



**HENRY COUNTY
BOARD OF
COMMISSIONERS**

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Carlotta Harrell

**DISTRICT I
COMMISSIONER**

Johnny Wilson

**DISTRICT II
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Neat Robinson

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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, November 19, 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; Stephanie Braun, County Clerk, and Jasmin Head, Deputy County Clerk

I. Instructions to Participate

II. Henry County Code of Conduct during public meetings
Sec. 2-2-128.

III. Invocation

IV. Pledge of Allegiance

V. Call to Order

ANNOUNCEMENT: The following Planning & Zoning Items were advertised for the November 19, 2024 BOC Meeting, but have been postponed by the applicants:

COMP-AM-24-06 (Public Hearing - POSTPONED)

Strickland Road Farms, LLC of McDonough, GA requests an amendment to the Comprehensive Plan for property located on Strickland Road, east of Simpson Mill Road and north of Walker Drive in Land Lots 239, 240, 241, and 242 of the 3rd District and 241 and 242 of the 6th District. The property consists of 249.8 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Suburban to Office-Institutional. **District 5**

RZ-24-20 (Public Hearing - POSTPONED)

Strickland Road Farms, LLC of McDonough, GA requests a rezoning request from RA (Residential-Agricultural) to OI (Office-Institutional) for property located on Strickland Road, east of Simpson Mill Road and north of Walker Drive in Land Lots 239, 240, 241, and 242 of the 3rd District and 241 and 242 of the 6th District. The property consists of 249.8 +/- acres and the request is for a data center. **District 5**

COMP-AM-24-02 (Public Hearing- POSTPONED)

0 Rocky Creek Road, LLC of Wilmington, DE requests an amendment to the Comprehensive Plan for property located south of Highway 20 West, east of Rocky Creek Road in Land Lots 211, 238, and 243 of the 6th District. The property consists of 148.199 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Suburban to Office-Institutional. **District 1**

RZ-24-07 (Public Hearing - POSTPONED)

0 Rocky Creek Road, LLC of Wilmington, DE requests a rezoning from RA (Residential-Agricultural) to OI (Office-Institutional) for property located south of Highway 20 West, east of Rocky Creek Road in Land Lots 211, 238, and 243 of the 6th District. The property consists of 148.199 +/- acres and the request is for a data center. **District 1**

Chair Harrell announced that the following two Consent Agenda Items will be moved to the Regular Agenda:

1) AX-24-03 (Not a Public Hearing)

The City of Stockbridge has received a request for annexation of properties located east of the intersection of Highway 42 North and Campground Road consisting of 48.597 +/- acres in Land Lots 34, 35, and 62 of the 7th District. **District 4** (Presenter: Toussaint Kirk, Cluster Lead)(Exhibit 1)

2) Resolution approving bid award (RFP #25-18) to Cooper Carry Inc., for consulting services in the amount of \$320,000 for the Atlanta Motor Speedway & Airport Area Development Master Plan. (Presenter: Kamau As-Salaam, Assistant Director)(Exhibit 14)

Chair Harrell announced that there would be one walk-on item:

- 1) Resolution of the Board of Commissioners appointing Amanda Reeves as the Registered Agent for Henry First, Inc.

Chair Harrell provided a directive for staff on the following two items:

Note: Vote was taken at end of meeting (after Approval of Minutes).

- 1) To create an ordinance regarding data centers (to be presented during the first meeting in January, 2025).
- 2) To create an ordinance regarding Comp Plan Amendments where they only occur once a year (second meeting in July).

VI. Presentations

- A. Presentation regarding ClearGov, the County's Transparency Platform
(Presenters: Bernita Campbell, Budget Director; and Bert Bivens, Asst. Director/SPLOST)

VII. Appointment

- A. Hospital Authority Appointment (submittal of 3 names): 1) Brenda "Nish" Willis; Mildred Schmelz and Dr. Anu Bhat *(to fill unexpired term of Toni Holmes - 12/7/2025)*.
Commissioner Robinson made a motion to approve; Commissioner Lewis seconded. The motion carried 6-0-0.
[Resolution 24-271](#)

*****Walk-on Item**

A Resolution of the Board of Commissioners appointing Amanda Reeves as the Registered Agent for Henry First, Inc.
Commissioner Anglyn made a motion to approve; Commissioner Lewis seconded. The motion carried 6-0-0.
[Resolution 24-272](#)

VIII. CONSENT AGENDA

Annexation

A. *(Item Moved to Regular Agenda)*

AX-24-03 (Not a Public Hearing)

The City of Stockbridge has received a request for annexation of properties located east of the intersection of Highway 42 North and Campground Road consisting of 48.597 +/- acres in Land Lots 34, 35, and 62 of the 7th District.

District 4 *(Presenter: Toussaint Kirk, Cluster Lead)(Exhibit 1)*

County Attorney

- A. Resolution to accept the material terms of the new National Opioid Settlement reached with Publix and actions needed to participate pursuant to the Georgia memorandum of understanding and consistent with the terms of the July 21, 2021, National Opioid Settlement Agreements *(Presenter: Serena Nowell, County Attorney)(Exhibit 2)*

[Resolution 24-273](#)

Department of Transportation

- A. Resolution to accept a deed providing for additional Right-of-Way along Candler Road within Unincorporated Henry County *(Presenter: David Simmons, DOT Deputy Director)(Exhibit 3)*
[Resolution 24-274](#)
- B. Resolution authorizing Speed Humps to be installed in Briarwood Place Subdivision. *(Presenter: David Simmons, DOT Deputy Director)(Exhibit 4)*
[Resolution 24-275](#)
- C. Resolution accepting ownership of various public roadways not on the State Highway System. *(Presenter: David Simmons, DOT Deputy Director)(Exhibit 5)*
[Resolution 24-276](#)

E-911 & Henry County Fire Rescue

- A. Resolution approving a contract for nurse navigation/telehealth services with RightSite Health Physicians PLLC for non-emergency patients at no cost to the county. *(Presenters: Tamika Kendrick, E-911 Director and Chief Jonathan Burnette, HCFR)(Exhibit 6)*
[Resolution 24-277](#)

Fleet Services

- A. Resolution approving a fuel Intergovernmental Agreement with the City of McDonough *(Presenter: Chris Matthews, Director)(Exhibit 7)*
[Resolution 24-278](#)

Fire Rescue

- A. Resolution for the purchase of Two (2) Saber Custom BTO Pumpers, Two (2) Saber Stock Program Pumpers, One (1) Pierce Custom Heavy Rescue, Two (2) Bruan Liberty Ambulances and Four (4) Braun Liberty Ambulance Remounts from Ten-8 Fire & Safety, LLC in the amount of \$7,483,528. Funding will be from Capital Funds *(Presenter: Jonathan Burnette, Fire Chief)(Exhibit 8)*
[Resolution 24-279](#)

Financial Services

- A. An amendment of a Resolution of the Board of Commissioners [Resolution 24-250] awarding a three-year subscription to OpenGov utilizing Carahsoft for the purchase of software and OpenGov for implementation in the amount of \$824,440.05. *(Presenter: Bernita Campbell, Budget Director)(Exhibit 9)*
[Resolution 24-280](#)

Planning & Zoning

- A. Resolution by the Henry County Board of Commissioners to adopt the State required Capital Improvement Element annual update and CIE Community Work Program. **Countywide** *(Presenter: Toussaint Kirk, Cluster Lead)(Exhibit 10)*
[Resolution 24-281](#)

- B. Resolution approving a request for a new streetlight district for Kingston (Phase 2A) Subdivision on Bill Gardner Parkway. **District 1** (*Presenter: Heidi Liahut, Planner I*)(Exhibit 11)
[Resolution 24-282](#)
- C. Resolution approving a request for a new streetlight district for Broder Farms (Phase 3) Subdivision on Flippen Road. **District 2** (*Presenter: Heidi Liahut, Planner I*)(Exhibit 12)
[Resolution 24-283](#)
- D. Resolution authorizing the negotiation and execution of a Project Development Agreement with Highpoint Acquisitions, LLC, Inc. for the development of a North Bridges Road Roadway Improvements (*Presenter: Serena Nowell, County Attorney*)(Exhibit 13)
[Resolution 24-284](#)
- E. **((Item Moved to Regular Agenda))**
Resolution approving bid award (RFP #25-18) to Cooper Carry Inc., for consulting services in the amount of \$320,000 for the Atlanta Motor Speedway & Airport Area Development Master Plan. (*Presenter: Kamau As-Salaam, Assistant Director*)(Exhibit 14)

Police Department

- A. Resolution accepting a grant award in the amount of \$3,000.00 from the Georgia Emergency Management and Homeland Security Agency for the purpose of sustaining and maintaining the Henry County Police Department Explosive Ordinance Disposal K-9 Program (*Presenter: Captain W. Powell, HCPD*)(Exhibit 15)
[Resolution 24-285](#)

Senior Services

- A. Resolution authorizing Henry County Senior Services to apply for a Private Home Care license from the Department of Community Health (DCH). This is a requirement for County agencies that receive Older Americans Act grant funds, and will enhance the quality of life for Henry County senior residents who require in-home services. (*Presenter: Jonathon Penn, Cluster Lead*)(Exhibit 16)
[Resolution 24-286](#)

SPLOST

- A. Resolution authorizing the acquisition of 14,480.78 square feet of right of way, 2,311.87 square feet of permanent easement, more or less, in Land Lot 135 of the 7th District, Henry County, Georgia, by negotiated contract or condemnation. **(State Route 81 Widening Project - Parcel 2)** *(Presenter: Serena Nowell, County Attorney)(Exhibit 17)*
[Resolution 24-287](#)
- B. Resolution authorizing the acquisition of 229.85 square feet of permanent easements, more or less, in Land Lot 136 of the 7th District, Henry County, Georgia, by negotiated contract or condemnation. **(State Route 81 Widening Project - Parcel 3)** *(Presenter: Serena Nowell, County Attorney)(Exhibit 18)*
[Resolution 24-288](#)
- C. Resolution authorizing the acquisition of 2,090.67 square feet of right of way, 1,582.67 square feet of temporary easements, more or less, in Land Lot 136 of the 7th District, Henry County, Georgia, by negotiated contract or condemnation. **(State Route 81 Widening Project - Parcel 4)** *(Presenter: Serena Nowell, County Attorney)(Exhibit 19)*
[Resolution 24-289](#)
- D. Resolution authorizing the acquisition of 1,001.88 square feet of right of way, more or less, in Land Lot 135 of the 7th District, Henry County, Georgia, by negotiated contract or condemnation. **(State Route 81 Widening Project - Parcel 118)** *(Presenter: Serena Nowell, County Attorney)(Exhibit 20)*
[Resolution 24-290](#)
- E. Resolution authorizing the acquisition of 37,925.34 square feet of right of way, 4,141.13 square feet of permanent easements, more or less, in Land Lot 135 of the 7th District, Henry County, Georgia, by negotiated contract or condemnation. **(State Route 81 Widening Project - Parcel 5)** *(Presenter: Serena Nowell, County Attorney)(Exhibit 21)*
[Resolution 24-291](#)
- F. Resolution authorizing the acquisition of 21,767.98 square feet of right of way, 17,693.29 square feet of permanent easements, more or less, in Land Lot 152 of the 7th District, Henry County, Georgia, by negotiated contract or condemnation. **(State Route 81 Widening Project - Parcel 40)** *(Presenter: Serena Nowell, County Attorney)(Exhibit 22)*
[Resolution 24-292](#)

- G. Resolution authorizing the acquisition of 3,954.67 square feet of right of way, 2,575.52 of permanent easements, more or less, in Land Lot 152 of the 7th District, Henry County, Georgia, by negotiated contract or condemnation. **(State Route 81 Widening Project - Parcel 47)** *(Presenter: Serena Nowell, County Attorney)(Exhibit 23)*
[Resolution 24-293](#)
- H. Resolution authorizing the acquisition of 7,178.22 square feet of right of way, 14,309.37 of permanent easements, more or less, in Land Lot 152 of the 7th District, Henry County, Georgia, by negotiated contract or condemnation. **(State Route 81 Widening Project - Parcel 50)** *(Presenter: Serena Nowell, County Attorney)(Exhibit 24)*
[Resolution 24-294](#)

Stormwater

- A. Resolution of the Board of Commissioners approving the Henry County Water Authority utility relocation estimated cost for Greenview Subdivision Improvements in the amount of \$ 23,381.46 using Stormwater Enterprise Funds. **District 4.** *(Presenter: Roque Romero, Cluster Lead)(Exhibit 25)*
[Resolution 24-295](#)
- B. A Resolution of the Board of Commissioners to purchase one (1) Yancey Caterpillar Skid Steer in the amount of \$131,427.00, utilizing Stormwater Enterprise Funds. *(Presenter: Roque Romero, Cluster Lead)(Exhibit 26)*
[Resolution 24-24-296](#)

Transportation Planning

- A. Resolution rescinding Resolution 24-226 and approving updated contract with Modern Mobility Partners, LLC to prepare the Henry County Comprehensive Safety Action Plan for \$245,000, to be paid with a \$196,000 Safe Streets and Roads for All (SS4A) Planning and Demonstration Grant, with a \$49,000 local match. This update clarifies that the local match will be equally split among Henry County and its four municipalities: (\$49,000 divided by 5 = \$9,800/each) *(Presenter: Sam Baker, Director)(Exhibit 27)*
[Resolution 24-297](#)

- B. Resolution rescinding Resolution 24-227 regarding a contract with Sonamore, Inc. for the purchase and installation of onboard units for the Henry County Fire Department emergency response vehicles. This contract is being rescinded due to the company outsourcing to a third-party vendor who did not meet the "Made in U.S.A." grant requirements. *(Presenter: Sam Baker, Director)(Exhibit 28)*

Resolution 24-298

(This Ends The Consent Agenda)

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

REGULAR AGENDA

IX. County Attorney

- A. An Ordinance Amendment, re: Elections Board *(Presenter: Serena Nowell, County Attorney)(Exhibit 29)*

Commissioner Lewis made a motion to approve; Commissioner Robinson seconded. The motion carried 4-1-1 with Vice Chair Wilson voting in opposition and Commissioner Price abstaining from the vote.

Ordinance 24-10

- B. Resolution authorizing use of county-owned property for the construction of tiny homes at "A Friend's House" (McDonough, GA). *(Presenters: Serena Nowell, County Attorney; and Aubrey Kekiwi, A Friend's House Executive Board Chair)(Exhibit 30)*

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

Resolution 24-299

X. Department of Transportation

- A. Resolution of the Board of Commissioners to approve the list of roadways for use of speed detection devices. *(Presenter: David Simmons, Deputy Director)(Exhibit 31)*

Commissioner Anglyn made a motion to approve; Vice Chair Wilson seconded. The motion carried 6-0-0.

Resolution 24-300

- B. **Public Hearing:** Resolution of the Board of Commissioners to rename a portion of Peeksville Road as Roy Kuhn Drive. *(Presenter: David Simmons)* *(Exhibit 32)*
Vice Chair Wilson made a motion to approve; Commissioner Anglyn seconded. The motion carried 6-0-0.
Resolution 24-301

Annexation

- A. ***(Moved to Regular Agenda from Consent)***
AX-24-03 (Not a Public Hearing)
The City of Stockbridge has received a request for annexation of properties located east of the intersection of Highway 42 North and Campground Road consisting of 48.597 +/- acres in Land Lots 34, 35, and 62 of the 7th District. **District 4** *(Presenter: Kenta Lanham, Planner III)* *(Exhibit 1)*
Commissioner Anglyn made a motion to object to the annexation due to infrastructure impacts and fire safety; Vice Chair Wilson seconded. The motion carried 6-0-0
Resolution 24-302

Planning and Zoning

- E. ***(Moved to Regular Agenda from Consent)***
Resolution approving bid award (RFP #25-18) to Cooper Carry Inc., for consulting services in the amount of \$320,000 for the Atlanta Motor Speedway & Airport Area Development Master Plan. *(Presenter: Kamau As-Salaam, Assistant Director)* *(Exhibit 14)*
Commissioner Lewis made a motion to approve; Commissioner Anglyn seconded. The motion carried 5-1-0 with Vice Chair Wilson voting in opposition.
Resolution 24-303

XI. SPLOST/Impact Fees

- A. Resolution of the Board of Commissioners approving Change Order Proposal #1 from Cooper & Company for Construction of the N. Mt. Carmel Park Entrance Improvements in the amount of \$634,003.00 using District 5 Impact Fees. (Presenter: Lynn Planchon, Capital Projects Director) *(Exhibit 33)*
Commissioner Lewis made a motion to approve; Commissioner Anglyn seconded. The motion carried 6-0-0.
Resolution 24-304

- B. Resolution awarding the bid for construction of a temporary signal for Oak Grove Road @ Jodeco Road to Reedwick, LLC in the amount of \$132,079.00. Funds are available in **District 4** Transportation Impact Fee Account. *(Roque Romero, Public Works/Cluster Lead)(Exhibit 34)*
Commissioner Price made a motion to approve; Commissioner Lewis seconded. The motion carried 6-0-0.
Resolution 24-305
- C. Resolution awarding the bid for construction of a temporary signal for East Lake Road @ Airline Road to Reedwick, LLC in the amount of \$110,695.00, utilizing SPLOST V Funding. **District 3.** *(Roque Romero, Public Works/Cluster Lead)(Exhibit 35)*
Commissioner Anglyn made a motion to approve; Commissioner Robinson seconded. The motion carried 6-0-0.
Resolution 24-306

