permits required by this Code shall be obtained from the fire official. Permit fees shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designed therein at all times and shall be readily available for inspection by the fire official. Said permit fees shall be calculated at ~~following~~ a rate prescribed by the Board of Commissioners~~:~~.

~~Up to 10,000 square feet .....$150.00~~

~~10,001—30,000 square feet, per square foot .....$0.10~~

~~30,001—100,000 square feet, per square foot .....$0.05~~

~~100,001—500,000 square feet, per square foot .....$0.03~~

~~500,001 square feet and up, per square foot .....$0.015~~

(c) Eighty (80) percent or cover up inspection, one hundred (100) percent or final inspection, and first follow-up inspection will be allowed under the construction permit with no additional charge. Sprinkler system and alarm system permit fee. There shall be a permit fee for a sprinkler system or alarm system being installed in buildings in the county, and said permit fee shall be calculated at a rate prescribed by the Board of Commissioners~~:~~.

~~Up to 10,000 square feet .....$150.00~~

~~10,001 to 30,000 square feet .....$200.00~~

~~30,001 to 100,000 square feet .....$250.00~~

~~100,001 to 500,000 square feet .....$300.00~~

~~500,001 square feet and up .....$350.00~~

(b) *Minimum fees.* The ~~following~~ minimum fees at a rate prescribed by the Board of Commissioners, shall be charged for ~~the~~ specific permits and services listed

(1) Second re-inspection ~~.....$100.00~~

(2) Third re-inspection ~~.....$200.00~~

(3) Subsequent follow-up (new or annual) ~~.....$200.00~~

(4) Special event inspection/permit ~~.....$150.00~~

(5) Commercial hood plan review and inspection ~~.....$100.00~~

(6) Site plan review and inspection ~~.....$100.00~~

(7) Change of occupancy or occupation tax inspection (business license) ~~.....$100.00~~

(8) Name change or replacement of occupation certificate ~~.....$25.00~~

(9) Blasting permit ~~.....$100.00~~

(10) Installation or removal of underground fuel tanks ~~.....$100.00~~

(11) Fireworks permit ~~.....$100.00~~

(12) Administrative variance fee ~~.....$75.00~~

(13) Returned for insufficient funds check fee ~~.....$35.00~~

(14) Temporary certification of occupancy (TCO) ~~.....$50.00~~

(15) After hours inspection, per hour ~~.....$75.00~~

(c) *There will be no charge for annual inspections.* There will be no charge for the first follow-up inspection. Re-inspection fees will automatically be assessed on all second and third re-inspections.

(1) If during a re-inspection, a code violation is noted that was not listed as part of the original violation(s), a re-inspection fee will not be assessed for the newly cited code violation(s). Any newly cited code violation discovered at the time of re-inspection will be considered a first-time violation and will restart the re-inspection fee process.

(2) Re-inspection fees shall apply to all project plans which are re-submitted prior to addressing all red-line comments made by the fire marshal or designee.

(3) Project plans submitted with multiple revisions will be assessed a new fire department plan review fee. A complete updated set of plans shall be submitted for fire department review upon the request of the fire marshal or designee.

WHEREAS, Section 3-4-137 (e)-(h) of the Code of Henry County provides as follows:

(e) Whereby extra-duty fire personnel or an approved fire watch is required; the owner, agent, or lessee shall employ one (1) or more qualified persons, as required and approved by the AHJ to be on duty. Fire personnel shall be compensated at a rate prescribed by the Board of Commissioners.

(f) The cost of extra-duty and fire watch personnel shall be at no cost to the fire department.

(g) The fire department shall be authorized to establish and collect fees to recover the costs for equipment, supplies, and personnel affiliated with fire or medical services extra-duty assignments, fire watch, and similar services, beyond the normal scope of emergency operations. The fire chief will have the capability to change the rate of employment and equipment cost.

(h)Procurement and distribution of fire department apparatus will be at the rate at prescribed by the Board of Commissioners for the following:

- Rescue - ~~Fifty-five dollars ($55.00)~~ rate per hour.
- Brush truck - ~~Seventy-five dollars ($75.00)~~ rate per hour.
- Engine - ~~One hundred dollars ($100.00)~~ rate per hour.
- Ladder - ~~One hundred seventy-five ($175.00)~~ rate per hour.

II.

This ordinance shall take effect and be in force from and after the date of its adoption, the public welfare demanding it.

III.

The Board of Commissioners prescribes that Resolution No. 23-188 be rescinded.

IV.

The Board of Commissioners prescribes the Henry County Fire Rescue permitting, inspection, and service fee schedule, set forth in Exhibit "A."

BE IT SO ORDAINED, this _____ day of August 2023.

BOARD OF COMMISSIONERS OF HENRY COUNTY, GEORGIA

_____
Carlotta Harrell, Chair

ATTEST:

_____

Stephanie Braun, County Clerk of Commissioners

H E N R Y C O U N T Y F I R E R E S C U E

Jonathan Burnette, Fire Chief

Fire Department Fire, Safety, and Accessibility Fee Schedule

Fire Plan Review	
Construction, Expansion, or Modification Project	$0.10 per square foot
Sprinkler System or Fire Alarm System	$300.00 up to 100,000 square feet
	$500.00 for 100,001 square feet and up
Miscellaneous Fees	
First follow-up inspection	No Charge
Second follow-up inspection	$150.00
Third follow-up inspection	$250.00
Every follow-up inspection after the third	$300.00
Special Event inspection / Permit	$200.00
Commercial Hood plan review and inspection	$200.00
Change of occupancy / occupational tax inspection	$150.00
Name change / replacement of Occupation Certificate	$50.00
Blasting Permit (30 days)	$500.00
Installation or removal of underground fuel tanks	$300.00
Fireworks stand (CO)	$500.00
Fireworks inspections and stand inspection	$100.00

H E N R Y C O U N T Y F I R E R E S C U E

Jonathan Burnette, Fire Chief

Fire Department Fire, Safety, and Accessibility Fee Schedule

Administrative Variance	$250.00
Check Return Fee	$50.00
Temporary Certificate of Occupancy (TCO)	$150.00
Commercial Burn Permit	$500.00
After Hours Inspection, minimum of 1 hour	$150.00 per hour
Expedited Plan Review	$1,500.00 + standard review fee
Expedited Inspection	$1,000.00
Hot Work Operations	$150.00
Site Plan Review & Inspection	$200.00
Extra Duty Fire Watch	$45 per hour/min of 4 Hours
Vehicle Procurement	Rescue - $125.00 Per Hour Brush Truck - $175 Per Hour Engine - $200 Per Hour Ladder - $275 Per Hour

H E N R Y C O U N T Y F I R E R E S C U E

Jonathan Burnette, Fire Chief

Fire Department Fire, Safety, and Accessibility Fee Schedule

Notes & Additional Information
Eighty (80) percent or cover up inspection, one hundred (100) percent or final inspection, and first follow-up inspection are allowed under the initial permitting review fee with no additional charge.
No charge for annual inspections with the exception of follow-up inspections; follow-up inspections will adhere to the follow-up inspection fees indicated for construction projects.
If a new violations is found during a follow-up inspection that was not listed during the original inspection, no fee will be assessed.
Plans submitted that do not address all red-line markings and/or comments will not be reviewed.
Plan revisions will be assessed a new plan review fee in accordance with the adopted plan review fee schedule.

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

August 14, 2023

Department Requesting Agenda Item:

Capital Projects

Action Type:

Action Requested by BOC

Attachments/Exhibits for Agenda Item:

1. 119944.00 – Henry County - E-911 Facility Design & CA Services WOP

Presenter:
Lynn Planchon

Agenda Item:

A Resolution approving a contract for Architectural Design and Construction Administration Services, through Sourcewell EZIQC Contract #GA-A10-040820-PLA for the design of the E911/EMA facility, Public Safety Driving Pad, Fire Department Burn Tower Pad, and associated site improvements, with Place Services, Inc. in the amount of $2,591,951.69 using E911 Funds and Capital Improvement Plan Funds. *(Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 37)*

Background/Summary:

There is an urgent need for a safer E911/EMA facility that meets FEMA standards for a hardened facility. The term “hardened” refers to specialized design and construction applied to a building to allow it to resist wind pressures and wind-borne debris impacts during a high-wind event.

Staff consulted with Gordian (Facilitator of the Sourcewell EZIQC Contract), and Place Services, Inc. (the Contractor) to develop the scope of work and fee for the Design Services and Construction Administration (CA) services; see Gordian Work Order #119944.00 and Place Services Scope of Work dated 8/7/2023 in the amount of $2,591,951.69.

The project scope includes design of a new hardened 51,200sf E911/EMA facility, a 10,500sf E911/EMA Warehouse, two (2) Outdoor Pavilions for E911/EMA, a 400'x400' Public Safety Driving Pad, a Fire Department Burn Tower Pad, a 6,600sf classroom adjacent to the Driving Pad and Burn Tower, and associated site improvements. Construction Administration (CA) services are also included.

E911 Funds and Capital Improvement Plan Funds will be the funding source. The Design Fees and Construction Administration Fees are broken down as follows:

	E911	**CIP Funds:**	**Total:**
Design:	$1,413,451.01	$577,325.06	$1,990,776.07
Construction Administration:	$ 426,834.69	$174,340.93	$ 601,175.62
Total:	**$1,840,285.70**	**$751,665.99**	**$2,591,951.69**

Financial Implications/Considerations:

Additional Comments/Recommendation:

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO. _____

A Resolution of the Board of Commissioners approving a contract for Architectural Design and Construction Administration Services, through Sourcewell EZIQC Contract #GA-A10-040820-PLA for the design of the E911/EMA facility, Public Safety Driving Pad, Fire Department Burn Tower Pad, and associated site improvements, with Place Services, Inc. in the amount of $2,591,951.69 using E911 Funds and Capital Improvement Plan Funds.

WHEREAS, there is an urgent need for a safer E911/EMA facility that meets FEMA standards for a hardened facility. The term "hardened" refers to specialized design and construction applied to a building to allow it to resist wind pressures and wind-borne debris impacts during a high-wind event; and

WHEREAS, Staff consulted with Gordian (Facilitator of the Sourcewell EZIQC Contract), and Place Services, Inc. (the Contractor) to develop the scope of work and fee for the Design Services and Construction Administration (CA) services; see Gordian Work Order #119944.00 and Place Services Scope of Work dated 8/7/2023 in the amount of $2,591,951.69; and

WHEREAS, the project scope includes design of a new hardened 51,200sf E911/EMA facility, a 10,500sf E911/EMA Warehouse, two (2) Outdoor Pavilions for E911/EMA, a 400'x400' Public Safety Driving Pad, a Fire Department Burn Tower Pad, a 6,600sf classroom adjacent to the Driving Pad and Burn Tower, and associated site improvements. Construction Administration (CA) services are also included; and

WHEREAS, E911 Funds and Capital Improvement Plan Funds will be the funding source. The Design Fees and Construction Administration Fees are broken down as follows:

	E911	**CIP Funds:**	**Total:**
Design:	$1,413,451.01	$577,325.06	$1,990,776.07
Construction Administration:	$ 426,834.69	$174,340.93	$ 601,175.62
Total:	**$1,840,285.70**	**$751,665.99**	**$2,591,951.69**

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County approves a contract for Architectural Design and Construction Administration Services, through Sourcewell EZIQC Contract #GA-A10-040820-PLA for the design of the E911/EMA facility, Public Safety Driving Pad, Fire Department Burn Tower Pad, and associated site improvements, with Place Services, Inc. in the amount of $2,591,951.69 using E911 Funds and Capital Improvement Plan Funds. The Chair and/or County Manager are hereby authorized to approve Change Orders less than $50,000.00 and execute all necessary documents that are consistent with the scope and obligation approved within this resolution.

This _____ of _____, 20___.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

Work Order Signature Document

EZIQC Contract No.: GA-A10-040820-PLA

[X] **New Work Order** [ ] **Modify an Existing Work Order**

Work Order Number: 119944.00 Work Order Date: 08/07/2023

Work Order Title: Henry County - E-911 Facility Design & CA Services

Owner Name:	Henry County	Contractor Name:	Place Services, Inc.
Contact:	Lynn Planchon	Contact:	George Stefanou
Phone:	770.288.7332	Phone:	770-298-4481

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-A10-040820-PLA.

Brief Work Order Description:

Henry County - E-911 Facility Design & CA Services

Time of Performance ***See Schedule Section of the Detailed Scope of Work***

Liquidated Damages Will apply: [ ] Will not apply: [X]

Work Order Firm Fixed Price: $2,591,951.69

Owner Purchase Order Number:

Approvals

Owner Date

Contractor Date

Detailed Scope of Work

To: George Stefanou
Place Services, Inc.
201 Gateway Drive
Canton, GA 30115
770-298-4481

From: Lynn Planchon
Henry County
140 Henry Parkway
McDonough, GA 30253
770.288.7332

Date Printed: August 07, 2023

Work Order Number: 119944.00

Work Order Title: Henry County - E-911 Facility Design & CA Services

Brief Scope: Henry County - E-911 Facility Design & CA Services

☐ **Preliminary** ☐ **Revised** ☒ **Final**

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see the attached detailed scope of work (DSOW).

Contractor _____ Date _____

Owner _____ Date _____

Contractor's Price Proposal - Summary

Date:	August 07, 2023
IQC Master Contract #:	GA-A10-040820-PLA
Work Order Number:	119944.00
Owner PO #:	
Work Order Title:	Henry County - E-911 Facility Design & CA Services
Contractor:	Place Services, Inc.
Proposal Name:	Henry County - E-911 Facility Design & CA Services
Proposal Value:	$2,591,951.69

Construction Administration	**$601,175.62**
Design & Documentation	**$878,795.99**
Design Management, Architecture, Interiors	**$1,078,434.26**
P&P Bonding	**$33,545.82**
Proposal Total	**$2,591,951.69**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: **%**

Contractor's Price Proposal - Detail

Date: August 07, 2023

IQC Master Contract #: GA-A10-040820-PLA
Work Order Number: 119944.00
Owner PO #:
Work Order Title: Henry County - E-911 Facility Design & CA Services
Contractor: Place Services, Inc.
Proposal Name: Henry County - E-911 Facility Design & CA Services
Proposal Value: $2,591,951.69

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Construction Administration

1	01 22 20	00 0052		HR	Project Manager							$60,101.10
						Quantity		Unit Price		Factor	=	Total
				Installation		300.00	x	161.25	x	1.2424		60,101.10
					Architectural General							
2	01 22 20	00 0054		HR	Principal Architect							$83,862.00
						Quantity		Unit Price		Factor	=	Total
				Installation		300.00	x	225.00	x	1.2424		83,862.00
					Architectural							
3	01 22 20	00 0055		HR	Senior Architect							$195,802.24
						Quantity		Unit Price		Factor	=	Total
				Installation		788.00	x	200.00	x	1.2424		195,802.24
					Architectural Job Captain							
4	01 22 20	00 0057		HR	Principal Engineer							$41,465.10
						Quantity		Unit Price		Factor	=	Total
				Installation		150.00	x	222.50	x	1.2424		41,465.10
					Structural Engineering							
5	01 22 20	00 0057		HR	Principal Engineer							$30,960.61
						Quantity		Unit Price		Factor	=	Total
				Installation		112.00	x	222.50	x	1.2424		30,960.61
					Civil Engineering							
6	01 22 20	00 0057		HR	Principal Engineer							$11,057.36
						Quantity		Unit Price		Factor	=	Total
				Installation		40.00	x	222.50	x	1.2424		11,057.36
					Low Voltage Engineering							
7	01 22 20	00 0057		HR	Principal Engineer							$62,197.65
						Quantity		Unit Price		Factor	=	Total
				Installation		225.00	x	222.50	x	1.2424		62,197.65
					MEP - Fire protection - Fire Alarm Engineering							
8	01 22 20	00 0058		HR	Senior Engineer							$8,572.56
						Quantity		Unit Price		Factor	=	Total
				Installation		40.00	x	172.50	x	1.2424		8,572.56
					Low Voltage Engineering							
9	01 22 20	00 0058		HR	Senior Engineer							$60,007.92
						Quantity		Unit Price		Factor	=	Total
				Installation		280.00	x	172.50	x	1.2424		60,007.92
					MEP - Fire protection - Fire Alarm Engineering							

Work Order Number: 119944.00
Work Order Title: Henry County - E-911 Facility Design & CA Services

Proposal Name: Henry County - E-911 Facility Design & CA Services
Proposal Value: $2,591,951.69

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Construction Administration

10 01 22 20 00 0058 HR Senior Engineer $21,431.40

	Quantity		Unit Price		Factor	=	Total
Installation	100.00	x	172.50	x	1.2424	=	21,431.40

Civil Engineering

11 01 22 20 00 0058 HR Senior Engineer $25,717.68

	Quantity		Unit Price		Factor	=	Total
Installation	120.00	x	172.50	x	1.2424	=	25,717.68

Structural Engineering

Subtotal for Construction Administration **$601,175.62**

Design & Documentation

12 01 22 20 00 0045 HR Senior Surveyor (Party Chief) $17,372.48

	Quantity		Unit Price		Factor	=	Total
Installation	295.00	x	47.40	x	1.2424	=	17,372.48

Surveying

13 01 22 20 00 0046 HR Surveyor (Instrument person) $14,678.65

	Quantity		Unit Price		Factor	=	Total
Installation	295.00	x	40.05	x	1.2424	=	14,678.65

Surveying

14 01 22 20 00 0047 HR Surveyor (Rod Person) $10,361.18

	Quantity		Unit Price		Factor	=	Total
Installation	295.00	x	28.27	x	1.2424	=	10,361.18

Surveying

15 01 22 20 00 0058 HR Senior Engineer $42,862.80

	Quantity		Unit Price		Factor	=	Total
Installation	200.00	x	172.50	x	1.2424	=	42,862.80

Civil Engineering

16 01 22 20 00 0058 HR Senior Engineer $42,862.80

	Quantity		Unit Price		Factor	=	Total
Installation	200.00	x	172.50	x	1.2424	=	42,862.80

Surveying

17 01 22 20 00 0058 HR Senior Engineer $19,288.26

	Quantity		Unit Price		Factor	=	Total
Installation	90.00	x	172.50	x	1.2424	=	19,288.26

Geotechnical

18 01 22 20 00 0058 HR Senior Engineer $17,145.12

	Quantity		Unit Price		Factor	=	Total
Installation	80.00	x	172.50	x	1.2424	=	17,145.12

Low Voltage Engineering

Work Order Number: 119944.00
Work Order Title: Henry County - E-911 Facility Design & CA Services

Proposal Name: Henry County - E-911 Facility Design & CA Services
Proposal Value: $2,591,951.69

	Sect.	Item	Modifer	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			

Design & Documentation

19	01	22	20	00 0058		HR	Senior Engineer							$112,514.85
						Installation	Quantity 525.00	x	Unit Price 172.50	x	Factor 1.2424	=	Total 112,514.85	
						MEP - Fire protection - Fire Alarm Engineering								
20	01	22	20	00 0058		HR	Senior Engineer							$25,717.68
						Installation	Quantity 120.00	x	Unit Price 172.50	x	Factor 1.2424	=	Total 25,717.68	
						Geotechnical								
21	01	22	20	00 0058		HR	Senior Engineer							$23,574.54
						Installation	Quantity 110.00	x	Unit Price 172.50	x	Factor 1.2424	=	Total 23,574.54	
						Low Voltage Engineering								
22	01	22	20	00 0058		HR	Senior Engineer							$141,018.61
						Installation	Quantity 658.00	x	Unit Price 172.50	x	Factor 1.2424	=	Total 141,018.61	
						MEP - Fire protection - Fire Alarm Engineering								
23	01	22	20	00 0058		HR	Senior Engineer							$56,364.58
						Installation	Quantity 263.00	x	Unit Price 172.50	x	Factor 1.2424	=	Total 56,364.58	
						Civil Engineering								
24	01	22	20	00 0058		HR	Senior Engineer							$60,007.92
						Installation	Quantity 280.00	x	Unit Price 172.50	x	Factor 1.2424	=	Total 60,007.92	
						Structural Engineering								
25	01	22	20	00 0059		HR	Engineer							$41,931.00
						Installation	Quantity 250.00	x	Unit Price 135.00	x	Factor 1.2424	=	Total 41,931.00	
						Civil Engineering								
26	01	22	20	00 0059		HR	Engineer							$58,703.40
						Installation	Quantity 350.00	x	Unit Price 135.00	x	Factor 1.2424	=	Total 58,703.40	
						Structural Engineering								
27	01	22	20	00 0059		HR	Engineer							$16,772.40
						Installation	Quantity 100.00	x	Unit Price 135.00	x	Factor 1.2424	=	Total 16,772.40	
						Low Voltage Engineering								
28	01	22	20	00 0059		HR	Engineer							$56,019.82
						Installation	Quantity 334.00	x	Unit Price 135.00	x	Factor 1.2424	=	Total 56,019.82	
						Structural Engineering								

Contractor's Price Proposal - Detail Continues..

Work Order Number: 119944.00
Work Order Title: Henry County - E-911 Facility Design & CA Services

Proposal Name: Henry County - E-911 Facility Design & CA Services
Proposal Value: $2,591,951.69

	Sect.	Item	Modifer	UOM	Description							Line Total
Labor	Equip.	Material	(Excluded if marked with an X)									
Design & Documentation												
29	01 22 20	00 0059		HR	Engineer							$16,772.40
				Installation		Quantity 100.00	x	Unit Price 135.00	x	Factor 1.2424	= Total 16,772.40	
				Surveying								
30	01 22 20	00 0059		HR	Engineer							$104,827.50
				Installation		Quantity 625.00	x	Unit Price 135.00	x	Factor 1.2424	= Total 104,827.50	
				MEP - Fire protection - Fire Alarm Engineering								
Subtotal for Design & Documentation												**$878,795.99**
Design Management, Architecture, Interiors												
31	01 22 20	00 0052		HR	Project Manager							$140,235.90
				Installation		Quantity 700.00	x	Unit Price 161.25	x	Factor 1.2424	= Total 140,235.90	
				Architectural General								
32	01 22 20	00 0055		HR	Senior Architect							$173,936.00
				Installation		Quantity 700.00	x	Unit Price 200.00	x	Factor 1.2424	= Total 173,936.00	
				Architectural								
33	01 22 20	00 0056		HR	Architect							$279,540.00
				Installation		Quantity 1,500.00	x	Unit Price 150.00	x	Factor 1.2424	= Total 279,540.00	
				Architectural Designer								
34	01 22 20	00 0056		HR	Architect							$342,343.32
				Installation		Quantity 1,837.00	x	Unit Price 150.00	x	Factor 1.2424	= Total 342,343.32	
				Architectural Job Captain								
35	01 22 20	00 0056		HR	Architect							$70,816.80
				Installation		Quantity 380.00	x	Unit Price 150.00	x	Factor 1.2424	= Total 70,816.80	
				Architectural Interior Designer								
36	01 22 20	00 0060		HR	Draft Person							$71,562.24
				Installation		Quantity 720.00	x	Unit Price 80.00	x	Factor 1.2424	= Total 71,562.24	
				Architectural								
Subtotal for Design Management, Architecture, Interiors												**$1,078,434.26**
P&P Bonding												

Contractor's Price Proposal - Detail Continues..

Work Order Number: 119944.00
Work Order Title: Henry County - E-911 Facility Design & CA Services

Proposal Name: Henry County - E-911 Facility Design & CA Services
Proposal Value: $2,591,951.69

Sect.	Item	Modifer	UOM	Description	Line Total
Labor Equip.	Material	(Excluded if marked with an X)			

P&P Bonding

37 01 22 16 00 0002 EA — Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal. — $33,545.82

	Quantity		Unit Price		Factor	=	Total
Installation	30,496.20	x	1.00	x	1.1000	=	33,545.82

P&P Bonding at 0.01192

Subtotal for P&P Bonding **$33,545.82**

Proposal Total **$2,591,951.69**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: **%**

Sourcewell

GORDIAN®

Client - Henry County

Detailed Scope of Work

Print Date:	August 07, 2023
Work Order Number:	119944.00
Work Order Title:	Henry County - E-911 Facility Design & CA Services
Contractor:	GA-A10-040820-PLA - Place Services, Inc.
Brief Scope:	Henry County - E-911 Facility Design & CA Services

To: George Stefanou
Place Services, Inc.
201 Gateway Drive
Canton, GA 30115
770-298-4481

From: Lynn Planchon
Henry County
140 Henry Parkway
McDonough, GA 30253
770.288.7332

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

Please see the attached detailed scope of work (DSOW).

Owner _____ Date _____

Contractor _____ **Date** _____

SCOPE OF WORK

Henry County

E-911 Facility Design & CA Services

PROJECT SCOPE (8/7/2023):

As directed by Henry County and as shown in the Henry County Public Safety Complex Master Plan, Place Services Inc (PSI) have developed a Full Design and CA Services proposal for the following buildings and site development:

- E911 Building, 51,200 gross sf
- E911 Warehouse, 10,500 gross sf
- E911 Pavilions (includes one rectangular and one square), 3,300 gross sf
- Burn Tower Classroom Building, 6,600 gross sf
- Guard Stations (includes two stations), 400 gross sf
- Phase 1 Site Development and Drives
- Driving Pad
- Burn Tower Pad

The project totals approximately 72,000 gross sf of building area and the site development spans approximately 23 acres.

Our design services will be broken down into three parts.

- Part 1 will consist of Programming and Preliminary Design.
- Part 2 will consist of Design Documentation.
- Part 3 will consist of Bidding and Negotiation Support and Construction Administration (CA).

