



**HENRY COUNTY
BOARD OF
COMMISSIONERS**

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**DISTRICT I
COMMISSIONER**

Johnny Wilson

**DISTRICT II
COMMISSIONER**
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**DISTRICT IV
COMMISSIONER**
Michael T. Price

**DISTRICT V
COMMISSIONER**
Kevin J. Lewis

COUNTY MANAGER
Cheri Hobson-Matthews

COUNTY CLERK
Stephanie Braun

COUNTY ATTORNEY
Rachel Mack

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 Called Meeting

4:00 PM, Tuesday, March 18, 2025

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.henrycountygga.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 Neat Robinson; Commissioner(s) Johnny Wilson, Dee Anglyn III, Michael Price, and Kevin J. Lewis.

Staff Present: Cheri Hobson-Matthews, County Manager; Kevin Johnson, Deputy County Manager; Rachel Mack, 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. Call to Order

Note: Prior to the presentations, Commissioner Michael Price recused himself from both cases.

IV. Planning & Zoning

A. **ULDC-AM-24-03 (Public Hearing)**

Henry County Land Company, LLC of Duluth, GA requests an amendment to the Unified Land Development Code of the Henry County Code of Ordinances regarding development agreements. **Countywide** (Presenter: Kamau As-Salaam, Assistant Director)(Exhibit 1)

Commissioner Lewis made a motion to approve the ULDC Amendment;
Commissioner Anglyn seconded. The motion carried 4-1-1 (with Chair Harrell,

Vice Chair Robinson, Commissioner(s) Anglyn and Lewis voting in favor; Commissioner Wilson voting in opposition; and Commissioner Price recusing himself).

Ordinance #25-4

B. **RZ-24-27 (Public Hearing)**

Henry County Land Company, LLC of Duluth, GA requests a rezoning from RA (Residential-Agricultural), R-3 (Single-Family Residence), RM (Multifamily Residence), C-2 (General Commercial), and C-3 (Highway Commercial) to MU (Mixed Use) for property located on Highway 19/41 North, north of Highway 81 West in Land Lots 161, 162, 163, 189, 190, 191, 192, 194, 195, & 196 of the 6th District. The property consists of 1,277.621 +/- acres and the request is for a master planned mixed use development. **District 5** (*Presenter: Kamau As-Salaam, Assistant Director*)(*Exhibit 2*)

Commissioner Lewis made a motion to approve the rezoning, with the following three conditions: 1) Development must adhere to the conditions outlined in the signed "Regional Master Plan Development Agreement for the Grove; 2) Rental Cap of 10%; and 3) Reduce the number of multifamily homes by at least 1,000. Vice Chair Robinson, Commissioner(s) Anglyn and Lewis voting in favor; Commissioner Wilson voting in opposition; and Commissioner Price recusing himself).

Resolution 25-110

V. **Adjournment**