XII. Planning & Zoning

- A. **AP-24-03 (Public Hearing) (Not a Public Hearing)**
Pamela Strickland of Ellenwood, 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** *(Presenter: Kenta Lanham, Planner III)(Exhibit 36)*
Commissioner Robinson made a motion to sustain the appeal and reverse the Zoning Advisory Board's Decision; Commissioner Lewis seconded. The motion carried 6-0-0.
Resolution 24-307
- B. **AP-24-02 (Public Hearing) (Not a Public Hearing)**
DRB Group, LLC of Atlanta, GA requests an appeal to the denial of a conditional use for property located at the northeast corner of the intersection of Old Kelleytown Road and Kibbee Road in Land Lots 57, 58, and 71 of the 11th District. The property consists of 165.91 +/- acres, and the request is for the appeal of a Zoning Advisory Board decision regarding the denial of a conservation subdivision. **District 3** *(Presenter: Kenta Lanham, Planner III)(Exhibit 37)*
Commissioner Anglyn made a motion to approve; Commissioner Lewis seconded. The motion carried 6-0-0.
Resolution 24-308

C. **RZ-22-22 (Public Hearing)**

DRB Group, LLC of Fayetteville, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single Family Residence) (Sewer) for property located at the northeast corner of the intersection of Old Kelleytown Road and Kibbee Road in Land Lots 57, 58, and 71 of the 11th District. The property consists of 165.91 +/- acres, and the request is for a single family residential subdivision. **District 3** (Presenter: Kenta Lanham, Planner III)(Exhibit 38)

Commissioner Anglyn made a motion to approve staff's recommendation of 17 conditions, as presented; Commissioner Lewis seconded. The motion carried 5-1-0 with Vice Chair Wilson voting in opposition.

Resolution 24-309

D. **(POSTPONED) COMP-AM-24-06 (Public Hearing)**

Strickland Road Farms, LLC of McDonough, GA requests an amendment to the Comprehensive Plan for property located on Strickland Road, east of Simpson Mill Road and north of Walker Drive in Land Lots 239, 240, 241, and 242 of the 3rd District and 241 and 242 of the 6th District. The property consists of 249.8 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Suburban to Office Institutional. **District 5** (Presenter: Kamau As-Salaam, Assistant Director)(Exhibit 39)

E. **(POSTPONED) RZ-24-20 (Public Hearing)**

Strickland Road Farms, LLC of McDonough, GA requests a rezoning request from RA (Residential-Agricultural) to OI (Office-Institutional) for property located on Strickland Road, east of Simpson Mill Road and north of Walker Drive in Land Lots 239, 240, 241, and 242 of the 3rd District and 241 and 242 of the 6th District. The property consists of 249.8 +/- acres and the request is for a data center. **District 5** (Kamau As-Salaam, Assistant Director)(Exhibit 40)

F. **(POSTPONED) COMP-AM-24-02 (Public Hearing)**

0 Rocky Creek Road, LLC of Wilmington, DE requests an amendment to the Comprehensive Plan for property located south of Highway 20 West, east of Rocky Creek Road in Land Lots 211, 238, and 243 of the 6th District. The property consists of 148.199 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Suburban to Office-Institutional. **District 1** (Presenter: Kenta Lanham, Planner III)(Exhibit 41)

G. **(POSTPONED) RZ-24-07 (Public Hearing)**

0 Rocky Creek Road, LLC of Wilmington, DE requests a rezoning from RA (Residential-Agricultural) to OI (Office-Institutional) for property located

~~south of Highway 20 West, east of Rocky Creek Road in Land Lots 211, 238, and 243 of the 6th District. The property consists of 148.199 +/- acres and the request is for a data center. **District 1** (Presenter: Kenta Lanham, Planner III)(Exhibit 42)~~

XIII. County Manager Comments

XIV. Public Comments

XV. Approval of Minutes

- A. October 24, 2024 Called BOC Joint Meeting with HCWA & HCDA
Commissioner Anglyn made a motion to approve; Commissioner Lewis seconded. The motion carried 6-0-0.

*Chair Harrell made a motion to direct staff to create an ordinance regarding the development of datacenters. Commissioner Lewis seconded. The motion carried 6-0-0.

*Chair Harrell made a motion to direct staff to bring forth a resolution regarding the acceptance of applications of review regarding comprehensive plan amendments. Chair Harrell is requesting that there is limit of the acceptance of the comp plan amendments applications to one time a year. Commissioner Lewis seconded. The motion carried 6-0-0.

XVI. Upcoming Meetings and Events

- A. **Announcement:** The following regularly-scheduled BOC Meetings have been canceled: December 3, 2024 and December 17, 2024.

XVII. Adjournment
9:08 p.m.