PART 1 PROGRAMMING AND PRELIMINARY DESIGN:

During this phase, we will program the project specifically to meet Henry County's needs, wants, and expectations of the various facilities and site development, as well as the needs, wants, and expectations of the individual using agencies. Programming will involve several weeks of one-on-one meetings with Henry County, the users, and project stakeholders, documenting all the pertinent information to better understand the scope of the project. These one-on-one meetings will involve interviews, questions, investigation, and extensive documentation of project facts. Furthermore, we will also be conducting site investigation during this time period, such as surveying and geotechnical exploration across the affected site area. PSI will gather the information from the programming sessions and site investigation and develop a programming binder and a preliminary design package. Henry County will review the Programming and Preliminary Design Deliverables to provide comments. PSI will revise these deliverables and respond to each comment, so that we gain approval to move forward to Part 2 of the design services. Our design deliverable packages in Part 1 will include the following milestones:

- Programming and Preliminary Design (PD – 15% Design Complete)

PART 2 DESIGN DOCUMENTATION:

Once the Programming and Preliminary Design deliverables have been approved, we will move from Part 1 to Part 2, which will begin with schematic design. Then later, we will move into design development and construction documents. At each milestone, we will address and respond to all of Henry County's comments about the drawings and specifications. The goal will be to refine the design, step by step throughout each phase, into a fully biddable and permittable drawing and specifications package for each building and the entire Phase 1 site that is correct and coordinated. The package will include a full set of construction documents for all the buildings and Phase 1 site development (likely between 200 and 300 sheets) and a project manual (likely 2000 pages or more). Our construction documents and design will comply with all local, state, and federal laws; FEMA requirements for critical, emergency, and hardened facilities; building and life safety codes; and civil rights legislation (ADA). The other goal will be to thoroughly define the scope of the design so that Henry County can procure a General Contractor – for bidding purposes.

Our design deliverable packages in Part 2 will include the following milestones:

- Schematic Design (SD – 35% Design Complete)
- Design Development (DD – 65% Design Complete)
- Released for Permit, Construction Documents (CD – 95% Design Complete)
- Released for Construction, Construction Documents (CD – 100% Design Complete)

PART 3 BIDDING AND NEGOTIATION AND CONSTRUCTION ADMINISTRATION (CA):

Bidding and Negotiation involves the process of General Contractor procurement. During Part 3, PSI will become Henry County's agent and assist with the Bidding and Negotiations process. During construction, we will administer the contract between Henry County and a General Contractor of their choice, to ensure the General Contractor is building and meeting the intent of the contract documents – and that Henry County's best interests are met.

DESIGN COMMUNICATION:

Throughout the project, communication to the other design team members (civil, landscape architecture, structural, mechanical, plumbing, fire protection, fire alarm, electrical, low voltage, surveying, and geotechnical) will be from the project stakeholder through PSI. Likewise, communication from the aforementioned design team members to project stakeholders or the General Contractor will go through PSI. We will serve as the overall project manager for the design services for the life of the project.

SCOPE QUALIFICATIONS AND EXEMPTIONS:

- This proposal and scope of work includes General, Civil, Landscape Architecture, Architecture, Interiors, Structural, Mechanical, Plumbing, Fire Protection, Fire Alarm, Low Voltage, Electrical, Surveying, and Geotechnical design services.
- All virtual meetings are included, assumed to be once every two weeks.
- All in-person meetings are included, assumed to be once every month.

- Meetings with Henry County for project coordination are included – one at each milestone.
- A full permit set of construction drawings (likely around 200 to 300 sheets) and a project manual (likely 2000 pages or more) will be provided with technical specifications.
- We will provide design documents at each milestone, as well as a programming binder and BIM execution plan.
- The project schedule will be developed directly with Henry County and PSI.
- Excluding project delays for client review, all reasonable project milestones and deadlines will be
  met, unless prior authorization is given.
- Geotechnical services and site surveying are included.
- Third-party special inspections and environmental testing are not included but can be provided as an additional service.
- Construction is assumed to be no longer than 24 months from Notice to Proceed to Substantial Completion – plus 1 month to Final Completion.
- MEP engineering design will be limited to 5' outside the building footprints. Civil design will oversee site utility design from that 5' demarcation to the property lines.
- LEED, WELL, or Living Building Challenge Certification is not included within this scope of work but can be as an additional service.
- Variances are not included but can be provided as an additional service.
- Bidding and Negotiation (B/N) support is included as follows:
  - Answering bidder requests for information (RFI).
  - Attendance at a pre-bid meeting.
  - Providing drawings to bidders.
- Construction Administration will include the following scope of work:
  - Review of Shop Drawings, Submittals, Material Samples, and Product Data from the General Contractor – by all design disciplines.
  - Answering all Requests for Information (RFI) from the General Contractor – by all design disciplines.
  - Attendance at one preconstruction meeting with Henry County and the General Contractor – by the architect.
  - Review of inspection and testing reports, as required by the Project Manual, from the third-party special inspections firm or the General Contractor – by all design disciplines.
  - Attendance at Owner, Architect, and Contractor (OAC) meetings – assumed to be once every week for 24 months – by the architect and, as required, the engineers – for a total of 104 OAC meetings.
  - Site visits will be conducted at the weekly OAC meetings with field reports provided to Henry County.
  - Review and certification of the General Contractor's Applications for Payment.
  - Inspection at Substantial Completion – The Punch Walk – All design disciplines.
  - Inspection at Final Completion by the architect.
  - As-built documents, record documents, and closeout review**.**

SCHEDULE:

PSI anticipates that it will take ten (10) months, from execution of this proposal, to develop the design deliverables listed in the project scope to a "Ready for Permit" level, and likely two (2) additional months to have the drawings "Ready for Construction," incorporating all Henry County and City of McDonough comments. In other words, **twelve (12) months** total to obtain a set of documents that are ready for the General Contractor to pull the building permit and start construction.

REPRODUCTION:

Documentation as required for this scope of work will be done in Word, Excel, Photoshop, AutoCAD, SketchUp and/or Revit. PSI will provide PDF electronic files of the design deliverables to Henry County at each deliverable and as often as requested for the life of the project.

CONTRACT DOCUMENT ORDER OF PRECEDENCE:

Contract documents shall govern in the order first listed below:

1. EZIQC master contract document.
2. This Detailed Scope of Work.
3. Owner issued Contract Documents.
4. Owner issued Specifications, Drawings, and Sketches.

STATE OF GEORGIA
COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting ***in-person*** on Tuesday, July 18, 2023, 6:30 p.m., at the Henry County Administration Building (Community Room), 140 Henry Parkway, McDonough GA. HenryTV also streamed this live online at its website, as well as Charter/Spectrum Channel 180 and Facebook Live.

Carlotta Harrell, Chair
Johnny Wilson, District 1 Commissioner
Neat Robinson, District 2 Commissioner
Dee Anglyn, III, District 3 Commissioner
Vivian Thomas, District 4 Commissioner
Kevin J. Lewis, Vice Chair/District 5 Commissioner

Also in attendance: Shannan Sagnot, Cluster Lead; Nancy Rowan, County Attorney; Stephanie Braun, Clerk, Henry County and Jasmin Head, Deputy County Clerk, Henry County

NOT PRESENT: Cheri Hobson-Matthews, County Manager

HENRY COUNTY CODE OF CONDUCT

(Sec. 2-2-128: Conduct during public meetings)

INVOCATION

The Invocation was given.

PLEDGE OF ALLEGIANCE

The Pledge was recited.

A moment of silence was observed in memory of the victims and their families from the City of Hampton.

CALL TO ORDER

Carlotta Harrell, Chair, called the Regular Meeting of the Henry County Board of Commissioners for Tuesday, July 18, 2023 at 6:30 p.m. to order.

Chair Harrell announced that the following Planning & Zoning item was tabled from the meeting on June 20, 2023 to today's meeting; however, this item has now been postponed by applicant and staff:

- AP-23-02 (Appeal Hearing) TPA Residential, LLC of Atlanta, GA requests an appeal to Ordinance 23-2 for property located to the west of North Bridges Road and east of Interstate 75 in Land Lots 113 & 144 of the 6th District. The property consists of 53.85+/- acres, and the request is for relief from the constraints of the multi-family moratorium. District 4

DRAFT

The following Planning & Zoning items have been tabled at the request of the applicant:

- COMP-AM-22-12 (Public Hearing) KUNJ Atlanta, LLC of McDonough, GA requests an amendment to the Comprehensive Plan for property located at 2348 Jonesboro Road in Land Lot 109 of the 6th District. The property consists of 1.19+/- acres, and the request is to amend the Future Land Use Map designation from Mixed Use to Commercial. District 5
- RZ-22-20 (Public Hearing) KUNJ Atlanta, LLC of McDonough, GA requests a rezoning from C-1 (Neighborhood Commercial) to C-2 (General Commercial) for property located at 2348 Jonesboro Road in Land Lot 109 of the 6th district. The property consists of 1.19+/- acres, and the request is for a car wash. District 5
- AP-23-04 (Appeal Hearing) Kelleytown Senior, LP of Atlanta, GA requests an appeal to an administrative decision 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 regarding a denied administrative waiver request. District 3

PRESENTATION

SPLOST/T-SPLOST Update

Roque Romero-Muñiz, Cluster Lead, stated that the active projects are the projects currently under construction, numbering about six (6) including the resurfacing. He presented slides from each of these projects and provided the updates for the Board. Regarding the resurfacing of Jonesboro Road, this was not a SPLOST project and funding was received from Atlanta Regional Commission (ARC) and SPLOST managed that project which was needed.

Chair Harrell asked that the presentation be sent to the Commissioners for further review. There were no further questions or comments.

APPOINTMENT

Henry County Building and Facilities Authority

Chair Harrell explained the make-up of the Authority and that this is a *voluntary* Board but they can be reimbursed for certain expenses, as allowed by the state legislation. The Chair announced the appointments as follows:

Chair: Chris Williams
District I: Don Mason
District II: Richard J. Sylvia, Jr.
District III: David Curry
District IV: George Patterson
District V: Kenyatta Bush

Dee Anglyn III, District 3 Commissioner moved to approve; **Kevin J. Lewis, Vice Chair/District 5 Commissioner,** seconded the motion. Motion carried (6-0-0).

Resolution #23-181

DRAFT

Henry County Airport Authority

Chair Harrell explained that the Authority will be made up of five (5) members and the Chair explained the qualifications for four of those members for the Board; with one member not required to reside in Henry County.

Dr. Shatequa Hamilton (made by Chair Harrell)
John Means, Art Christian and Kyle Pope (nominated by State Senate and appointed by BOC);
Brandon Hutchison (nominated by House of Representatives and appointed by BOC)

Commissioner Anglyn moved to approve John Means; **Vice-Chair Lewis** seconded. Motion carried (6-0-0).

Vice-Chair Lewis moved to approve Art Christian; **Commissioner Anglyn** seconded. Motion carried (6-0-0).

Chair Harrell announced her appointment of Dr. Shatequa Hamilton.

For the delegation appointments, **Commissioner Anglyn** moved to approve Kyle Pope and Brandon Hutchison; **Neat Robinson, District 2 Commissioner,** seconded. Motion carried (6-0-0).

Resolution #23-182

District 2 Appointment to Council on Aging

Commissioner Robinson moved to approve the appointment of Teresa Elaine Mosely, to fill the unexpired term from July 18, 2023 to September 21, 2025; **Commissioner Anglyn** seconded the motion. Motion carried (6-0-0).

Resolution #23-183

CONSENT AGENDA

Shannan Sagnot, Cluster Lead, read the Consent Agenda as follows:

Community Development Block Grant

A. Resolution for the Urban County qualification for participation in the Community Development Block Grant (CDBG) program for the federal fiscal years (FFYS) 2024-2026. (Presenter: Shannan Sagnot, Cluster Leader) (Exhibit 1) *Resolution #23-184*

Courts

A. ***(Juvenile Court)*** Resolution to Accept a grant award in the amount of $200,000 from the Criminal Justice Coordinating Council to fund the Functional Family Therapy program from July 1, 2023 through June 30, 2024. (Presenter: Angela Craig, Director) (Exhibit 2) *Resolution #23-185*

DRAFT

Facilities Maintenance

A. Resolution awarding Bid #23-49 for On-Call Electrical Services to Brown Electrical Services, LLC for the emergency and routine electrical service and maintenance needs in all County facilities when in-house service is limited due to time constraints. (Presenter: Hutch Purvis, Cluster Leader/Assets Management) (Exhibit 3) *Resolution #23-186*

Financial Services

A. Resolution approving Letter of Engagement for Fiscal Year 2022 audit services with Mauldin & Jenkins CPA(s) and Advisor(s) (Presenter: David Smith, Cluster Lead/Financial Services)(Exhibit 4) *Resolution #23-187*

Fire Rescue

A. Resolution of the Henry County Board of Commissioners amending the permitting fee schedule in use by Henry County Fire Rescue (Presenter: Fire Chief Jonathan Burnette & Assistant Chief Michael Black)(Exhibit 5) *Resolution #23-188*

B. Resolution of the Board of Commissioners Reappointing Fire Chief Jonathan Burnette and Battalion Chief Frank Robinson to the Region 4/West Georgia Emergency Medical Services Advisory Council (Presenter: Fire Chief Jonathan Burnette, HCFR)(Exhibit 6) *Resolution #23-189*

Henry County, GA

A. Resolution approving Spalding County Inmate Work Detail Agreement (Presenter: Roque Romero-Muniz, Public Works Director/Cluster Lead)(Exhibit 7) *Resolution #23-190*

Parks & Recreation

A. Resolution to submit the Land and Water Conservation Fund (LWCF) grant pre-application through the Department of Natural Resources for conservation and enhancements at Nash Farm Park. (Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services)(Exhibit 8) *Resolution #23-191*

Police Department

A. Resolution accepting funds in the amount of $3,000 from the United States Secret Service for the Henry County Police Department's participation in the Cyber Fraud Task Force, Digital Evidence Forensics Lab. (Presenter: Lt. W. Powell, HCPD)(Exhibit 9) *Resolution #23-192*

Public Safety

A. Resolution of the Board of Commissioners approving the purchase of mobile radio equipment from Loudoun Communications, for the two (2) Mobile Command Vehicles currently in production with Ten-8 for the Henry County Public Safety Cluster in the amount of $204,238.78 utilizing Red Speed Funds for the purchase. (Presenter: Tamika Kendrick, E911 Director)(Exhibit 10) *Resolution #23-193*

DRAFT

Sheriff's Office

A. Resolution of the Board of Commissioners approving the acceptance of the Public Safety and Community Violence Reduction Grant (PSCVRG) for ballistic equipment in the amount of $128,471 from the Governor's Office of Planning and Budget with no matching funds. (Presenter: Captain Marc Johnson, Training Unit Commander/HCSO)(Exhibit 11) *Resolution #23-194*

SPLOST

A. Resolution to Authorize the Acquisition of 200,286.61 Square Feet of Right of Way, More or Less, in Land Lot 83 of the 6th District, Henry County, Georgia, by Negotiated Contract or Condemnation Pursuant to Provisions of O.C.G.A. Section 32-3-4 Through Section 32-3-19 Western Parallel Connector (Parcel 11) (Presenter: Nancy Rowan, County Attorney)(Exhibit 12) *Resolution #23-195*

B. Resolution to Authorize the Acquisition of 63,344.77 Square Feet of Right of Way, and 5,202.18 Square Feet of Driveway Easement, More or Less, in Land Lot 83 of the 6th District, Henry County, Georgia, by Negotiated Contract or Condemnation Pursuant to Provisions of O.C.G.A. Section 32-3-4 Through Section 32-3-19 Western Parallel Connector (Parcel 13) (Presenter: Nancy Rowan, County Attorney)(Exhibit 13) *Resolution #23-196*

This ends the Consent Agenda

Vice-Chair Lewis moved to approve the Consent Agenda; **Commissioner Anglyn** seconded the motion. Motion carried (6-0-0).

REGULAR AGENDA

POLICE DEPARTMENT

Resolution of the Board of Commissioners to accept an award from the Georgia Governor's Office of Planning and Budget, American Rescue Plan Act, Public Safety and Community Violence Reduction Grant Program, in the amount of $1,650,000.00 for the Henry County Police Department, Gunshot Detection Technology Project. (Presenter, Lt. W. Powell, HCPD)(Exhibit 15)

William Powell, Lieutenant, Henry County Police Department, provided details of the Resolution for the Board. The grant would cover all costs for the next three (3) years with no match from the County. He then yielded to Sgt. Turner for further remarks.

Glenn Turner, Sergeant, Henry County Police Department, gave a presentation to explain what the gunshot technology is for the Board. He further explained that the grant would provide 20 square miles (in 1-square mile increments) with higher population and higher crime rates with the "Ravens" technology sending alerts to officers in the field and the Real Time Crime Center at 911. He presented feedback from Cobb County on the use of this technology and that it will be managed by the Police Department's Special Operations Division. He further stated that there is no cost to the Henry County residents. He then played a video for the public and the Board.

VIDEO IS PLAYED

DRAFT

There being no questions or comments from the Board, **Commissioner Robinson** moved to approve; **Vivian Thomas, District 4 Commissioner**, seconded. Motion carried (6-0-0).

Resolution #23-197

COMMUNITY DEVELOPMENT BLOCK GRANT (Public Hearing)

Resolution to approve the DRAFT FFY 2023 Annual Action Plan in the amount of $1,135,458 in CDBG and $539,724 in HOME Funds and Resolution of the Henry County Board of Commissioners delegating the role of certifying officer and heroes local administrator of the HUD related environmental review process to director of community development (Presenter: Shannan Sagnot)(Exhibit 16)

Note: This item includes two (2) Resolutions

Ms. Sagnot explained that the Department of Housing and Urban Development (HUD) has announced that Henry County is eligible for $1.1 million dollars (for CDBG funding) and just over $539,000 (for HOME funds). She explained what the plans for those funds are in presentation for the Board. The CDBG funding includes water systems in underserved areas and improved systems where needed, also street improvements. Small businesses will continue to get assistance with façade improvements; numerous non-profit organizations will get assistance. CDBG funds not spent will be reprogrammed to the People's Health Exchange and administrative costs. On the HOME funding, items were shown for the Board on how that is proposed to be spent.

Ms. Sagnot reiterated that the 2nd Resolution is authorizing her for environmental reviews, signing off and representing the county in any proceedings in which the funds' expenditures are to be reviewed.

Chair Harrell asked about the Community Housing Development Organizations; **Ms. Sagnot** explained they are to further affordable housing and assist those in need within the community through non-profit organizations. Such matters as housing rehab, housing redevelopment, conversion from commercial to residential would fall under this funding.

Chair Harrell then asked about the Down Payment Assistance program, to which **Ms. Sagnot** stated that it is currently not available through Henry County outside of the Neighborhood Stabilization Program.

Chair Harrell asked about the Tenant Based Rental Assistance. **Ms. Sagnot** explained that it will be similar to the Section 8 voucher program. The funding can be used for those types of programs here and is not limited to public housing, but also to renters who meet income and other eligibility requirements.

Commissioner Thomas asked if there is a deadline to spend these funds; **Ms. Sagnot** responded that the deadline is sixty (60) days prior to the end of a program year, typically around the 1st or 2nd of May. The District 4 Commissioner asked if seniors could apply for the Tenant Rental Assistance program; **Ms. Sagnot** stated they can and there is no age restrictions, only income needs. The Commissioner asked if there will be programs and assistance available to the seniors for getting that type of funding; **Ms. Sagnot** explained that they have scheduled times to go to senior centers and hold workshops to bring the information and to assist with applications. Anyone who calls can also have staff come to their homes to provide assistance in application process and answer questions or concerns.

Commissioner Thomas asked if there was a communication set up to advise the Board on any adjustments in the application process. **Ms. Sagnot** explained that the Board will be made aware of changes and modifications in the program.

Chair Harrell opened the floor for Public Hearing. Persons wishing to speak will have three (3) minutes to speak on this item as presented. *No one came forward. The Public Hearing was closed.*

Commissioner Thomas moved to approve both Resolutions; **Commissioner Robinson** seconded the motion. Motion carried (6-0-0).

Resolution #23-198
Resolution #23-199

PLANNING & ZONING

RZ-23-04 (Public Hearing)

Meredith Homes, Inc. of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) for property located at 1800 McGarity Road in Land Lot 117 of the 7th District. The property consists of 1.984+/- acres, and the request is for two single-family residential lots served by individual septic systems. District 3 (Presenter: Kenta Lanham, Planner II)(Exhibit 19)

Kenta Lanham, Planner II, presented the request for the subject property currently zoned Residential-Agricultural (RA) and asking to be rezoned to allow for two (2) single-family lots served by individual septic systems. The Future Land Use Map (FLUM) is designated for Low Density and the property is in compliance with same. On June 8, 2023 the Zoning Advisory Board (ZAB) recommended approval with conditions (shown on screen). Mr. Lanham clarified Condition #3 should also include language to require minimum 2-car side-entry garages for all homes.

Chair Harrell opened the floor for Public Hearing. Persons wishing to speak in favor of the request, including the applicant, will have a collective total of ten (10) minutes to address the Board. Anyone wishing to speak in favor of this request is to come forward and state their name. *No one came forward.*

Chair Harrell then called for persons wishing to speak in opposition of the request, to be given a collective total of ten (10) minutes to address the Board. Anyone wishing to speak in opposition of this request is to come forward and state their name. *No one came forward.*

The Public Hearing was closed.

Commissioner Anglyn moved to approve with the stated amendment to Condition #3; **Vice-Chair Lewis** seconded. Motion carried (6-0-0).

Resolution #23-200

COUNTY ATTORNEY PRESENTATION (Added to the Agenda)

Nancy Rowan, County Attorney, presented information regarding the appointment of the District 2 Commissioner, in response to questions from the community. On May 19, 2023, the Chief Judge of Henry County Superior Court signed an order declaring a vacancy of the District 2 Commissioner seat; that order was filed with the Clerk of Court and is public record. She displayed the part of the order of a District 2 temporary vacancy seat and in compliance with SB22, appointed an interim successor from a list of nominees from the county executive committee of the political party of which the last District 2 Commissioner belonged at the last General Election. The length of the vacancy shall not exceed ninety (90) days and a qualified interim successor from the District 2 where the vacancy occurred shall be appointed no later than fourteen (14) days from the date of declaration of the vacancy. Since the former District 2 Commissioner was from the Democratic party, the list of nominees had to be of the same party. Ms. Rowan then presented the letter from the Henry County Democratic Committee and was received on June 6, 2023; the letter contained the name of Neat Robinson, District 2 Commissioner, moved for approval by the District 5 Commissioner and seconded by the District 3 Commissioner and passed with majority vote, all in compliance with SB22. The qualifying fees were approved by the county and a special election will be held on November 7, 2023 for the District 2 Commissioner.

No further action was taken.

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.

No one signed up for Public Comment

APPROVAL OF MINUTES

Commissioner Anglyn moved to approve the Minutes from *Tuesday, June 6, 2023*; **Vice-Chair Lewis** seconded the motion. Motion carried (6-0-0).

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UPCOMING MEETINGS AND EVENTS

A. Millage Rate – Public Hearings & Adoption

- Tuesday, July 25, 2023 at 10:00 a.m.
  (Called BOC Meeting – Millage Rate Public Hearing)
- Tuesday, July 25, 2023 at 6:00 p.m.
  (Called BOC Meeting – Millage Rate Public Hearing)
- Tuesday, August 1, 2023 at 9:00 a.m.

B. Monday, August 14, 2023 at 6:30 p.m. – Regular BOC Meeting

EXECUTIVE SESSION

Commissioner Anglyn moved to convene to Executive Session for the purpose of discussion of litigation; **Vice-Chair Lewis** seconded the motion. Motion carried (6-0-0).

EXECUTIVE SESSION

RECONVENE

Commissioner Anglyn moved to reconvene from Executive Session; **Commissioner Robinson** seconded the motion. Motion carried (6-0-0).

AFFIDAVIT & RESOLUTION

Commissioner Anglyn moved to approve the Affidavit & Resolution pertaining to Executive Session; **Vice-Chair Lewis** seconded the motion. Motion carried (6-0-0).

COUNTY ATTORNEY (Added to the Agenda)

Ms. Rowan presented a settlement agreement in the matter of *Henry County v 0.84 Acres of Right-of-Way (Patricia Richardson Duffy): Case No. SUCV2022002710* as well as giving the Chair authority to sign the deed.

Commissioner Anglyn moved to approve; **Vice-Chair Lewis** seconded the motion. Motion carried (6-0-0).

Resolution #23-201

ADJOURNMENT

There being no further business to come before the Henry County Board of Commissioners at this time **Chair Harrell** adjourned the meeting. ***Meeting adjourned at 7:55 p.m.***

Carlotta Harrell, Chair

Stephanie Braun, County Clerk

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STATE OF GEORGIA
COUNTY OF HENRY

The Henry County Board of Commissioners held a Called Meeting for Millage Rate Public Hearing ***in-person*** on Tuesday, July 25, 2023, 10:00 a.m., at the Henry County Administration Building (Community Room), 140 Henry Parkway, McDonough GA. HenryTV also streamed this live online at its website, as well as Charter/Spectrum Channel 180 and Facebook Live.

Carlotta Harrell, Chair
Johnny Wilson, District 1 Commissioner
Neat Robinson, District 2 Commissioner
Dee Anglyn, III, District 3 Commissioner
Kevin J. Lewis, Vice Chair/District 5 Commissioner

ABSENT: Vivian Thomas, District 4 Commissioner

Also in attendance: Cheri Hobson-Matthews, County Manager; Nancy Rowan, County Attorney; Bernita Campbell, Budget Director; Michael Harris, Henry County Tax Commissioner; Stephanie Braun, County Clerk; and Jasmin Head, Deputy County Clerk

HENRY COUNTY CODE OF CONDUCT

(Sec. 2-2-128: Conduct during public meetings)

INVOCATION

The Invocation was given.

PLEDGE OF ALLEGIANCE

The Pledge was recited.

CALL TO ORDER

Carlotta Harrell, Chair, called the Meeting for the Millage Rate Public Hearing of the Henry County Board of Commissioners for Tuesday, July 25, 2023 at 10:00 a.m. to order.

MILLAGE RATE – PUBLIC HEARING

2023-2024 Millage Rate Presentation

Bernita Campbell, Budget Director, approached to provide highlights from the Budget for the Board. In the Executive Summary, she noted that the adopted budget is based on a current millage rate of 12.733 mils; only current projected revenues are being used to pay for current projected expenditures and none of Fund Balance has been used. She provided how the budget increased was comprised and then yielded to the Tax Commissioner for presentation of the millage rate.

Michael Harris, Henry County Tax Commissioner, approached and stated that while values have increased, the millage rate has not increased in the last 6+ years. He explained the purpose of the millage rate and how it is calculated. He further explained the difference of the assessed values for homesteaded property and non-homesteaded property. Mr. Harris then presented the scenario of increased

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property value and same millage rate, that the homesteaded property would not see an increase in county taxes which was enacted by the local legislation in 2004, applying to county taxes only. He then gave the details of qualifying for frozen exemption for the Board and public viewing.

Mr. Harris then provided a sample of the tax bill (using a model from 2020) to clarify how the property is assessed for taxes and how the millage rate is applied to that as well. Upon showing a model from 2021, he noted that the taxable value stayed the same (for county taxes) for 2020, 2021 and 2022, but that the exemption value increased over that time, to help offset in the increase in the fair market value (FMV). He then went into the exemptions chart and explained how that was distributed, in the same manner as in previous tax bills. He then presented the process for the Tax Digest and recognized staff who get them through this process of checking all assessments, bills and figures and reviewing for accuracy. He further noted that the City of Hampton adopted a new millage rate this year and that the City of Stockbridge is considering adopting its own millage rate this year. Once all the information was gathered it is then sent to the Department of Revenue for final approval and then the tax bills are authorized to the county for collection. The tax collection for 2022 is 99% as of this morning.

Mr. Harris noted that the tax bill has more enhancements to this year's bill for following along and gathering information, also noting the homestead tax relief grant, passed earlier this year, which is a one-time relief and not ongoing. It would be shown as a tax credit on tax bills.

Mr. Harris advised that this is the first Public Hearing, with a second to follow this evening and then adoption.

Chair Harrell referred to the slide with the 2020 tax bill. She asked if the taxable figure of $45,500 on a home with a FMV of $178,000 is the frozen homestead exemption and if it was removed what it would mean. **Mr. Harris** responded that the exemption amount would only be $15,000 and the taxable value would go up to $60,000 without the exemption, which would increase exponentially as the value increases. The Chair stated that because the frozen homestead exemption is in place, it provides savings for the homeowner; Mr. Harris affirmed same. Regarding the Service Districts, the Chair stated that almost 5% of the mills goes to Public Safety and Parks & Recreation with the remainder going to county services. On the homestead tax relief grant, she noted that there would be a tax relief of at least $500 off the tax bill once that bill is received. Mr. Harris affirmed same.

Johnny Wilson, District 1 Commissioner, referenced frozen exemption and asked if that only applies for unincorporated areas and not in the city limits. **Mr. Harris** responded that the exemption would apply to the county portion of the taxes and the city taxes have no frozen provision associated at the present time.

There were no further questions. **Chair Harrell** opened the floor for Public Hearing. Persons wishing to speak to come forward and state their name, giving each person three (3) minutes to speak.

Vanessa Thomas, Councilwoman-at-Large, City of McDonough, approached and commented that the notice of property tax increase for the unincorporated portion would be 10.21% and incorporated would be 23.54%. She asked why it is divided in such a way, with a 13.33% increase. She also asked what services are provided with this difference between incorporated and unincorporated.

Don Dunlap, McDonough GA, noted that valuations have increased and means additional taxes to be paid, with the cost of living increased, the Board of Education is not relenting on their 20 mills and he believes that there should be some tax relief provided to the residents for this tax year.

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Elton Alexander, Councilman, City of Stockbridge, approached and states that he heard from the constituents that they need relief in light of the increases coming at once and that he will do his best to get the Stockbridge taxes as low as possible and starting the Stockbridge Police Department. He expressed gratitude on the collection of the taxes to help over the years.

No one else came forward.

Chair Harrell called the Tax Commissioner forward.

Chair Harrell noted a couple of questions asked and looked to Mr. Harris for clarity in them. **Mr. Harris** referenced Councilwoman Thomas' question and responded that the county is bound by the structure the state provides for the digest. He explained the difference between unincorporated and incorporated can be attributed to size (unincorporated areas are about 3 times bigger) and the County's General Fund decreased from last year and that difference between what the rollback rate would need to be is slightly smaller in unincorporated areas. Because of the decrease in the General Fund, with some of that money added to Police and Fire, the actual millage rate in McDonough will decrease, year-over-year. The county millage rate would stay the same as well as the Board of Education millage rate.

Chair Harrell recognized the District 2 Commissioner for remarks.

Neat Robinson, District 2 Commissioner, asked for more detail on the services now in effect in the City of Stockbridge; **Mr. Harris** responded that when county provided police services, Stockbridge paid a set millage rate (1.904 mill in the previous year), for unincorporated Henry County and City of Stockbridge. Last year, Stockbridge formed its own police force and no longer required Henry County Police Department and that 1.904 mills will no longer need to be paid by Stockbridge. A new city mill is being considered to offset cost for police services and other budgetary needs within the city.

Dee Anglyn III, District 3 Commissioner, remarked that Henry County is fortunate to have the frozen homestead. He encouraged homeowners to get the frozen homestead exemption and asked if they want the developments that impact the roads the most to pay the least amount of taxes. **Mr. Harris** thanked Mr. Fenn for his efforts with the Development Authority with offsetting some tax burden on the industrial and commercial side. The District 3 Commissioner stated that Henry County is in the bottom one-third in the state for county tax rates.

Chair Harrell closed the Public Hearing, no action to be taken. She noted that the 2nd Public Hearing is this evening at 6:00 p.m.

UPCOMING MEETINGS & EVENTS

A. Tuesday, August 1, 2023 at 9:00 a.m., Regular BOC Meeting to include the third Millage Rate Public Hearing and Adoption

ADJOURNMENT

There being no further business to come before the Henry County Board of Commissioners at this time **Chair Harrell** adjourned the meeting. ***Meeting adjourned at 7:01 p.m.***

Carlotta Harrell, Chair

Stephanie Braun, County Clerk

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STATE OF GEORGIA
COUNTY OF HENRY

The Henry County Board of Commissioners held a Called Meeting for Millage Rate Public Hearing ***in-person*** on Tuesday, July 25, 2023, 6:00 p.m., at the Henry County Administration Building (Community Room), 140 Henry Parkway, McDonough GA. HenryTV also streamed this live online at its website, as well as Charter/Spectrum Channel 180 and Facebook Live.

Carlotta Harrell, Chair
Johnny Wilson, District 1 Commissioner
Neat Robinson, District 2 Commissioner
Dee Anglyn, III, District 3 Commissioner
Kevin J. Lewis, Vice Chair/District 5 Commissioner

ABSENT: Vivian Thomas, District 4 Commissioner

Also in attendance: Cheri Hobson-Matthews, County Manager; Nancy Rowan, County Attorney; Bernita Campbell, Budget Director; Michael Harris, Henry County Tax Commissioner; Stephanie Braun, County Clerk; and Jasmin Head, Deputy County Clerk

HENRY COUNTY CODE OF CONDUCT

(Sec. 2-2-128: Conduct during public meetings)

INVOCATION

No Invocation was given.

PLEDGE OF ALLEGIANCE

The Pledge was recited.

CALL TO ORDER

Carlotta Harrell, Chair, called the Meeting for the Millage Rate Public Hearing of the Henry County Board of Commissioners for Tuesday, July 25, 2023 at 6:00 p.m. to order.

MILLAGE RATE – PUBLIC HEARING

2023-2024 Millage Rate Presentation

Bernita Campbell, Budget Director, approached to provide highlights from the Budget for the Board, as she had done at the morning meeting. The FY2024 Adopted General Fund Budget has a 7% increase year-over-year. The Budget was based on the current millage rate at 12.733. Of note, current revenues were used on current projected expenditures and Fund Balance was not used to balance the Budget. She noted that some of the expenditures included the Class & Comp Study implementation, Judicial supplement increases and countywide contract increases. The expected Tax Digest growth is 14%, upon which the FY2024 Budget was based. She then yielded the floor to the Tax Commissioner for further presentation.

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Michael Harris, Henry County Tax Commissioner, approached and commented that the millage rate having stayed the same for the last 6+ years is a testament to the work from staff and management in the budget being drafted effectively without raising the millage rate. He then repeated his presentation from this morning's meeting in explanation of the millage rate and how property values are calculated. He went through the process of compiling the tax bill and that property owners receive an assessed value notice, which is not a tax bill, every year and property owners are able to file appeals if they disagree with the assessed value. Mr. Harris then explained the process of calculating property tax values upon homesteaded and non-homesteaded property at a millage rate of 12.733 mills. He continues to emphasize that this is the millage rate for the county taxes only, not the school board or other entities that have separate millage rates.

Mr. Harris then presented the process of determining how a property is eligible for frozen homestead exemption and how that exemption is beneficial to the property owners.

Mr. Harris then provided a sample of the tax bill (using an example bill from 2020) to clarify how the property is assessed for taxes and how the millage rate is applied to that as well. Upon showing an example bill from 2021, he noted that the taxable value stayed the same (for county taxes) for 2020, 2021 and 2022, but that the exemption value increased over that time, to help offset in the increase in the fair market value (FMV) thus keeping the taxable value the same for the county taxes.

Chair Harrell asked about the slide discussing what happens to the tax bill and remarked that property values go up and millage rate stays the same. Since the county does not control property values going up; she asked how the property values are assessed. **Mr. Harris** stated that the Tax Assessor determines that value based on sales, market trends, etc. and they follow strict guidelines to make the assessments. Increase in property value is not controlled by the Board of Commissioners; it is a formula that the Tax Assessor's office has to use in calculating the property values. If the frozen homestead applies, the taxable value would stay the same. The Chair then pointed out if the property owner has not filed for a homestead exemption, then they do not qualify for the frozen exemption; Mr. Harris affirmed same. Notices of information stressing new homeowners to apply for homestead exemption are sent out; if not filed, then the property owner is subject to increasing tax rates each year.

Chair Harrell then remarked on the example bills with the increases coming from the School and Water; **Mr. Harris** explained that with a sample FMV of $178,000 with M&O and School Bond tax rates in 2020, in 2021, the county taxes remain the same but the M&O and School Bond have both increased. The School Board taxes are not part of the frozen exemption. Mr. Harris added that there is age exemption offered beginning at age 62 but they must come in re-apply by January 1st of that year, and they can deduct a certain amount off of the School Board assessed taxes, which would lower the tax value. He noted that at age 70, the School Board taxes are no longer paid by the property owner. Other exemptions such as disability veterans, disability citizens, surviving spouses, etc. can also apply.

Mr. Harris then presented the graph, as was done this morning, to show where the tax dollars go, with the majority going to the School Board taxes, at 58%. The School Board has been at 20 mills for years and that is the max rate. He went through the Digest process itself, from assessment of property at the Tax Assessor's office to prepare the Digest; from there, it goes to the Tax Commissioner's Office to work through the millage process in perfecting the Digest; then the Board of Education sets their millage rate (much the same way as the Board of Commissioners based on their budget and budget needs).

Chair Harrell noted that the Tax Commissioner's office probably received numerous citizens' concerns over property value increases. She asked if the homeowner relief grant, as presented in this morning's meeting, would provide tax relief to those who receive same. **Mr. Harris** responded that this program was passed by the state and unknown to the county but those who are eligible will see this relief

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as "HTRG" credit on their next tax bill; that relief would be a little more if the homeowner lives within city limits.

Mr. Harris advised that this is the second Public Hearing, with the third hearing and adoption to follow on August 1, 2023 at 9:00 a.m.

Chair Harrell called the Budget Director forward. She then commented about the rollback in Henry County due to the fact that the City of Stockbridge started its own Police Department. **Mr. Harris** stated that the Police Special Services District had Stockbridge receiving services from Henry County but last year, the city started its own police force. Prior, they were paying 1.94 mill to cover the county's police services for them. Since Stockbridge has its own police force, that 1.94 mill that Stockbridge citizens paid has now been eliminated and Stockbridge has not yet established a millage rate of its own as of yet.

Chair Harrell asked what percentage of the county budget goes to Public Safety; **Ms. Campbell** responded that 52% of the overall General Fund Budget. The Chair asked what percentage goes to Parks & Recreation and Senior Services; Ms. Campbell estimated 10% and does not include Senior Services, which is covered under the General Fund.

There were no further questions. **Chair Harrell** opened the floor for Public Hearing. Persons wishing to speak to come forward and state their name, giving each person three (3) minutes to speak.

Mindy Mayers expressed concern on increasing taxes in any way since Stockbridge is going to implement a separate tax. She asked the Board to consider the impact that it is having on pricing out residents from their homes with the drastic increase in taxes annually.

Joseph Robles also expressed concern on managing the taxes; however, with the increase in taxes and with inflation going up 4-8% since the pandemic, home value increase has gone up about 15% each year but salaries are only increasing about 3% on the whole. He suggested a decrease in the millage rate and with the tax credit from Governor Kemp and home property values increasing, it does not benefit the homeowner to be able to afford to pay their taxes.

Brooke Winfrey remarked with a concern on the School Board taxes which is affecting the increase in taxes the most and suggested to work with the School Board in helping to bring some relief to the homeowners in the county.

Robin James stated that the School Board tax continues to go up and does not benefit her husband she since they have no children and should not be impacted by this School Board tax.

CHAIR HARRELL BRIEFLY LEFT THE MEETING

Jamal Avery, commented that with his understanding of taxes, he hopes that the Board of Commissioners can work with the School Board on maintaining their tax rate so as not to negatively impact those who do not have children in the School System. He expressed concern with the current tax dollars budget allocated as he passes trash along the highway and driving over pot holes which are problems in Henry County and asked if cuts can be made to budgets that do not directly affect residents in favor of paying for the services that are needed in these areas.

CHAIR HARRELL RETURNED TO THE MEETING

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Joshua Eckhoff, referred to the School Board meeting he attended and the fact that the taxes keep increasing and pricing people out. There are only 25 members of the Department of Transportation (DOT) that mow the grass 3 times a year. He noted that Code Enforcement is becoming more effective and he appreciates it, but if these taxes continue to increase, residents could get priced out of their homes. He expressed a willingness to help out himself if the Board needs and if it would make a difference.

No one else came forward.

Chair Harrell called the Tax Commissioner forward.

Chair Harrell noted concern for Mrs. James' remarks and asked if they applied for the age exemption discount; **Mr. Harris** asked to see Mrs. James and her husband to discuss further. Mr. Harris also corrected a comment made earlier that it is not 18%, but rather it is $18,000 reduction in the assessed value and not a percentage, with $18,000 times millage rate for the School Board and county General Fund, which is a flat fee number. The increases come from non-homesteaded entities, such as investor owned and commercial digests, which valuations went up as properties went up. The industrial aspect equates to about 19% of the Digest.

Dee Anglyn III, District 3 Commissioner, reiterated his comment from earlier that it is important to understand that asking for a millage rate reduction is not always beneficial. He has the frozen tax exemption, which kept his county taxes the same. Commercial and industrial have the lowest impact on county services but have the highest impact on the roads. If someone asks for a reduction in taxes with a frozen homestead exemption, the reality is that the commercial and industrial reduction would take place. Henry County is in the bottom one-third in tax values in the State of Georgia, as verified on the state website. He urged citizens to get the frozen homestead exemption for their primary residences as Henry County is one of the few counties to offer this benefit.

Chair Harrell explained that the School Board has its own Board, sets their own budget, and unfortunately, their taxes are not under the frozen exemption.

Stephanie Braun, County Clerk, advised that Councilwoman Thomas was waiting to make public comment if the Public Hearing was still open. **Chair Harrell** had no objection.

Vanessa Thomas, Councilwoman-at-Large, City of McDonough, spoke about the city tax, county tax and School Board tax. Working together is an option that should be considered as taxes continue to increase and affect senior citizens who are on fixed incomes. While the exemptions are beneficial, it is in progression of age. Clayton County gives full exemption to their senior property owners at age 65 and she suggested that be done in Henry County especially for seniors who now live on fixed incomes.

UPCOMING MEETINGS & EVENTS

A. Tuesday, August 1, 2023 at 9:00 a.m., Regular BOC Meeting to include the third Millage Rate Public Hearing and Adoption

ADJOURNMENT

There being no further business to come before the Henry County Board of Commissioners at this time **Chair Harrell** adjourned the meeting. ***Meeting adjourned at 6:52 p.m.***

Carlotta Harrell, Chair

Stephanie Braun, County Clerk

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