



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, September 17, 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; Michael Price and Kevin J. Lewis

BOC Not Present: Commissioner Dee Anglyn III

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

- I. Instructions to Participate**
- II. Henry County Code of Conduct during public meetings**
- III. Invocation**
- IV. Pledge of Allegiance**
- V. Call to Order**
- VI. Proclamations**

- A. Proclamation recognizing the volunteer firefighters that laid the foundation for the success of Henry County Fire Rescue
(Presenter: Fire Chief Jonathan Burnette, HCFR)
- B. Recognizing September as National Service Dog Month
(Presenter: Melissa Robinson, Director of Communications and Public Information)
- C. Proclamation recognizing the month of September as National Senior Center Month *(Presenter: Melissa Robinson, Director of Communications & Public Information)*

VII. Appointments

- A. Reappointment to the Department of Families and Children's Services: Kathryn Rutledge *(Term/5 years: 9/5/24 - 9/5/29)*
Commissioner Lewis made a motion to approve appointment; Commissioner Price seconded. The motion carried 5-0-0.
Resolution #24-216
- B. McIntosh Trail Appointments: Katie Lunsford, Director of Piedmont Henry Emergency Department; and Judge Danielle Roberts, Henry County Superior Court *(Term/3 years: 9/17/24 - 9/17/27)*
Commissioner Lewis made a motion to approve appointment; Commissioner Price seconded. The motion carried 5-0-0.
Resolution #24-217

VIII. CONSENT AGENDA

Department of Transportation

- A. Resolution awarding Bid #25-10 for the purchase of plant mix asphalt for the Henry County Department of Transportation
(Presenter: David Simmons, DOT Deputy Director)(Exhibit 1)
Resolution #24-218

Parks & Recreation

- A. Resolution awarding RFQ #25-01 to The Johnson C. Park Association, LLC for Parks and Recreation umpires & officials, for a one (1) year contract, with two (2) additional one-year renewals. *(Presenter: Jonathon Penn, Leisure Services/Cluster Lead)(Exhibit 2)*
[Resolution #24-219](#)
- B. Resolution authorizing application submission for the USTA Tennis Venue Services Grant, to be utilized for resurfacing of courts at Richard Craig Park *(Presenter: Jonathon Penn, Cluster Lead)(Exhibit 3)*
[Resolution #24-220](#)

Police Department

- A. Resolution approving a purchase of radio equipment from Loudoun Communications, Inc. to outfit fifteen vehicles currently operated by Henry County Police Department, School Resource Officer Division, in the amount of \$111,967, utilizing capital funds and receiving a full reimbursement from the Board of Education. *(Presenter: Captain William Powell, HCPD)(Exhibit 4)*
[Resolution #24-221](#)

SPLOST

- A. Resolution approving the Henry County Water Authority's utility relocation estimated cost of Knight Drive in the amount of \$188,231. **District 3 (Old District 4)** *(Presenter: Roque Romero, Public Works/Cluster Lead)(Exhibit 5)*
[Resolution #24-222](#)
- B. Resolution approving the Snapping Shoals EMC utility relocation estimated cost for Knight Drive utilizing SPLOST IV funds in the amount of \$15,412. **District 3 (Old District 4)** *(Presenter: Roque Romero, Public Works/Cluster Lead)(Exhibit 6)*
[Resolution #24-223](#)

Stormwater

- A. Resolution to approve Recycling Center fee increase. (*Presenter: Roque Romero, Public Works/Cluster Lead*)(*Exhibit 7*)
[Resolution #24-224](#)

Technology Services

- A. Resolution authorizing the recycling of technology surplus items and equipment. (*Presenter: Jesse Dobbs, Technology Services Assistant Director*)(*Exhibit 8*)
[Resolution #24-225](#)

(This Ends the Consent Agenda)

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

IX. REGULAR AGENDA

Transportation Planning

- A. Resolution approving a contract with Modern Mobility Partners, LLC to prepare the Henry County Comprehensive Safety Action Plan in the amount of \$245,000. \$196,000 (80%) of the cost will be paid by Safe Streets and Roads for All (SS4A) Planning and Demonstration Grant, with a local match of 20% (\$49,000) to be paid out of the Department of Transportation Planning FY 2025 budget. (*Presenter: Sam Baker, Transportation Planning Director*)(*Exhibit 9*)
Commissioner Lewis made a motion to approve; Commissioner Robinson seconded. The motion carried 5-0-0.
[Resolution #24-226](#)

- B. Resolution awarding Bid #25-07 to Sonamore, Inc. in the amount of \$168,882 to purchase and install forty-five (45) C-V2X onboard units in Henry County Fire Department emergency response vehicles. Funding from the 2023 Strengthening Mobility and Revolutionizing Transportation (SMART) Grant will be utilized to pay for said purchase. *(Presenter: Sam Baker, Transportation Planning Director)(Exhibit 10)*
Commissioner Lewis made a motion to approve; Vice Chair Wilson seconded.
The motion carried 5-0-0.
Resolution #24-227

SPLOST

- A. Resolution approving a budget amendment in the amount of \$3,318,826 and the bid award for Fairview Road sidewalks to Sol Construction, LLC in the amount of \$4,895,231. **District 2 (Old District 5)** *(Presenter: Roque Romero, Public Works/Cluster Lead)(Exhibit 11)*
Commissioner Robinson made a motion to approve; Commissioner Lewis seconded. The motion carried 5-0-0.
Resolution #24-228
- B. Resolution approving a budget amendment in the amount of \$1,142,702 and the bid award for the construction of Knight Drive to Ryde Grading, Inc. in the amount of \$1,267,481. **District 3 (Old District 4)** *(Presenter: Roque Romero, Public Works/Cluster Lead)(Exhibit 12)*
Chair Harrell made a motion to approve; Commissioner Lewis seconded. The motion carried 5-0-0.
Resolution #24-229

Community Development Block Grant

- A. **Public Hearing** to receive public comment and consideration of approval of the proposed FY 2023 Consolidated Annual Performance and Evaluation Report (CAPER), authorization of execution and submission of the report to the U.S. Department of Housing and Urban Development (HUD). *(Presenter: Raven Bodine, Community Development Specialist II)(Exhibit 13)*
Commissioner Robinson made a motion to approve; Commissioner Lewis seconded. The motion carried 5-0-0.
Resolution #24-230

Planning & Zoning

- A. **RZ-23-14 (Not a Public Hearing)**
The Revive Land Group, LLC of Atlanta, GA requests a rezoning from RA (Residential-Agricultural) to RM (Multifamily Residential) for property located at the northeast corner of the intersection of Highway 19/41 and Franklin Rivers Road in Land Lot 220 of the 6th District. The property consists of 24.23 +/- acres, and the request is for a single-family detached cluster home development. **District 5** *(Presenter: Kenta Lanham, Planner III)(Exhibit 14)*
Commissioner Lewis made a motion to approve (with 16 conditions as presented); Commissioner Price seconded. The motion carried 4-1-0 with Vice Chair Wilson voting in opposition.
Resolution #24-231
- B. **RZ-24-02 (Public Hearing)**
Templar Development Group, LLC of Fayetteville, GA requests a rezoning from R-2 (Single-Family Residence) to R-5 (Single-Family Residence) for property located at 3435 Jonesboro Road in Land Lots 105 and 120 of the 6th District. The property consists of 57.26 +/- acres, and the request is for a single-family cluster home development. **District 5** *(Presenter: Tayla Solomon, Planner III)(Exhibit 15)*
Commissioner Lewis made a motion to approve with the added conditions (development must be gated; and subject to review and approval by HCDOT and/or HC SPLOST, the applicant may modify the site plan to eliminate the

proposed access to Jonesboro Road, so long as the two proposed access connections to Dutchtown Road are provided as shown on the Conceptual Site Plan); Commissioner Price seconded. The motion carried 4-1-0 with Vice Chair voting in opposition.

Resolution #24-232

C. 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 16*)

Vote: Commissioner Lewis made a motion to extend the Public Hearing time to allow the rest of the public to speak; Commissioner Robinson seconded. The motion carried 5-0-0.

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

Resolution #24-233

D. RZ-24-11 (Public Hearing)

James Stratta of Jackson, GA requests a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for property located at 555 Pullin Road in Land Lots 240, 241, 256 of the 6th District. The property consists of 59.06 +/- acres, and the request is for a single family residential subdivision. **District 5** (*Presenter: Kenta Lanham, Planner III*)(*Exhibit 17*)

Commissioner Lewis made a motion to approve with conditions regarding traffic and buffer (see Conditions #12 and 13 in approved Resolution); Commissioner Price seconded. The motion carried 5-0-0.

Resolution #24-234

E. 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 18*)

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

Resolution #24-235

- F. **(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 19*)

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

Resolution #24-236

ADDED: An Ordinance to enact a moratorium on rezonings, comprehensive plan amendments, lot modifications (greater than 5 total acres of area), as well as commercial and residential development applications at the Atlanta Motor Speedway and Airport area as shown on the attached map (which includes over 100 parcels). This will be for an indefinite period of time, not to exceed twelve months.

Vote: Commissioner Lewis made a motion to approve the moratorium; Commissioner Robinson seconded. The motion carried 5-0-0.

Ordinance 24-7

ADDED: Resolution Rescinding a previous Resolution (#24-126 dated 4/23/24) regarding an Intergovernmental Agreement entered into by the Board of Commissioners with the Henry County Development Authority re: marketing of certain property located by the Atlanta Motor Speedway

Vote: Chair Harrell made a motion to rescind the resolution to market the property due to the moratorium just passed in order to come up with a Master Plan for the AMS/Airport property; Commissioner Lewis seconded. The motion carried 5-0-0. (Note: Vice Chair Wilson did not abstain, nor cast a vote – so it is considered an “in favor” vote unless stated).

Resolution #24-237

X. Public Comments

XI. Approval of Minutes

A. July 23, 2024 Regular BOC Meeting

B. July 30, 2024 Called BOC Meeting: Millage and SPLOST VI

C. August 6, 2024 Regular BOC Meeting

D. August 20, 2024 Regular BOC Meeting

Vote: Commissioner Price made a motion to approve minutes; Commissioner Lewis seconded. The motion carried 5-0-0.

XII. Upcoming Meetings and Events

A. October 1, 2024 at 9:00 a.m. is a regularly scheduled BOC meeting.

B. October 15, 2024 at 6:30 p.m. is a regularly scheduled BOC meeting.

C. October 24, 2024 at 3:00 pm is a Called Joint Meeting with the Henry County Water Authority and the Henry County Development Authority (to be held here in the Community Room)

XIII. Executive Session, re: Property Acquisition

VOTE: Commissioner Lewis made a motion to enter into Executive Session (at 9:45 p.m.) to discuss Property Acquisition; Commissioner Price seconded. The motion carried 5-0-0. (Note: Commissioner Robinson and Vice Chair Wilson did not abstain, nor cast a vote – so it is considered an “in favor” vote unless stated). (Vice Chair Wilson left the meeting at this time and did not return: 9:46 p.m.)

IV. Reconvene from Executive Session

VOTE: Commissioner Lewis made a motion to reconvene from Executive Session (9:56 p.m.); Commissioner Price seconded. The motion carried 4-0-0. (Vice Chair Wilson not present)

XV. Approval of an Affidavit and Resolution pertaining to Executive Session

VOTE: Commissioner Lewis made a motion to reconvene from Executive Session (9:56 p.m.); Commissioner Robinson seconded. The motion carried 4-0-0. (Vice Chair Wilson not present)

XVI. Adjournment

9:58pm