

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, Oct. 15, 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 (via phone)
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; Serena Nowell, County Attorney; Stephanie Braun, County Clerk, 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, Oct. 15, 2024, at 6:30 p.m., to order.

Announcement

- A. **ANNOUNCEMENT: The following Planning & Zoning item was advertised for an Appeal Hearing but has been Postponed by staff: (AP-24-03)** Pamela Strickland of McDonough, GA requests an appeal to the approval of a conditional use for property located at 2063 Panola Road in Land Lots 197 and 188 of the 7th District. The property consists of 5.760+/- acres, and the request is for the appeal of a Zoning Advisory Board decision regarding the approval of a group home. District 2

Introduction

- A. Henry County Veterans Advisory Council (Presenter: Colonel (Retired) E. Denise Gaines-Edmond, VAB Chair)

CONSENT AGENDA

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

Annexation

A. AX-24-02 (Not a Public Hearing)

The City of McDonough has received a request for annexation of property located at 705 Tomlinson Street consisting of 4.61 +/- acres in Land Lot 120 of the 7th District. District 3 (Presenter: Toussaint Kirk, Cluster Leader (Exhibit 1) Resolution #24-249

Financial Services

- A. Resolution awarding a 3-year subscription in the amount of \$824,942.85 to OpenGov, a Budgeting and e-Procurement software to enhance current and long-range financial planning, reporting and procurement processes. Funding is available in Technical Services Repairs/Maintenance Account. (Presenter: Bernita Campbell, Budget Director) (Exhibit 2) Resolution #24-250

Police Department

- A. Resolution approving the acceptance of an award in the amount of \$10,000.00 from the State of Georgia Emergency Management and Homeland Security Agency FY25 Georgia Gang Activity Prosecution Grant Program to the Henry County Police Department. No local match funds are required. (Presenter: Lt. Marlowe/HCPD)(Exhibit 3a) Resolution #24-251
- B. (Added 10/14/24): Resolution approving an agreement between Axon Enterprises, Inc. and the Henry County Police Department for the purchase of Fusus ONE Enterprise Level Real Time Crime Center software in the amount of \$120,000.00 the first year, utilizing RedSpeed funds and with an option to renew in the second year at \$135,000.00 and in the third year at \$150,000.00, utilizing Police SSD Funds allocated for this purpose. (Presenter: Lt. Marlowe/HCPD)(Exhibit 3b) Resolution #24-252

Sheriff's Office

- A. Resolution approving the acceptance of an award in the amount of \$10,000.00 from the State of Georgia Emergency Management and Homeland Security Agency FY25 Georgia Gang Activity Prosecution Grant Program to the Henry County Sheriff's Office. No local match funds are required. (Presenter: Sgt. Makenzie McDaniel, HCSO)(Exhibit 4) Resolution #24-253

TSPLOST

- A. Resolution authorizing the acquisition of 25,964.98 square feet of right-of-way, and 11,340.75 square feet of permanent easement, more or less, in Land Lot 171 of the 7th District, Henry County, Georgia, by negotiated contract or condemnation. (State Route 81 Widening Project - Parcel 99) (Presenter: Serena Nowell, County Attorney)(Exhibit 5) Resolution #24-254

Transit Department

- A. Resolution approving the Department of Human Services (DHS) Contract for FY 2025 for elderly and disabled individuals (Grant 48) in the amount of \$739,298.87. An In-Kind match is required in the amount of \$2,155.54 for a total amount of \$741,454.41, but those In-Kind services are met through the Meals-On- Wheels program. (Presenter: Taleim Salters, Transit Director) (Exhibit 6) Resolution #24-255
- B. Resolution authorizing grant application for the Georgia Department of Transportation FY 2026 5311 Rural Transportation Program operating assistance for elderly and disabled residents of Henry County. (Presenter: Taleim Salters, Transit Director) (Exhibit 7) Resolution #24-256

(This ends the consent agenda)

Commissioner Dee Anglyn made a motion to approve the Consent Agenda; **Commissioner Michael Price** seconded. The motion carried 5-0-0.

REGULAR AGENDA

Planning & Zoning

A. RZ-24-24 (Public Hearing)

Mark Knight of Griffin, GA requests a rezoning from M-1 (Light Manufacturing) to C-2 (General Commercial) for property located east of Highway 155 South, north of Bill Gardner Parkway in Land Lot 211 of the 2nd District. The property consists of 2.94+/- acres and the request is for a commercial development. District 1 (Presenter: Kenta Lanham, Planner III) (Exhibit 8) Resolution 24-257

Kenta Lanham, Planner III, presented the rezoning request from Mark Knight of Griffin, GA., to rezone from M-1 to C-2. The request is for a commercial development. The Zoning Advisory Board recommended approval with conditions to include prohibited businesses. A portion of the property has already been zoned C-2.

Chair Harrell called for a Public Hearing

Public Hearing

(In Favor)

Andy Welch spoke on behalf of the applicant.

(In Opposition)

No persons spoke.

Chair Harrell asked if all the property can be zoned to the site map.

Kenta Lanham explained that condition No. 8 requires the property shall be in substantial conformity to that of the site plan dated August 27, 2024.

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

B. MC-24-03 (Public Hearing)

Carol Valdivieso of McDonough, GA requests a modification to zoning conditions to modify

zoning conditions for property located on Highway 81 East in Land Lot 145 of the 8th District. The property consists of 4.49 +/- acres, and the request is to modify the site plan to allow for commercial development. District 3 (Presenter: Tayla Solomon, Planner III) (Exhibit 9) Resolution 24-258

Tayla Solomon, Planner III, presented the request for modification to zoning conditions on Highway 81 East. It is currently zoned MU Mixed Use. The request asks to allow for commercial development - a plaza with retail component. Staff recommends approval of the request with modifications of conditions to include prohibited businesses.

Chair Harrell called for a Public Hearing

(Commissioner Lewis arrived at 6:52 p.m.)

Public Hearing

(In Favor)

Attorney David Harris spoke on behalf of the applicant. He stated the concept plan showed lots backing up to Highway 81 which will soon be widened to four lanes. He stated he does not think anyone would want to live back up to a four-lane highway. He noted that commercial is on both sides.

(In Opposition)

No persons spoke.

Commissioner Dee Anglyn said the change would allow for better continuity.

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

County Manager Comments

No comments

PUBLIC COMMENT

No one signed up for public comment.

Approval of Minutes

A. September 17, 2024, Regular BOC Meeting

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

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UPCOMING MEETINGS AND EVENTS

- A. October 24, 2024, at 3 p.m. is a Called Joint Meetings with the Henry County Water Authority and the Henry County Development Authority.
- B. November 5, 2024, at 9 a.m. is a regularly scheduled BOC Meeting.
- C. November 19, 2024, at 6:30 p.m. is a regularly scheduled BOC Meeting.

ADJOURNMENT

Meeting adjourned at 6:54 p.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk