



**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
(POST 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, Tuesday, October 17, 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.henrycountyga.gov/>; on Charter/Spectrum Channel 180; and Facebook Live. See attachment in order "to participate" in Public Hearings and Public Comments.

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

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

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 advice, legal strategy, or the content of discussions held during executive session. (Ord. No. 03-01, 1-2-2003)

III. Invocation

(Pastor Leonard Himes/Henry County Fire Rescue)

IV. Pledge of Allegiance

V. Call to Order

- A. **ANNOUNCEMENT** *The following Planning & Zoning items were advertised for the October 17, 2023, Board of Commissioners meeting, but have been postponed by staff:*

COMP-AM-23-02 (POSTPONED)

John Carter of Jackson, GA requests an amendment to the Comprehensive Plan for property located at 2646 Highway 138 East in Land Lot 133 of the 11th District. The property consists of 1.928 +/- acres, and the request is to amend the Future Land Use Map designation from Rural Residential to Commercial. **District 3**

RZ-23-03 (POSTPONED)

John Carter of Jackson, GA requests a rezoning from RA (Residential-Agricultural) to C-2 (General Commercial) for property located at 2646 Highway 138 East in Land Lot 133 of the 11th District. The property consists of 1.928 +/- acres, and the request is for a gasoline service station. **District 3**

ADDED Walk-on Item: Resolution to perfect the record from the April 2, 2022 BOC Meeting, and addressing final action needed by the Board to fully authorize and approve expenditures of stimulus funds awarded to the County under the American Rescue Plan Act (ARPA) relative to Kelleytown Senior Project (mixture of 72 market rate and lower rent units to benefit seniors in Henry County)

Commissioner Thomas made a motion to approve; Vice Chair Lewis seconded. The motion carried 6-0-0.

[Resolution #23-290](#)

VI. Proclamations

- A. National Bullying Prevention Month (*Presenter: Nicholas Ivey, Communications Specialist*)

VII. Presentations

- A. SPLOST VI Timeline (*Presenter: Roque Romero, Cluster Lead*)

VIII. Consent Agenda

Capital Project

- A. Resolution of the Board of Commissioners awarding RFP #24-04 to Croft & Associates in the amount of \$293,150.00 for Architectural Design Services for an EMS Station to be located adjacent to the Heritage Senior Center using Capital Improvement Plan (CIP) funds. (*Presenter: Lynn Planchon, Capital Projects Director*)(*Exhibit 1*)
[Resolution #23-291](#)

County Clerk

- A. Resolution naming Open Records Officer and Alternate (*Presenter: Stephanie Braun, County Clerk*)(*Exhibit 2*)
[Resolution #23-292](#)
- B. Resolution approving 2024 BOC Meetings (*Presenter: Stephanie Braun, County Clerk*)(*Exhibit 3*)
[Resolution #23-293](#)
- C. Resolution approving holiday schedule for 2024 (*Presenter: Stephanie Braun, County Clerk*)(*Exhibit 4*)
[Resolution #23-294](#)

Elections & Registration

- A. Resolution of the Board of Commissioners Awarding RFP #24-06 for Delivery and Pickup of Elections Equipment to Pickup N Go

Karrier of Kennesaw, GA, as a unit/price agreement with no fixed quantities for one year with two mutually agreed upon annual renewals (*Presenter: Ameika Pitts, Elections & Registration Director*)(*Exhibit 5*)
[Resolution #23-295](#)

Emergency Management and Homeland Security

- A. Resolution of the Board of Commissioners approving the acceptance of an award in the amount of \$30,000, of which \$1,810 is from in kind local match share from the Georgia Emergency Management and Homeland Security Agency for the update of the Henry County Hazard Mitigation Plan. (*Presenter: Kevin Johnson, EMA Director*)(*Exhibit 6*)
[Resolution #23-296](#)

Human Resources

- A. A Resolution of the Board of Commissioners awarding RFP 23-50 for Executive Search Services as an annual contract to Baker Tilly US, LLP of Plano Texas, as a unit/price agreement with no fixed quantities for one (1) year with two (2) mutually agreed upon annual renewals. (*Presenter: Shannan Sagnot, Cluster Lead*)(*Exhibit 7*)
[Resolution #23-297](#)

Police Department

- A. Resolution of the Board of Commissioners to accept the donation of a three (3) year old Labrador Retriever from the Georgia World Congress Center Authority to the Henry County Police Department K-9 Unit. (*Presenter: Lt. William Powell, HCPD*)(*Exhibit 8*)
[Resolution #23-298](#)
- B. Resolution of the Board of Commissioners approving the acceptance of an award in the amount of \$3,000.00 from the

Georgia Emergency Management and Homeland Security Agency
for the Henry County Police Department Explosive Ordnance
Disposal K-9 Program. *(Presenter: Lt. William Powell,
HCPD)(Exhibit 9)*
[Resolution #23-299](#)

- C. Resolution of the Board of Commissioners approving the acceptance of an award in the amount of \$36,868 from the Bureau of Justice Assistance FY 2023 Edward Byrne Memorial Justice Assistance Grant Program - Local Solicitation to the Henry County Police Department; to provide officers with enhanced level ballistic-resistant body armor and individual trauma kits that will save lives in the event of an active shooter incident. *(Presenter: Lt. William Powell, HCPD)(Exhibit 10)*
[Resolution #23-300](#)
- D. Resolution of the Board of Commissioners to accept an award in the amount of \$74,692 from the Governor's Office of Highway Safety for the Henry County Police Department Highway Enforcement of Aggressive Traffic (H.E.A.T.) Program. *(Presenter: Lt. William Powell, HCPD)(Exhibit 11)*
[Resolution #23-301](#)

TSPLOST *(Item moved to Regular Agenda)*

- A. ~~Resolution of the Board of Commissioners approving the resurfacing of three additional roads (Ward Road; Dailey Mill Road and Fairview Road) in District 3 and old District 5 (new District 2) in the amount of \$410,007.62 to the current resurfacing contract per Resolution 22-146 using TSPLOST funds. (Presenter: Roque Romero Muniz, Cluster Lead)(Exhibit 12)~~

(This Ends The Consent Agenda)

Commissioner Anglyn made a motion to approve the Consent Agenda (with the requested TSPLOST item being moved to the regular agenda); Commissioner Robinson seconded. The motion carried 6-0-0.

Regular Agenda

TSPLOST *(Item moved from Consent to Regular Agenda)*

- A. Resolution of the Board of Commissioners approving the resurfacing of three additional roads (Ward Road; Dailey Mill Road and Fairview Road) in District 3 and old District 5 (new District 2) in the amount of \$410,007.62 to the current resurfacing contract per Resolution 22-146 using TSPLOST funds. *(Presenter: Roque Romero-Muniz, Cluster Lead)(Exhibit 12)*

Commissioner Anglyn made a motion to approve; Commissioner Robinson seconded. The motion carried 5-0-1 (with Commissioner Wilson abstaining from vote)

Resolution #23-302

IX. Planning & Zoning

A. COMP-AM-23-04 (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; and Allison Stewart-Harris, Project Manager/Senior Planner, TSW)(Exhibit 13)*

(Final Vote): Commissioner Robinson made a motion to table this item to a Called BOC Meeting to be held on October 30, 2023 at 9:00 a.m.; Commissioner Wilson seconded. The motion carried 6-0-0.

B. AP-23-05 (Public Hearing)

Juan Raudales Pineda of Locust Grove, GA appeals the denial of a variance request for property located at 90 Kimbell Farm Drive in Land Lot 244 of the 7th District. The property consists of 0.760 +/- acres, and the request is for relief from the standards for accessory structures. **District 1** *(Presenter: Kenta Lanham, Planner II)(Exhibit 14)*

Commissioner Wilson made a motion to go with staff's recommendation and deny the variance. Said structure shall be reconstructed and into compliance within sixty (60) days; Vice-Chair Lewis seconded. The motion

carried 6-0-0.

Resolution #23-303

C. RZ-23-06 (Public Hearing)

Ladson International Consulting, LLC of Stockbridge, GA requests a rezoning from RA (Residential-Agricultural) to OI (Office-Institutional) for property located at 3860 North Henry Boulevard in Land Lots 34 and 63 of the 12th District. The property consists of 0.621 +/- acres, and the request is for an office. **District 2** (*Presenter: Kenta Lanham, Planner II*)(*Exhibit 15*)

Commissioner Robinson made a motion to approve; Vice Chair Lewis seconded. The motion carried 6-0-0.

Resolution #23-304

D. RZ-23-10 (Public Hearing)

Sunrise Builders, Inc. of Jonesboro, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) for property located at 1004 Highway 81 West in Land Lots 174 and 175 of the 6th District. The property consists of 45.532 +/- acres, and the request is for a single-family residential subdivision. **District 5** (*Presenter: Kamau As-Salaam, Assistant Director*)(*Exhibit 16*)

Vice Chair Lewis made a motion to approve; Commissioner Thomas seconded. The motion carried 6-0-0.

Resolution #23-305

E. (Public Hearing) Resolution by the Henry County Board of Commissioners to transmit the State required Capital Improvement Element annual update and CIE Community Work Program to the Atlanta Regional Commission for evaluation by the Georgia Department of Community Affairs. **Countywide** (*Presenter: Toussaint Kirk, Cluster Lead*)(*Exhibit 17*)

(Chair Harrell left BOC Meeting at 8:31 p.m. – during above item)

Commissioner Anglyn made a motion to approve; Commissioner Robinson seconded. The motion carried 5-0-1 (Chair Harrell not present).

Resolution #23-306

X. Community Development Block Grant

- A. **(Public Hearing)** Resolution approving the proposed Federal Year 2022 Consolidated Annual Performance and Evaluation Report (CAPER), authorization of execution, and submittal of the report to the U.S. Department of Housing and Urban Development (HUD). *(Presenter: Shannan Sagnot/Cluster Lead)(Exhibit 18)*

Commissioner Anglyn made a motion to approve; Commissioner Robinson seconded. The motion carried 5-0-1 (Chair Harrell not present)

Resolution #23-307

- B. **(Public Hearing)** Resolution to approve the 2023-2027 Analysis of Impediments to Fair Housing Choice (AI). *(Presenter: Shannan Sagnot, Cluster Lead)(Exhibit 19)*

Commissioner Anglyn made a motion to approve; Commissioner Thomas seconded. The motion carried 5-0-1 (Chair Harrell not present)

Resolution #23-308

XI. SPLOST

- A. Resolution of the Board of Commissioners approving a Budget Amendment and awarding RFP #23-67 for the Construction of a Recreation Center at N. Mt. Carmel Park to Cooper & Company General Contractors, Inc. of Cumming, Georgia in the amount of \$15,550,000.00 using SPLOST V Funds and Impact Fees. **District 5** *(Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 20)*

Commissioner Anglyn made a motion to approve; Commissioner Robinson seconded. The motion carried 4-1-1 (with Commissioner Wilson voting in opposition; and Chair Harrell not present).

Resolution #23-309

XII. Public Comments

We welcome citizens to voice their county-related concerns and opinions **regarding items which are listed on this agenda or on the previous regular meeting agenda.** All persons wishing to speak during Public Comment must pre-register with the County

Clerk in writing or via email: sbraun@co.henry.ga.us no later than 12:00 p.m. on the day immediately prior to the meeting. Each speaker will have three (3) minutes to speak.

No member of the public shall be permitted to make personal, impertinent, slanderous or profane remarks to any member of the board, staff or general public. Any person who makes such remarks, or who utters loud, threatening, personal or abusive language, or engages in any other disorderly conduct which disrupts, disturbs or otherwise impedes the orderly conduct of any board meeting shall, at the discretion of the chair or a majority of the council, be barred from further audience before the board during that meeting.

No one signed up to speak during Public Comment.

XIII. Approval of Minutes

A. August 14, 2023 regularly scheduled BOC meeting

B. August 31, 2023, called a joint meeting with the Airport Authority at 2 p.m.

C. August 31, 2023, called a joint meeting with the Building and Facilities Authority at 4 p.m.

Commissioner Anglyn made a motion to approve the minutes;
Commissioner Robinson seconded. The motion carried 5-0-1 (Chair Harrell not present).

XIV. Upcoming Meetings and Events

A. November 7, 2023 is a regularly scheduled BOC Meeting

B. November 28, 2023 is a regularly scheduled BOC Meeting (*Note: 4th Tuesday of the Month*)

XV. Adjournment

Commissioner Robinson made a motion to adjourn the meeting (9:20 p.m.);
Commissioner Anglyn seconded. The motion carried 5-0-1 (Chair Harrell not present).