

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, August 20, 2024 at 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
Michael T. Price, District 4 Commissioner
Kevin J. Lewis, District 5 Commissioner

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

INSTRUCTIONS TO PARTICIPATE

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, August 20, 2024 at 6:30 p.m., 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)

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)

CONSENT AGENDA

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

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

REGULAR AGENDA

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) Resolution #24-212

Jonathon Penn, Cluster Lead presented to the board a donation of \$150,000 from the Henry County Kiwanis Club. Members of the Henry County Kiwanis Club spoke about their mission to support children and their fundraising efforts. The check was presented, and photos were taken with Kiwanis members and the board.

Chair Harrell and commissioners thanked the Kiwanis Club and emphasized the importance of community partners.

Commissioner Dee Anglyn made the motion to approve; **Commissioner Neat Robinson** seconded. The motion carried 6-0-0.

- 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) Resolution #24-213

Jonathon Penn, Cluster Lead presented the Executive Summary of the Comprehensive Parks & Recreation Master Plan and recommendations. The plan is the first in 50 years and is available online for residents to read. Carlos Perez of Perez Planning and Design also aided in the development and presentation.

Commissioners thanked both Mr. Perez and Jonathon Penn for their work in putting together the master plan and board presentation.

Members of Parks & Recreation were acknowledged for their work on the plan.

Commissioner Dee Anglyn made a motion to approve; **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0.

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) Resolution #24-214

Tayla Solomon, Planner III came forward and presented the rezoning request is to change from Neighborhood Commercial to Highway Commercial on 40 acres of land located on Highway 19/41 East of Minter Drive. The property is currently zoned as C1 Neighborhood Commercial. The proposed development includes retail, restaurants, flex office space and one gas station. Staff's recommendation is approval with conditions.

Chair Harrell called for a public hearing.

Public Hearing

(In favor)

Greg Hecht, speaking on behalf of the applicant, stated the conditions are what the applicant wants. They want a high-end development. He noted the project is subjected to architectural review and parking will be placed in the back of the development.

(In Opposition)

There were no speakers.

Vice Chair Johnny Wilson inquired whether the road extending from 19/41 would connect with Highway 3.

Ms. Solomon answered yes there will be one interior road which will be a private road.

Commissioner Dee Anglyn asked why the development was not placed on old Highway 3.

Kamau As-Salaam, Assistant Director from Planning and Zoning, explained that the flex space requires bay doors at the rear, which would limit the availability of additional parking. Therefore, parking will be needed at the front for the office area.

Chair Harrell requested that the County Manager present the architectural review documents for board review before staff approval. As a result, a condition was added requiring the plan to be brought back to the board prior to the issuance of the land disturbance permit.

Vice Chair Johnny Wilson made a motion to approve the proposal with two additional conditions:

1. The architectural review of the development must be submitted to and approved by the Henry

- County Board of Commissioners before any land disturbance permits are issued; and
2. Car washes are prohibited.

Commissioner Kevin J. Lewis seconded the motion. The motion carried 6-0-0.

B. 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) Resolution #24-215

Kamau As-Salaam, Assistant Director from Planning and Zoning, presented the request to modify a master development plan from an office-institutional pod to a multi-family residential pod for property located at 186 Harold Drive. The property is 6.8 acres. The FLUM is urban residential. There will be 44 total townhome units with green space in the center. Home renderings were presented. Staff recommended approval with conditions presented.

Chair Harrell called for a public hearing.

Public Hearing

(In favor)

Steve Moore, Moore Bass Consulting, representing the applicant, explained how the requested change came about for the property. This will be a gated rental community. The courtyard will have mail, clubhouse, pool and dog park for the community. Additional renderings were shown of modern style architecture. A mixture of 3 to 4 bedroom units.

(In Opposition)

There were no speakers.

Chair Harrell and Commissioners Michael Price and Kevin J. Lewis thanked the developers for listening to the board and providing a modern looking and quaint development.

Vice Chair Johnny Wilson stated he does not support town homes due to fire safety issues.

Commissioner Michael Price made a motion to approve; **Commissioner Neat Robinson** seconded. The motion carried 5-1-0 with **Vice Chair Johnny Wilson** opposing.

PUBLIC COMMENT

No one signed up for public comment.

UPCOMING MEETINGS AND EVENTS

- A. The Sept. 4, 2024 BOC meeting has been canceled.

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

ADJOURNMENT

Meeting adjourned at 7:54 p.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk