

**remSTATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, September 17, 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 (**not present**)
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 Stephanie Braun, County Clerk

BOC Not Present: Commissioner Dee Anglyn III

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, Sept. 17, 2024, at 6:30 p.m., to order.

Proclamations

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

Appointments

- A. Reappointment to the Department of Families and Children's Services: Kathryn Rutledge (Term/5 years: 9/5/24 - 9/5/29) Resolution #24-216

Commissioner Kevin J. Lewis made the motion to approve appointment; **Commissioner Michael Price** seconded. The motion carried 5-0-0

- 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) Resolution #24-217

Commissioner Kevin J. Lewis made the motion to approve appointments; **Commissioner Michael Price** seconded. The motion carried 5-0-0

CONSENT AGENDA

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

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

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) Resolution #24-226

Transportation Planning Director Sam Baker presented Resolution No. 24-226 to approve a contract with Modern Mobility Partners, LLC. Crash statistics from 2018-2022 were presented indicating a rise in vehicle crashes and fatalities. The county applied and received a \$200,000 for a Safe Streets & Roads for All Planning & Demonstration Grant to develop a comprehensive safety action plan.

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

- 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) Resolution #24-227

Transportation Planning Director Sam Baker presented Resolution No. 24-227 to award a bid to purchase 45 onboard units in HCFD emergency response vehicles using grant funds.

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

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) Resolution #24-228

Public Works Cluster Lead Roque Romero presented Resolution No. 24-228 to approve a budget amendment to build 3.2 miles of eight-foot sidewalks on Fairview Road.

Commissioner Neat Robinson made a motion to approved; **Commissioner Kevin J. Lewis** seconded. The motion carried 5-0-0.

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) Resolution #24-229

Public Works Cluster Lead Roque Romero presented Resolution No. 24-229 to pave .4 miles of Knight Drive, an existing dirt road. This is a SPLOST IV project.

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

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) Resolution #24-230

Community Development Specialist Raven Bodine presented the proposed CAPER, authorization of execution and submission to HUD. The document has been available to the public since August 2024 for review.

Chair Harrell called for a Public Hearing

Public Hearing

(In Favor)

No persons spoke

(In Opposition)

No persons spoke

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

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) Resolution #24-231

Kenta Lanham, Planner III, came forward and presented the rezoning request to change from Residential-Agricultural to Multifamily Residential on 24.24 acres of land located at the intersection of Highway 19/41 and Franklin Rivers Road. The request is for a single-family detached cluster home development with 85 homes. A public hearing was held on June 25, 2024. Staff recommended approval with 16 conditions.

Commissioner Kevin J. Lewis stated when the plans came before the board in June, he mandated changes to the site plan noting he thought 145 townhomes in the original plan were too many. The site was overhauled and a 5% rental cap was put in place.

Vice Chair Johnny Wilson asked for the minimum lot width and separation space between homes. He also asked about vinyl soffits and eaves due to fire concerns. He stated once one unit catches on fire, it will be a domino effect.

Kenta Lanham stated is 45 feet for lot width and 5 feet separation on each side. He stated he did not recall about the soffits and eaves but stated that is a frequent condition and implemented in the code section.

Chair Harrell asked if a copy of the cluster home ordinance was available.

Kenta Lanham displayed a copy of the ordinance.

Commissioner Kevin J. Lewis made a motion to approve; **Commissioner Michael Price** seconded. The motion carried 4-1-0 with Vice Chair Johnny Wilson opposing.

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) Resolution #24-232

Tayla Solomon, Planner III, presented the rezoning request from R-2 single family residence to R-5 single family residence for property located at 3435 Jonesboro Road consisting of 57.26 acres. The request is for a detached single-family cluster home development consisting of 150 lots. The Zoning Advisory Board recommended approval with conditions. Staff made additional changes to the conditions.

Chair Harrell requested to see the slides with conditions and remarks from the school system.

Chair Harrell called for a Public Hearing

Public Hearing

(In Favor)

Steve Moore, representing the requestor, detailed the plans to include buffers, one- and two-story lots of a quarter of an acre. He said the homes will be a little unique and will offer variety. He presented renderings of the proposed development. The lake will remain, pickle ball courts, community playground and open area along with two pocket parks. He said the conditions proposed are acceptable.

(In Opposition)

Allahvah West, a homeowner in the Crystal Lake Village Subdivision. She said she's not seeing how the proposed development is comparable to homes built around the property. She noted the road widening is going in the opposite direction and schools in the area will need additional classrooms.

Courtney Wright, a homeowner to the west, would like to know what will happen to the mansion that has been maintained on the property.

Allahvah West came back to the podium and spoke again. She wanted to know if the property is vacant. In addition to the accommodations needed for the community, she is not 100% opposed to growing, but just develop where it makes sense. She said the property proposed is not equal to other developments around the parcel. It brings down the visual aspects of the existing developing. You cannot beat development, but do it the correct way. She said it is not comparable putting four homes on an acre when neighbors are two homes per acres.

Robert Kolpack said too many homes and not many amenities. We should do better for the communities in the area.

The public hearing was concluded.

Steve Moore addressed the concerns comparing the lot sizes they have proposed as compared to developments in the area. The applicant will contribute to the cost of expanding Dutchtown Road. Entrance and exits may change to Dutchtown Road only. He said the proposed development is consistent with the surrounding homes.

Chair Harrell said the increase in taxes are coming from the school system.

County Manager Cheri Hobson-Matthews confirmed that there was, in fact, a property increase from the Board of Commissioners as it pertains to our special service districts.

She added that citizens will see, as a resident of the county, an increase in their taxes if their values go up on the school board side. Because there is a frozen exemption here in the county, although your value goes up – the frozen exemption locks you in at your property value based on the time in which you purchased the property. The frozen exemption is not applicable to the school board millage rate.

Tayla Solomon, Planner III, added some clarification to a comment made regarding the road widening for Jonesboro Road. She stated in Condition #5 should read that the developer should dedicate at least 30 feet of right-of-way along Jonesboro Road (and not the center line). She also asked Steve Moore, representing applicant to speak on the gating of the community, and he stated that they had not planned to gate it, but if that is something the board feels is appropriate that they would be in agreement. He is also fine with the 30 feet from the right-of-way clarification.

Chair Harrell asked if the need for an additional school or classrooms is a reason to deny a zoning request.

County Manager Cheri Hobson-Matthews said zonings cannot be denied based on schools solely.

Serena Nowell, County Attorney, confirmed the County Manager was correct.

Commissioner Kevin J. Lewis noted he has worked with the developer for over a year. He noted the addition has been completed for Dutchtown High School and that plans are in the works to add to Dutchtown Middle School.

He said he liked that the developer tried something new based on design plans, something that looks different from other cookie-cutter designs in the county. He said the density matches the neighborhoods surrounding the proposed development.

He asked if it could be added as a condition that the community be gated. In addition, he asked an entrance to be on Jonesboro Road. Staff noted that Henry County DOT and SPLOST will determine if an entrance is feasible (see Condition #8).

Commissioner Kevin J. Lewis made the motion to approve; **Commissioner Michael Price** seconded. The motion carried 4-1-0 with **Vice Chair Johnny Wilson** in opposition.

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) Resolution #24-233

Kenta Lanham, Planner III, presented the rezoning request from Residential Agricultural to Single Family Residence on 38.286 acres at 250 and 382 Nail Road. The Future Land Use Map designation for the subject property is partially medium density suburban, supporting up to four dwelling units per acre, with a majority designated as high density suburban supporting up to eight dwelling units per net acre. The applicant has since changed the original site plan submitted indicating 122 units, which would be 80 town home units and 42 detached units. The latest updated site plan shows a completely detached product with 92 lots meeting the standards of the RM zoning district (multi-family development section) being cluster homes, more specifically. Staff recommended approval with conditions.

Chair Harrell called for a Public Hearing.

Public Hearing

(In Favor)

Neville Allison, Managing Partner of The Revive Land Group LLC, discussed the changes of the site plan from the initial plan to the current as well as the Future Land Use Map. In addition, submarket sales and surrounding developments were shown and discussed. Proposed amenities and detailed site plan were shown.

(In Opposition)

Kevin Maddox lives on Nail Road. He said the biggest impact will be to the neighbors. He said Nail Road is already getting a lot of traffic and the new development will bring at least 184 cars. He said noise pollution will get worse and will continue to lose their privacy. Other concerns are water runoff, gated

community needs and traffic influx. He said the way they want to build the development is not a good fit.

David Andrews said there are only two ways out of his neighborhood. Nail Road is like a country road and Alexander Road floods when it rains. Most homes are on 2-5 acres in the area. He said there is a severe lack of infrastructure. The road will not carry that many cars. It would make sense to build one home per acre rather than 92. He asked if there will be an HOA and/or owner occupied.

Connie Snow said she has heard multiple times from residents about weak infrastructure, schools struggling and property taxes climbing. She said the county needs to do smart growth and slow the development down because at some point kids will suffer because schools will fail leading to property values crashing. She said the influx of students will cause overfilling of schools. She asked that county leaders listen to residents when they say they do not want this.

Victoria Gramlich, a Nail Road resident, said the elementary school cannot pass students now and by adding more she questioned how students will pass with the increase. She noted the community was told during a meeting with the developers that rentals would be capped at 10%, not 5% like the previous community. They were also told that land size would not matter, but the homes around them are generational. She said Nail Road is an old country road and she does not understand why the board would allow 92 homes to be placed in this area.

Time expired for those wishing to speak in opposition of the rezoning request. As a result, the Board of Commissioners was requested to put forth a motion to allow residents speaking in opposition to continue.

Commissioner Kevin J. Lewis made the motion to extend oppositional speaking time; **Commissioner Neat Robinson** seconded. The motion carried 5-0-0.

Bill Mcleer, Oakland Road resident, lives on 11.85 acres. He is 200 feet from the proposed development. He said developers would only be able to build on 23 acres with 92 homes in the area. He compared the minimums defined by the Unified Land Development Code and what the developer is proposing which are far less than the ULDC. He said 92 homes is way too many.

Bud Medley, Nail Road resident. He said the traffic on the road is pitiful. He talked about how in a few years down the road the proposed development will become similar to his sister's retirement home in Stockbridge, mostly rentals. He stated they want to stay at R2, not R5.

Steve O'Brien said the back roads, including Oakland Road, have become ways for travel for about 5 different counties. He added that the speed limit was increased on Oakland and it is a danger to citizens because people, including 18 wheelers, fly down that road. A new gas station has also caused backups. He said the traffic is a public safety issue.

Neville Allison, Managing Partner of The Revive Land Group LLC, presented a proposed development of 76 lot plan which is 1.9 units per acre. He said they are working hard to mirror something the community wants. He said they are happy to take a deferral to consider the new plan.

Chair Harrell said the board has raised impact fees to try to slow some of the growth down. She said she is a public safety commissioner and she believes in fully funding public safety. This current board is putting their funding towards transportation just to try to play catch up from all of the growth Henry County has experienced and a lot of these things were put into place prior to many of them coming on board. She acknowledged the county is behind, but stated there are things the board can do to help minimize the impact.

Commissioner Kevin J. Lewis thanked the neighbors coming out to be part of the process. He said it lends

more impact when they are involved. He said the Future Land Use Map is just that, future. He said the residents who will have to deal with the new development live on Nail Road, Alexander Road and Oakland Road as the proposed development will front on Nail Road. He said he did not think the development was appropriate for today.

Commissioner Kevin J. Lewis made a motion to deny the rezoning request; **Commissioner Neat Robinson** seconded. The motion carried 5-0-0.

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) Resolution #24-234

Kenta Lanham, Planner III, presented the rezoning request from residential agricultural to single family resident at 555 Pullin Road on 59.06 acres which would consist of 87 units. The proposed development would be a conservation subdivision. The Zoning Advisory Board recommended approval with conditions presented. It was noted that the owner is not developing now, but is requesting to rezone for future development.

(Chair Harrell stepped out of the meeting from 8:52 p.m. – 8:56 p.m., and asked Vice Chair Johnny Wilson to take over in her absence).

Vice Chair Johnny Wilson called for a Public Hearing.

Public Hearing

(In Favor)

Steve Moore, Moore Bass Consulting, representing the property owner, discussed other developments under construction and patterns and the entrance and exits of the property. Renderings were shown of the development and homes.

(In Opposition)

Alfred Blacquiere, resident on Pullin Road, said he does not mind the homes being built, but opposes the entrance road which is right against his driveway. He indicated the drainage is also a problem on his property as a result of other building in the area.

Steve Moore stated they do not have a problem adjusting the road to get away from the resident's property. He noted the drainage will also be taken care of with the building.

Commissioner Neat Robinson asked to see the school system department comments.

Commissioner Kevin J. Lewis asked if the county has ever required a neighborhood to put speed bumps in.

County Manager Cheri Hobson-Matthews said not that she was aware of, but HCDOT Deputy Director, David Simmons, stated that he recalled a few neighborhoods which were required to put a speed hump or roundabout in. He provided some examples and stated a speed table or small roundabout to intentionally slow down traffic might help.

Commissioner Kevin J. Lewis asked for something similar to slow people down to be added as a condition and Steve Moore agreed and stated he would work with HCDOT to come up with an aesthetic

plan to slow down traffic. Commissioner Lewis said he like the connectivity in the subdivision and added that a conservation subdivision would be a win for the county.

Vice Chair Johnny Wilson asked that police, fire and EMS trucks be considered when designing a slow down.

Commissioner Kevin J. Lewis made the motion to approve the conservation subdivision with conditions discussed (i.e. traffic calming plan; increasing buffer to 100 ft on the one side; and Condition #2 as recommended by the Zoning Advisory Board); **Commissioner Michael Price** seconded. The motion carried 5-0-0.

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)

Kenta Lanham, Planner III, presented the rezoning request from residential agricultural to general commercial on 11.68 acres north of Bill Gardner Parkway and east of Highway 155. The request is for a commercial development. The Zoning Advisory Board recommend approval with conditions which were presented. Conceptual site plans were presented.

Chair Harrell called for a Public Hearing

Public Hearing

(In Favor)

Attorney Andy Welch representing the applicant said the request will combine the adjoining property, also general commercial. He noted a 30 right-of-way was requested for road widening and a required buffer.

(In Opposition)

No persons spoke

Chair Harrell concluded the Public Hearing and asked if the 11 acres will comply with the overlay.

Andy Welch stated it will comply with architectural, landscaping and the 10-foot wide sidewalk on frontage and street lights.

Chair Harrell said her concern was that anything could be built in the development.

Andy Welch said a list of prohibited businesses were included in the conditions of the request.

She also asked about the detention pond. The county ordinance states it should be underground. She asked how it should be addressed.

Kenta Lanham read the ordinance. He said the intent of the ordinance was to maintain beauty of the area in a commercial zone.

Andy Welch said the area is grandfathered in and permits were issued. The proposed detention pond is to the back of the property. The 11-acre property runs through the center of the existing detention pond. Staff required a water feature to be placed in the pond.

Chair Harrell asked for the conditions to specifically say a water feature is needed.

Andy Welch said the staff put the hammer down. He said the staff required a water feature and that condition is already listed (Condition #13).

Vice Chair Johnny Wilson thanked the staff and said he was good with all the conditions.

Vice Chair Johnny Wilson made the motion to approve; **Commissioner Neat Robinson** seconded. The motion carried 5-0-0.

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) Resolution #24-236

Toussaint Kirk, Cluster Lead, presented the resolution to transmit the state required Capital Improvement Element annual update and CIE Community Work Program to the Atlanta Regional Commission.

Chair Harrell called for a Public Hearing

Public Hearing

(In Favor)

No persons spoke

(In Opposition)

No Person spoke

Commissioner Neat Robinson made the motion to approve; **Commissioner Kevin J. Lewis** seconded. The motion carried 5-0-0.

Added

1. 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.

Commissioner Kevin J. Lewis called for the moratorium. It will reject all applications for mass development such as subdivisions or commercial developments in the area until an Atlanta Motor Speedway and Airport Master Plan has been devised by staff and consultants.

Commissioner Kevin J. Lewis made the motion to approve; **Commissioner Neat Robinson** seconded. The motion carried 5-0-0.

2. 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. Resolution #24-237

County Attorney Serena Nowell, presented the resolution rescinding a previous resolution regarding and IGA entered into by the Board of Commissioners with the Henry County Development Authority pertaining to marketing of certain property located by the Atlanta Motor Speedway.

The rescinding is due to the moratorium approved by the Board of Commissioners.

Vice Chair Johnny Wilson asked for an explanation of the rescinding. He also wanted to know if the development authority had in its possession the proper documentation to market the property. He said this is the first he's heard of the information despite the property being in his district. He said communication has been lacking.

Serena Nowell said it was due to the moratorium just put in place. She said the development authority had the necessary paperwork.

Chair Harrell made the motion to rescind; Commissioner Kevin J. Lewis seconded. The vote carried 5-0-0. Vice Chair Johnny Wilson did not abstain, nor did he cast a vote which is considered an "in favor" vote unless stated.

PUBLIC COMMENT

No one signed up for public comment.

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

Commissioner Michael Price made the motion to approve the minutes; **Commissioner Kevin J. Lewis** seconded. The motion carried 5-0-0.

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)

Executive Session re: Property Acquisition

Commissioner Kevin J. Lewis made the motion to enter into executive session to discuss property acquisition; **Commissioner Michael Price** seconded. The motion carried 5-0-0. Commissioner Neat Robinson and Vice Chair Johnny Wilson did not abstain or cast a vote so it is considered an "in favor" vote unless stated.

Vice Chair Johnny Wilson left the meeting at this time and did not return.

Reconvene Executive Session

Commissioner Kevin J. Lewis made the motion to reconvene from executive session; **Commissioner Michael Price** seconded. The motion carried 4-0-0. Vice Chair Johnny Wilson was not present.

Approval of an affidavit and resolution pertaining to executive session

Commissioner Kevin J. Lewis made the motion to approve an affidavit and resolution pertaining to executive session; **Commissioner Neat Robinson** seconded. The motion carried 4-0-0. Vice Chair Johnny Wilson was not present.

ADJOURNMENT

Meeting adjourned at 9:58 p.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk