

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, March 19, 2024, 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, Vice Chair/District 1 Commissioner
Neat Robinson, District 2 Commissioner
Dee Anglyn, III, District 3 Commissioner (via phone)
Vacant, District 4 Commissioner
Kevin J. Lewis, District 5 Commissioner

Also in attendance: Cheri Hobson-Matthews, County Manager; Serena Nowell, 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)

INVOCATION
The Invocation was given.

PLEDGE OF ALLEGIANCE
The Pledge was recited.

CALL TO ORDER

Carlotta Harrell, Chair, called the Regular Meeting of the Henry County Board of Commissioners for Tuesday, March 19, 2024, at 6:31 p.m., to order.

Announcement
The following amendments were made to the agenda:

1. Removed: Resolution to establish criteria governing the naming of county buildings, parks, facilities, roads, streets, bridges, fixtures or related properties. (Presenter: Ashley Larrow, Chief of Staff)(Exhibit 3)
2. Added: Resolution to authorize the acquisition of 63,344.77 square feet of right of way, and 5,202.18 square feet of temporary fence 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 (Parcel 13)

PROCLAMATION

A. Recognition of Mock Trial Teams: Eagles Landing High School and Woodland High School
(Presenter: Melissa Robinson, Public Relations Director)
Melissa Robinson presented a Certificate of Achievement to the Eagles Landing High School Mock Trial team named the McDonough Regional Champions. A photo was taken with those present from the team and the commissioners. A Certificate of Achievement was presented to the Woodland High School Mock Trial Team for their numerous awards earned during the district competition and their advancement to the 2024 state competition. A photo was taken with team members present and the commissioners.

B. Proclamation for Otis Artis Smith, Retired Lt. Colonel and Chaplain (90th Birthday) *(Presenter: Melissa Robinson, Public Relations Director)*

A proclamation was read for Otis Smith on the occasion of his 90th birthday on March 22, 2024. His accolades were detailed as a hero in the military and his fight for civil rights. A photo was taken with Chaplain Smith and the Board of Commission.

C. Recognition for Southern Crescent Women in Business *(Presenter: Stephanie Bruan, County Clerk)*

A proclamation was read in celebration of Women's History Month and recognition of women doing amazing things in the Henry County community. A photo was taken with the founder of Southern Crescent Women in Business, Ariel Shaw, and her colleagues with the Board of Commission.

CONSENT AGENDA

County Manager, Cheri Hobson-Matthews, read the consent agenda as follows:

Airport

- A. Resolution approving Croy Engineering Task Order #18 in the amount of \$106,309.02 for Engineering Design Services for Runway Rehabilitation and Grooving at the Atlanta Speedway Airport using Capital Improvement Plan Funds (CIP). *(Presenter: Lynn Planchon, Airport Director)(Exhibit 1) Resolution #24-85*

County Attorney

- A. Resolution to correct scrivener's error regarding Resolution 24-79 for 2024 Qualifying Fees *(Presenter: Serena Nowell, County Attorney)(Exhibit 2) Resolution #24-86*

County Manager

- A. **DE-AX-23-02 (Not a Public Hearing)**^[11]_{SEP} Henry County has received a request for de-annexation of a total of two (2) properties located at 58 and 68 West King Road consisting of a combined 12.41 +/- acres in Land Lot 114 of the third District – (Parcels 022-01033000 and 022-01032000). District 1 *(Presenter: Toussaint Kirk, Cluster Lead)(Exhibit 4) Resolution #24-87*

Emergency Management Agency

- A. Resolution of the Board of Commissioners to update the Statewide Mutual Aid Agreement *(Presenter: Kevin Johnson, Director)(Exhibit 5) Resolution #24-88*

Facilities Maintenance

- A. Resolution to award RFP #24-23 to MaxAir Mechanical LLC the Annual Contract for Backflow Inspection, Testing and Approved Repairs on all County backflow devices for the amount of \$17,952. Funding is available in the Facilities Maintenance Budget. *(Presenter, Hutch Purvis, Facilities Maintenance Director/Cluster Leader (Exhibit 6) Resolution #24-89*
- B. Resolution to award Bid# 24-31 to Prime Pest Solutions of Griffin, Ga., for annual pest control in all county facilities. *(Presenter: Hutch Purvis, Director/Cluster Leader Assets Management) (Exhibit 7) Resolution #24-90*

SPLOST

- A. Resolution of the Board of Commissioners approving the funding of stream credits for Rock Quarry Road in the amount of \$958,800. Funding for compensation stream credits is available in the SPLOST project account. *(Presenter: Roque Romero, Public Works/Cluster Lead)(Exhibit 8)* Resolution #24-91

(This ends the consent agenda)

Commissioner Robinson made the motion to approve the consent agenda; **Commissioner Lewis** seconded. The motion carried 5-0-0.

REGULAR AGENDA

SPLOST (Added)

- A. Resolution to authorize the acquisition of 63,344.77 square feet of right of way, and 5,202.18 square feet of temporary fence 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 (PARCEL 13) Resolution #24-92

Roque Romero, Cluster Lead, explained that on March 5, 2024, the Board of Commissioners approved the condemnation for Parcel 13 of the Western Parallel Parkway. This resolution is being revisited to correct the record. Resolution 24-80 included driveway easement language, but it should have stated a temporary fence easement. The language must be corrected in order to proceed with condemnation procedures.

Vice Chair Wilson made a motion to approve; **Commissioner Lewis** seconded. The motion carried 5-0-0.

Transportation Planning

- A. Resolution requesting federal funds for transportation projects in response to a solicitation from the Atlanta Regional Commission. *(Presenter: Sam Baker, Transportation Planning Director)(Exhibit 9)* Resolution #24-93

Sam Baker explained ARC is soliciting a prioritized list of transportation projects from the Henry County government to disperse federal transportation funds. County staff presented the list to the board and community. Intergovernmental agreements have been created with the cities of Stockbridge, McDonough, and Locust Grove for four of the transportation projects.

The projects are as follows: (Local Match – 20%)

1. State Route 42 widening from Bill Gardner Parkway to State Route 155, currently in the preliminary engineering phase. (IGA with Locust Grove: County (61%) \$1,700,000; City: (39%) \$663,000.
2. Oak Grove Road widening from Jonesboro Road to Jodeco Road, also in the preliminary

engineering stages.

3. Eagles Landing Parkway/Hudson Bridge Rd/East Lake Pkwy Road resurfacing from Jodeco Road to SR155. (IGA with Stockbridge: County (60%) \$1,200,000; City: (40%) \$800,000.
4. Jonesboro Road resurfacing from I-75 to Rosebud Lane. (IGA with McDonough: County (64%) \$640,000; City: (36%) \$360,000.
5. Camp Creek Greenway, currently in the engineering and design phase. (IGA with McDonough: County (30%) \$150,000; City: (70%) \$350,000.

Among these projects, four include working partnerships with three intergovernmental municipalities (Stockbridge, McDonough and Locust Grove). The County has signed intergovernmental agreements with all three municipalities, pending board approval. Mr. Baker stated that staff recommends the approval of this project list to be submitted to ARC. Additionally, he requested the board's authorization for signing the intergovernmental agreements to share the local match.

Commissioner Robinson made a motion to approve; **Commissioner Lewis** seconded. The motion carried 5-0-0.

Planning & Zoning

A. **RZ-23-07 (Public Hearing)** Tushar Patel of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to C-2 (General Commercial) for property located east of Jake Lewis Drive, south of the intersection of Highway 81 East and Jake Lewis Drive, in Land Lot 174 of the 7th District. The property consists of 0.62 +/- acres, and the request is for a commercial development. **District 1** (Presenter: Kamau As-Salaam, Assistant Director) (Exhibit 10) Resolution #24-94

Kamau As-Salaam Assistant Director of Planning and Zoning, presented the request for rezoning from Residential-Agricultural to General Commercial for .62 acres located south of Highway 81 east, east of the intersection of Highway 81 East and Jake Lewis Drive to be used for commercial development. The surrounding properties are commercial and a future land use map designation of commercial. The two pieces of property, .62 acres and 2.92 acres have been combined into one property since the rezoning applications were submitted. However, two separate votes and public hearings are necessary. The intent is to build a coffee shop and fast-food restaurant.

Public Hearing

(In favor)

1. Civil Engineer Jared Thompson made himself available for explanations or questions.

(In Opposition)

1. Erica McDaniel said she has concerns about the safety and traffic plans due to her teen drivers. She said it is a dangerous intersection with no traffic lights and increased congestion with other developments in the area and limited visibility getting in and out.
2. Abigail Baker said she did not see public storage units listed as prohibited businesses and asked if that was part of the planning for the area. Mr. As-Salaam answered that storage facilities are restricted by the Unified Plan Development Code.

Chair Harrell asked how the request fits with the current comprehensive land use.

Mr. As-Salaam said from Upchurch to the intersection near Pine Tree is slated for commercial development. He said the board recently rezoned property for commercial across the street. The plan is directly in line with the comprehensive plan.

Chair Harrell asked what will be done in regards to traffic signals? She acknowledged a traffic impact study will be performed, but wanted to know the plans to address the citizen's concerns.

Mr. As-Salaam said Highway 81 has plans to be widened to four lanes that will be started in 2026. He said the property is set off the road in such a way that there should not be any issues with sight distance. He noted the plans will go through review with Georgia Department of Transportation.

Vice Chair Wilson asked how long the applicant will have to submit architectural design or any type of site plan after approval.

Mr. As-Salaam said it is the hope that the applicants submit the documentation as soon as possible, within the next month or so. The code provisions state that if significant progress is not made within 18 months staff is allowed to take the project back and have the Zoning Advisory Board and Board of Commissioners re-review the plan for further rezoning considerations.

Chair Harrell said she did not want to get into the habit of seeing presentation without visuals, noting the traffic issues.

Mr. As-Salaam said that preliminary reviews of the plans are done with departments like Department of Transportation, SPLOST and Fire before a Planner's Review Meeting. He said it is difficult because the plans are only proposals and not engineered, but if there was a red flag from the departments, staff would have been informed.

Chair Harrell said she still wants to know what it will look like and where it is going to go and what it is going to be.

Mr. As-Salaam said he thinks the buildings can be better which is why a review has been included in the conditions.

Chair Harrell said that while staff reviews the plans, it is the Board's approval they are asking for and the Board wants to see what it looks like first.

Mr. As-Salaam presented pictures of the proposed development, noting a review will be done with the district commissioner before moving forward.

Chair Harrell said everything should be in place before asking for a vote. She said she cannot give a vote based on what she is seeing.

Vice Chair Wilson made a motion to approve; Commissioner Lewis seconded. The motion carried 4-0-1. Chair Harrell abstained.

B. RZ-23-08 (Public Hearing) Tushar Patel of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to C-2 (General Commercial) for property located south of Highway 81 East, east of the intersection of Highway 81 East and Jake Lewis Drive, in Land Lot 174 of the 7th District. The property consists of 2.92 +/- acres, and the request is for a commercial development. **District 1** (Presenter: Kamau As-Salaam, Assistant Director)(Exhibit 11) Resolution #24-95

Public Hearing

(In favor)

No one spoke.

(In Opposition)

Erica McDaniel, a resident of McDonough, expressed concerns about the heavily congested road and the lack of infrastructure in place before future developments are planned. She emphasized that the situation poses ongoing issues and highlighted the intersection's dangerous nature. McDaniel, particularly concerned as the area includes five schools, stressed that the congestion should have been addressed before the request was brought before the board.

Commissioner Robinson asked Mr. As-Salaam to elaborate on some things that can be looked into with the traffic study to address the constituent concerns.

Mr. As-Salaam said the plan will be reviewed by the Georgia Department of Transportation and the Henry County Department of Transportation and the SPLOST department. They will take a look at the project as a whole and consider projected cars coming in and out of the development and if the roads can handle it. In the preliminary review, there were no concerns about whether the road could handle the increase in traffic.

Vice Chair Wilson made a motion to approve; **Commissioner Lewis** seconded. The motion carried 4-0-1. **Chair Harrell** abstained.

Board of Commissioners

A. Resolution by the Henry County Board of Commissioners establishing the Henry County Veterans' Advisory Board (*Presenter: Stephanie Braun, County Clerk*)(*Exhibit 12*)
Resolution#24-96

Stephanie Braun presented the purpose of the Veterans Advisory Board will be to advise the BOC on the needs of local veterans, and available resources and programs that could benefit local veterans and their families. The board will be made up of veterans who are residents of Henry County. A maximum of seven members with two appointments made by the BOC chair and one appointment each by district commissioners. The term will be four years.

Chair Harrell said a lot of veteran groups in the community have asked for such a board.

Chair Harrell made a motion to approve; **Commissioner Robinson** seconded. The motion carried 5-0-0.

Public Comments

No one signed up for public comment.

Approval of Minutes

A. February 6, 2024, BOC Meeting

Vice Chair Wilson made a motion to approve the minutes; Commissioner Lewis seconded. The motion carried 5-0-0.

Upcoming Meetings and Events

- March 25-27, 2024, is a Called BOC Retreat to be held in Columbus, Georgia
- April 9, 2024, at 9 a.m. is a regularly scheduled BOC meeting
- April 23, 2024, at 6:30 p.m. is a regularly scheduled BOC meeting

Chair Harrell asked the community to keep the Price family in their prayers following the death of Locust Grove Mayor, Robert Price.

Vice Chair Wilson and Commissioner Robinson spoke about Mayor Price's leadership and friendship. All board members expressed their condolences to the family.

ADJOURNMENT

Meeting adjourned at 7:24 p.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk