

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Special Called Meeting *in-person* on Monday, October 30, 2023, at 9:00 a.m., at the Henry County Administration Building (Community Room), 140 Henry Parkway, McDonough GA. Henry TV also streamed this live online at its website, as well as Charter/Spectrum Channel 180 and Facebook Live. The *Henry Daily Herald* was notified of this meeting. Those present were:

Carlotta Harrell, Chair
Johnny Wilson, District I Commissioner
Neat Robinson, District II Commissioner
Dee Anglyn III, District III Commissioner
Vivian Thomas, District IV Commissioner
Kevin J. Lewis, District V Commissioner

Also attending: Cheri Hobson-Matthews, County Manager; Nancy Rowan, County Attorney; Stephanie Braun, County Clerk and Jasmin Head, Deputy County Clerk

HENRY COUNTY CODE OF CONDUCT

(Sec. 2-2-128: Conduct during public meetings)

PLEDGE OF ALLEGIANCE

The Pledge was recited.

CALL TO ORDER

Carlotta Harrell, Chair, called the Special Called Meeting of the Henry County Board of Commissioners for Monday, October 30, 2023 at 9:00 a.m. to order

Planning and Zoning

COMP-AM-23-04 (Not a Public Hearing)

Resolution by the Henry County Board of Commissioners to adopt the completed Henry County Comprehensive Plan Five Year Update, "Henry County Comprehensive Plan 2045". Countywide (Presenters: Kamau Al-Salaam, Assistant Director)(Exhibit 1)

Kamau Al-Salaam, Assistant Director, presented the "Henry County Comprehensive Plan 2045" for the Five Year Update. He emphasized the adjustments made to the future land use map, which will be submitted to the DCA on October 31, 2023, to secure qualified local government status. Over the course of the year, extensive efforts, including public hearings, outreach, steering committees, and land use workshops, were undertaken. Notably, in District 2, changes were made to accommodate community desires, expanding low-density mixed-use areas along Fairview Road. Meanwhile, in District 5, land use was modified, shifting from medium

density to low density along Mount Carmel Road and introducing high-density suburban areas. Mr. Al-Salaam recommended approval of the Comprehensive Plan and the proposed Future Land Use designations.

Commissioner Thomas requested that Mr. Al-Salaam briefly explain the significance of the Henry County Future Land Use Map from a planning perspective and what it means for the county.

Mr. Al-Salaam responded by explaining that a comprehensive plan serves as a long-term vision and roadmap for a community, outlining how to achieve its goals over time. In Georgia, these plans typically cover a 20-year timeframe and are updated every 5 years. In simple terms, a comprehensive plan functions as a policy guide, aiding both the staff and the Board in making informed land use decisions. Such plans are mandated by the State of Georgia to maintain Qualified Local Government (QLG) status, which offers access to various funding opportunities and support. Within the comprehensive plan, the most frequently used tool is the Future Land Use Map (FLUM). This map is an integral part of the Comprehensive Plan, influencing decisions related to land use policies. Importantly, the adoption of the Future Land Use Map doesn't alter the zoning designation of any property. To request a zoning change, a formal application process must be followed, involving an evaluation by staff that considers the Comprehensive Plan, the Future Land Use Map, and various other factors. Rezoning applications can only be submitted by the property owner or their representatives. These applications are reviewed by the Zoning Advisory Board and decided upon by the Board of Commissioners through a series of public hearings, during which they may approve rezoning with conditions or deny it outright. It's worth noting that this comprehensive plan overhaul introduces new terms, land use designations, density limitations, and policies, including those related to green space preservation, transportation connectivity, economic development, housing strategies, and other critical updates and goals. Based on factors like character areas, surrounding development, and infrastructure, some properties may see increased density limitations, while others may experience reductions. Furthermore, this comprehensive plan can be updated every five years, and there's a process called comprehensive plan amendments, which allows for necessary and appropriate changes to be considered, based on the plan's guidance.

Commissioner Anglyn made a motion to approve the Comprehensive Plan Update 2045; Chair Harrell seconded. The motion carried 6-0-0.

Resolution #23-310

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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 9:14 a.m.***

Carlotta Harrell, Chair

Stephanie Braun, County Clerk