



**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**

Michael T. Price

**DISTRICT V
COMMISSIONER**

Kevin J. Lewis

**COUNTY MANAGER
Cheri Hobson-Matthews**

**COUNTY CLERK
Stephanie Braun**

**COUNTY ATTORNEY
Serena Nowell**

**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
Michael T. Price, 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, August 20, 2024

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/383/Agenda-Minutes>, 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 Johnny Wilson; Commissioner(s) Neat Robinson; Dee Anglyn III. Michael Price and Kevin J. Lewis

Staff Present: Cheri Hobson-Matthews, County Manager; Kevin Johnson, Deputy County Manager, Serena Nowell, County Attorney; and Jasmin Head, Deputy County Clerk

- I. **Instructions to Participate**
 - A. Instructions to Participate
- II. **Henry County Code of Conduct during public meetings**
- III. **Invocation**
- IV. **Pledge of Allegiance**

V. Call to Order

Announcement: The following Planning & Zoning items, originally advertised for a Public Hearing, have been postponed by the applicant(s).

RZ-24-05 (Public Hearing)

The Revive Land Group, LLC of Atlanta, GA request a rezoning from RA (Residential-Agricultural) to R-5 (Single-Family Residence) for property located at 250 and 382 Nail Road in Land Lots 177 and 178 of the 6th District. The property consists of 38.286 +/- acres, and the request is for a single-family detached cluster home development. **District 5** (Presenter: Kenta Lanham, Planner III)(Exhibit 13)

RZ-24-14 (Public Hearing)

Deborah Rivers of Sharpsburg, GA requests a rezoning from RA (Residential-Agricultural) to C-2 (General Commercial) for property located north of Bill Gardner Parkway, east of Highway 155 South in Land Lot 211 of the 2nd District. The property consists of 11.68 +/- acres, and the request is for a commercial development. **District 1** (Presenter: Kenta Lanham, Planner III)(Exhibit 14)

VI. Recognitions/Proclamations

- A. Presidential Volunteer Service Award for Commissioner Neat Robinson (Presenter: Dr. Thomas Smith, Chairman of the City of Stockbridge Police Advisory Council)
- B. Women's Equality Day Proclamation (Presenter: Melissa Robinson, Communications Director)

VII. CONSENT AGENDA

Leisure Services

- A. Resolution awarding Bid #24-30 to Unique Portable Restrooms, Inc., for a portable toilet rental services annual contract in the amount of eighteen thousand one hundred and eighty-six dollars (\$18,186.00). *(Presenter: Jonathon Penn, Cluster Lead)*(Exhibit 1)
[Resolution #24-203](#)

Police Department

- A. Resolution of the Board of Commissioners to accept an allocation in the amount of \$2,000 from the United States Secret Service, Atlanta Field Office. *(Presenter: Lt. William Powell, HCPD)*(Exhibit 2)
[Resolution #24-204](#)

Senior Services

- A. Resolution of the Henry County Board of Commissioners to authorize contracting with the Georgia Department of Human Services (DHS), utilizing the Community Services Block Grant (CSBG) for Federal Fiscal Year 2025 in the amount of \$284,355. *(Presenter: Shawn Norris, Senior Services Director)*(Exhibit 3)
[Resolution #24-205](#)

SPLOST

- A. Resolution approving the Henry County Water Authority utility relocation estimated cost for Rock Quarry Road Widening in the amount of \$1,773,985. *(Roque Romero, Public Works/Cluster Lead)*(Exhibit 4)
[Resolution #24-206](#)

Stormwater

- A. Resolution of the Henry County Board of Commissioners approving a contract agreement between Henry County and Georgia Environmental Protection Division. Georgia EPD has an available grant under the Federal Water Pollution Control Act, and they have approved Henry County for a grant in the amount of \$400,000 for Butler Bridge Park Recreation area improvement, Green Stormwater Infrastructure, and Stream Restoration (*Presenter: Roque Romero, Stormwater Director/Cluster Lead*)(Exhibit 5)
[Resolution #24-207](#)

Transportation Planning

- A. Resolution accepting an \$850,000 Community Project Funding Grant for East Atlanta Road resurfacing from the U.S. Department of Housing and Urban Development. (*Presenter: Sam Baker, Transportation Planning Director*)(Exhibit 6).
[Resolution #24-208](#)

TSPLOST

- A. Resolution approving a Supplemental Agreement for Kimley Horn in the amount of \$25,000.00 for construction services related to shop drawing design for McDonough Parkway Extension (*Presenter: Roque Romero, SPLOST Director/Cluster Lead*)(Exhibit 7)
[Resolution #24-209](#)
- B. Resolution approving the Georgia Power utility relocation estimated the cost of Rock Quarry Road Widening in the amount of \$5,588,187. (*Roque Romero, Public Works/Cluster Lead*)(Exhibit 8)
[Resolution #24-210](#)

- C. Resolution approving the Georgia Transmission Corporation utility relocation estimated cost for Rock Quarry Road Widening in the amount of \$1,740,000. *(Presenter: Roque Romero, SPLOST Director/Cluster Lead)(Exhibit 9)*
[Resolution #24-211](#)

(This Ends The Consent Agenda)

Commissioner Robinson made a motion to approve the Consent Agenda; Commissioner Lewis seconded. The motion carried 6-0-0

REGULAR AGENDA

VIII. Parks & Recreation

- A. Resolution of the Board of Commissioners accepting a donation of \$150,000 from the Henry County Kiwanis Club for a new playground at Cochran Park and Heritage Park. *(Presenter: Jonathon Penn, Cluster Lead)(Exhibit 10)*
Commissioner Anglyn made a motion to approve; Commissioner Robinson seconded. The motion carried 6-0-0.
[Resolution #24-212](#)
- B. Resolution of the Board of Commissioners approving the completed Comprehensive Parks & Recreation Master Plan and implementation recommendation. *(Presenter: Jonathon Penn, Cluster Lead) (Exhibit 11)*
Commissioner Anglyn made a motion to approve; Commissioner Lewis seconded. The motion carried 6-0-0.
[Resolution #24-213](#)

IX. Planning & Zoning

A. **RZ-24-04 (Public Hearing)**

Aenos Development Corp. of Massapequa, NY requests a rezoning from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for property located on Highway 19/41, east of Minter Drive in Land Lot 109 of the 3rd District. The property consists of 40.0 +/- acres, and the request is for a commercial development. **District 1** (*Presenter: Tayla Solomon, Planner III*)(*Exhibit 12*)

Vice Chair Wilson made a motion to approve with two added conditions.

1) Architecture review of the development shall be brought to and approved by the Henry County Board of Commissioners prior to approval of any land disturbance permits; and 2) Car washes are prohibited. Commissioner Lewis seconded. The motion carried 6-0-0.

Resolution #24-214

B. **Removed by Applicant RZ-24-05 (Public Hearing)**

~~The Revive Land Group, LLC of Atlanta, GA request a rezoning from RA (Residential-Agricultural) to R-5 (Single-Family Residence) for property located at 250 and 382 Nail Road in Land Lots 177 and 178 of the 6th District. The property consists of 38.286 +/- acres, and the request is for a single-family detached cluster home development. **District 5** (*Presenter: Kenta Lanham, Planner III*)(*Exhibit 13*)~~

C. **Removed by Applicant RZ-24-14 (Public Hearing)**

~~Deborah Rivers of Sharpsburg, GA requests a rezoning from RA (Residential-Agricultural) to C-2 (General Commercial) for property located north of Bill Gardner Parkway, east of Highway 155 South in Land Lot 211 of the 2nd District. The property consists of 11.68 +/- acres, and the request is for a commercial development. **District 1** (*Presenter: Kenta Lanham, Planner III*)(*Exhibit 14*)~~

D. MC-MDP-24-04 (Public Hearing)

Faizal Supariwala of McDonough, GA requests a modification to a Master Development Plan to modify an office-institutional pod to a multi-family residential pod for property located at 186 Harold Drive in Land Lot 49 of the 6th District. The property consists of 6.78 +/- acres, and the request is to allow the development of townhomes. **District 4** (*Presenter: Kamau As-Salaam, Assistant Director*)(*Exhibit 15*)

Commissioner Price made a motion to approve; Commissioner Robinson seconded. The motion carried 5-1-0 with Vice Chair Wilson voting in opposition.

Resolution #24-215

X. Public Comments

We welcome citizens to voice their county-related concerns and opinions **regarding items which are listed on this agenda or on the previous regular meeting agenda**. All persons wishing to speak during Public Comment must pre-register with the County Clerk in writing or via email: sbraun@co.henry.ga.us no later than 12:00 p.m. on the day immediately prior to the meeting. Each speaker will have three (3) minutes to speak.

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

XI. Upcoming Meetings and Events

A. The September 4, 2024 BOC Meeting has been **canceled**.

B. September 17, 2024 at 6:30 p.m. is a regularly scheduled BOC meeting.

XII. Adjournment

7:53 p.m.