STATE OF GEORGIA
COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting ***in-person*** on Tuesday, February 25, 2025, 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, District 1 Commissioner
Neat Robinson, Vice Chair/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; Kevin Johnson, Deputy County Manager; Rachel Mack, 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

Announcement

The following Planning & Zoning item, originally advertised for the February 25, 2025 BOC Meeting, has been postponed by staff:

RZ-22-25 (Public Hearing - POSTPONED)
LGS Holdings Group 2013, LLC of Tucker, GA requests a rezoning from RA (Residential-Agricultural) to R-5 (Single-Family Residence) for property located west of South Lee Road, south of Galway Lane, and east of Wildwood Road (in Clayton County) in Land Lots 13 and 14 of the 3rd District. The property consists of 105.84 +/- acres, and the request is for a single-family residential development. District 1

Proclamations

A. Georgia Recreation & Park Association (GRPA) State Award "Volunteer of the Year" (Presenter: Jonathon Penn, Cluster Lead)

B. Disparity Study Update (Presenter: Susan Harris, Purchasing Deputy Director)

Appointment

A. District II Transportation Advisory Committee: Lisa Thurston (Term: Effective Immediately - 12/31/2026) Resolution #25-72

Vice Chair Neat Robinson made the motion to approve; **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0

CONSENT AGENDA

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

County Manager

A. Resolution accepting the engagement letter/contract for the newly appointed firm of Buckley Christopher & Hensel, P.C. to serve as Litigation Counsel for Henry County (Presenter: County Manager's Office)(Exhibit 1) Resolution #25-73

Courts

A. Resolution authorizing the Henry County DUI/Drug Court to apply for a grant from the State of Georgia Office of the Governor/ Criminal Justice Coordinating Council for FY2026. (Presenter: Lisa King, DUI Court Coordinator)(Exhibit 2) Resolution #25-74

B. Resolution authorizing the Henry County Juvenile Treatment Court to apply for a grant from the State of Georgia Office of the Governor/ Criminal Justice Coordinating Council for FY2026. (Presenter: Angela Craig, Director of Court Services)(Exhibit 3) Resolution #25-75

C. Resolution authorizing the Henry County Adult Felony Drug Court to apply for a grant from the State of Georgia Office of the Governor/ Criminal Justice Coordinating Council for FY2026. (Presenter: Craig Ogilvie, Director/Accountability Court)(Exhibit 4) Resolution #25-76

D. Resolution authorizing the Henry County Resource Treatment Court to apply for a grant from the State of Georgia Office of the Governor/ Criminal Justice Coordinating Council for FY2026. (Presenter: Craig Ogilvie, Director/Accountability Court)(Exhibit 5) Resolution #25-77

E. Resolution authorizing the Henry County Veterans Treatment Court to apply for a grant from the State of Georgia Office of the Governor/ Criminal Justice Coordinating Council for FY2026. (Presenter: Craig Ogilvie, Director/Accountability Court)(Exhibit 6) Resolution #25-78

E-911

A. An Ordinance by Henry County, GA, to amend the Henry County Code of Ordinances, Subchapter 6, Sections 3-4-500 through 3-4-506 Regarding Alarm Systems. (Presenter: Tamika Kendrick, Director of Emergency Communications)(Exhibit 7) Ordinance 25-2

Fire Rescue

A. Resolution appointing Interim Chief Deron "Pat" Wilson to the Region 4/West Georgia Emergency Medical Services Advisory Council. (Presenter: Interim Chief Deron "Pat" Wilson, HCFR)(Exhibit 8) Resolution #25-79

Facilities Maintenance

A. Resolution awarding Sealed Bid #25-43 to S&B Rolloff, Inc. of Locust Grove, Ga., for Solid Waste Removal and Disposal Service, as a unit/price agreement with no fixed quantities for one (1) year with two (2) mutually agreed upon annual renewals in the amount of $18,435.00 per month. (Presenter: Hutch Purvis, Executive Director of Assets & Information Mgmt. Division)(Exhibit 9) Resolution #25-80

Planning & Zoning

A. Resolution approving a request for a new streetlight district for Westwind (Phase 1) Subdivision on Babbs Mill Road. District 5 (Presenter: Heidy Liahut, Planner I)(Exhibit 10) Resolution #25-81

B. Resolution approving a request for a new streetlight district for Cooper Park (Phases 1 & 2) Subdivision on Chambers Road. District 5 (Presenter: Heidy Liahut, Planner I)(Exhibit 11) Resolution #25-82

Police Department

A. Resolution awarding an annual contract to Galls, LLC to provide body armor and garment fitting services for the Henry County Police Department utilizing funds from the Small Equipment account (Presenter: Captain William Powell, HCPD)(Exhibit 12) Resolution #25-83

SPLOST

A. Resolution to authorize the acquisition of 1,200 square feet of Right-of-Way and 827.64 square feet of Driveway Easement, more or less, in Land Lot 153 of the 7th District, Henry County, Georgia by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through Section 32-3-19 (SR 81 Widening Project - Parcel 24) (Presenter: Roque Romero, Public Works)(Exhibit 13) Resolution #25-84

B. Resolution to authorize the acquisition of 773.23 square feet of Right-of-Way, more or less, in Land Lot 152 of the 7th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through Section 32-3-19 (SR 81 Widening Project - Parcel 37) (Presenter: Roque Romero, Public Works)(Exhibit 14) Resolution #25-85

C. Resolution to authorize the acquisition of 3,792.06 Square Feet of Right of Way and Temporary Driveway Easement of 1,350.36 Square Feet, more or less, in Land Lot 170 of the 7th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through Section 32-3-19 (SR 81 Widening - Parcel - 69) (Presenter: Roque Romero, Public Works)(Exhibit 15) Resolution #25-86

D. Resolution to authorize the acquisition of 9,024.33 square feet of right of way, a permanent easement of 1,710 square feet, and a temporary easement of 1,479.49 square feet, more or less, in land lot 170 of the 7th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. section 32-3-4 through section 32-3-19. (SR 81 Widening -Parcel - 81) (Presenter: Roque Romero, Public Works)(Exhibit 16) Resolution #25-87

(This ends the consent agenda)

Commissioner Dee Anglyn made the motion to approve the consent agenda; **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0

Added Item

Commissioner Dee Anglyn made the motion to amend the agenda and add a walk-on item for District III; **Commissioner Kevin J. Lewis** seconded. The motion carried 5-1-0 with **Commissioner Johnny Wilson** voting in Opposition.

Commissioner Dee Anglyn explained the walk-on item is regarding an ordinance of Henry County, Georgia enacting a moratorium on rezoning, comprehensive plan amendments, lot modifications greater than 5 acres of total area and residential development applications in the Kelleytown area for the map shown on the overhead. (Staff also has the excel sheets with the parcels numbers listed). Commissioner Anglyn stated that this is not to stop private property owners from building single family residences or accessory structures, but to reject all application for mass development such as subdivision or commercial complexes in this area until the Master Plan for Kelleytown has been devised by staff and consultants. Ordinance #25-3

Commissioner Kevin J. Lewis said the moratorium allows the board to plan and build better communities via the master plan completion.

Commissioner Dee Anglyn made the motion to approve; **Commissioner Kevin J. Lewis** seconded. The motion carried 5-0-1 with **Commissioner Johnny Wilson** abstaining for a lack of information prior to the meeting.

REGULAR AGENDA

County Manager

A. Resolution encouraging the Georgia General Assembly to support the update of the state de-annexation process to establish clear timeframes and responsibilities for submission to the Georgia Department of Community Affairs (DCA). (Presenter: Ashley Larrow, Chief of Staff/County Manager's Office)(Exhibit 17) Resolution #25-88

Chief of Staff Ashley Larrow presented seven resolutions encouraging the Georgia General Assembly to support local legislation presented by the delegation.

Chair Harrell noted she testified before the committee regarding de-annexation.

Commissioner Kevin J. Lewis made the motion to approve; **Commissioner Dee Anglyn** seconded. The motion carried 6-0-0.

B. Resolution encouraging the Georgia General Assembly to support legislative changes to enhance fire protection services for the citizens of Henry County and the State of Georgia. (Presenter: Ashley Larrow, Chief of Staff/County Manager's Office)(Exhibit 18) Resolution #25-89

Commissioner Johnny Wilson made the motion to approve; **Vice Chair Neat Robinson** seconded. The motion carried 6-0-0.

C. Resolution encouraging the Georgia General Assembly to continue support of expansion of mental health services for the citizens of Henry County and the State of Georgia. (Presenter: Ashley Larrow, Chief of Staff/County Manager's Office)(Exhibit 19) Resolution #25-90

Chair Harrell made the motion to approve; **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0.

D. Resolution encouraging the General Assembly to allow citizens to vote on sports betting and casino gambling. (Presenter: Ashley Larrow, Chief of Staff/County Manager's Office)(Exhibit 20) Resolution #25-91

Chair Harrell made the motion to approve; **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0.

E. Resolution encouraging the Georgia General Assembly to support local legislation to amend the authorizing legislation for the Henry County Airport Authority. (Presenter: Ashley Larrow, Chief of Staff/County Manager's Office)(Exhibit 21) Resolution #25-92

Commissioner Dee Anglyn made the motion to approve; **Chair Harrell seconded**. The motion carried 6-0-0.

F. Resolution encouraging the Georgia General Assembly to support local legislation regarding updates to the terms for appointments to the Henry County Water Authority. (Presenter: Ashley Larrow, Chief of Staff/County Manager's Office)(Exhibit 22) Resolution #25-93

Commissioner Dee Anglyn made the motion to approve; **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0.

G. Resolution encouraging the Georgia General Assembly to support local legislation to decouple the Henry County Superior Court Judges salary and compensation from other staff. (Presenter: Ashley Larrow, Chief of Staff/County Manager's Office)(Exhibit 23) Resolution #25-94

Vice Chair Neat Robinson made the motion to approve; **Chair Harrell** seconded. The motion carried 6-0-0.

Chair Harrell stated the resolutions voted on by the board will go to the delegation and committees at State Legislature to inform them of Henry County's position regarding any changes or amendments to current legislation.

Financial Services

A. Resolution approving the FY25 Midyear Budget Adjustment. (Presenter: David Smith, Financial Services/Executive Director)(Exhibit 24)

David Smith, **Financial Services Executive Director** presented the fiscal year 2025 midyear budget adjustments, outlining key financial allocations, including $7.5M for fire apparatus and $405K for personnel requests. The budget sets aside a 25% contingency of $4.4M to mitigate economic uncertainty and potential grant funding losses, alongside a $2.8M debt service payment. Personnel requests span multiple departments, covering roles like an Assistant Fire Chief, Police Step Promotions and various clerical, transit and maintenance positions. Additional priorities include funding for first responders' PTSD insurance and compliance with State Mandate HB451. With an estimated remaining balance of $1.5M, recommendations suggest refraining from further expenditures until FY26.

Vice Chair Robinson asked that the Coroner's Office be placed at the top of the list when we revisit personnel during budget time.

Commissioner Dee Anglyn stated that he likes a contingency plan because there is currently federal grant funding that may not come through and we will need to account for that.

Commissioner Kevin Lewis inquired about the $8M mentioned during the last board meeting. **David Smith** explained that it was made up of two components wherein they do not plan to spend all of the expenditures and they also have some excess revenue coming in. He confirmed that we are tracking to spend $8M less – plus $8M in additional revenue, putting us at $251M. **Mr. Smith** stated he is asking to spend $16M of the $17M, setting aside at least 25% of that $17M. He stated those numbers are based upon where we see certain departments even though we still plan on coming in better than planned there will still be certain departments that need to be addressed because they are trending over their projected budgets. **Commissioner Lewis** asked Mr. Smith what number they are asking the Board to raise it to, and **Mr. Smith** replied around $277M. **Commissioner Lewis** stated that if we are tracking $8M ahead, but he does not see an outline of where that money is coming from. **Mr. Smith** stated that it comes from departments which are trending better than others and he can provide that information to the Commissioner. **Commissioner Lewis** stated that he has already asked for this information and is frustrated because he has not received an answer yet. He wanted to know why the projections were so off and stated that it is hard to plan without knowing where the numbers are coming from. **Commissioner Lewis** explained that one of the main roles of the Board of Commissioners is to approve the budget and it is critical that they understand and are provided with accurate information.

Commissioner Michael Price echoed Commissioner Lewis' request for itemized expenditures so they have a full understanding of the projected budget in order to plan better.

Chair Harrell spoke about the possibility of losing our grant funding ($22M-$30M) that we depend on for many of our programs and asked if the contingency we are speaking of will be enough, and **Mr. Smith** stated that there is definitely some uncertainty with grant funding right now and he said we may also be entering into a period of rising costs so we want to make certain that we are setting funding aside when emergencies occur. He stated that grants make up close to 1% of our overall $259M budget so he believes we would be able to cover the current programs, if needed.

The board asked Mr. Smith what would happen if the midyear budget was not approved tonight? Mr. Smith stated that we will have to eventually amend the budget for the departments who have gone over their projected amounts, but it can be done at the end of the year so that our budget is balanced and appropriations do not exceed our revenues.

Cheri Hobson-Matthews, County Manager, stated that there were at least two items that we have no choice on, which is the state mandated PTSD/First Responders Insurance and the Police Academy. If we do not do an amendment of the midyear budget, we will have to go back and revisit the current adopted budgets and figure out where that funding is going to come from. She added that we do have Fund Balance that we can use and if the Board authorizes it we can pay for the state mandate and the establishment of the Police Academy ($217,369). She stated that if the Board does not want to vote on this tonight, that they afford staff the opportunity to provide the information so that the Board can make a decision at a future meeting. If not, they will have to go back and look at each department's budget and figure out where they can make cuts.

Commissioner Dee Anglyn made the motion to table the item until the second meeting in March; **Vice Chair Neat Robinson** seconded. The motion carried 6-0-0.

Chair Harrell announced the board will go into Executive Session

Executive Session (Re: Litigation and Personnel Matter)

Vice Chair Neat Robinson made a motion to enter into Executive Session (7:40 p.m.); **Commissioner Dee Anglyn** seconded. The motion carried 6-0-0.

Reconvene from Executive Session

Vice Chair Neat Robinson made a motion to reconvene from executive session (9:27 p.m.); **Commissioner Kevin J. Lewis seconded**. The motion carried 5-0-1. **Commissioner Dee Anglyn** was not present during the vote.

Approval of an Affidavit and Resolution pertaining to Executive Session

Commissioner Kevin J. Lewis made the motion to approve the affidavit and resolution pertaining to executive session; **Vice Chair Neat Robinson** seconded. The motion carried 5-0-1. **Commissioner Dee Anglyn** was not present for the vote.

ADDED item:
Chair Harell announced they will be rescinding Order 25-1 and moving forward with a new appointment: **Rachel Mack** to serve as an in-house County Attorney**. Order 25-3**

Transportation Planning

A. Resolution accepting $6.25 million of federal funds for transportation projects from the Atlanta Regional Commission (Presenter: Sam Baker, Transportation Planning Director)(Exhibit 25) **Resolution #25-95**

Sam Baker, Transportation Planning Director presented the following breakdown regarding the transportation projects.

The Atlanta Regional Commission (ARC) solicited transportation projects for federal transportation funds from the local governments in 2024. In response, Henry County submitted five road and trail projects (Resolution 24-93) for consideration. ARC has granted a total of $6,250,000 in 2025 and 2026 for the below three projects. A local match for the federal grants is available from the Special Purpose Local Option Sales Tax (SPLOS VI).

1. Jonesboro Road resurfacing: $4,000,000 (2026)
2. State Route 42 widening: $750,000 (2026)
3. Camp Creek Greenway: $1,500,000 (2025)

Commissioner Dee Anglyn made the motion to approve; **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0.

Planning & Zoning

A. **RZ-22-14 (Public Hearing)**
John Valdivieso of McDonough, GA requests a rezoning from RA (Residential- Agricultural) to R-1 (Single-Family Residence) for property located at the south of Highway 81 East and west of Keys Ferry Road in Land Lots 145, 176, and 177 of the 8th District. The property consists of 239.40 +/- acres, and the request is for a single-family residential subdivision. District 1 (Presenter: Kamau As- Salaam, Assistant Director)(Exhibit 26) **Resolution #25-96**

Kenta Lanham, Planner III presented the rezoning request from Residential-Agricultural to Single Family residence totaling 239.4 acres for a single-family residential subdivision at Keys Ferry Road and Highway 81. Staff recommends approval with presented conditions.

Public Hearing
(In Favor)
Steve Moore of Moore Bass Consulting represented the applicant, outlining plans for a high-end, gated community with 159 one-acre lots for single-family, owner-occupied homes using septic tanks. The development will have two entrances/exits, with minimal clearing limited to roads and building sites. Amenities include a playground, open-air pavilion with a fire pit, pickleball courts, and a mail kiosk. Home designs will feature a mix of ranch and two-story styles, priced between $600,000 and $700,000. Mr. Moore confirmed there are no issues with the stated conditions.

(In Opposition)
No speakers came forward.

Chair Harrell asked about conditions. She said she is trying to make sure if there are any additional conditions in regards to impact fees.

Kenta Lanham noted the added condition to address impact fees crafted by the county attorney.

Commissioner Johnny Wilson inquired about the buffer size at Keys Ferry Road, which is 90 feet. He expressed concerns about the feasibility of building a $700,000 home at only 2,000 square feet and suggested increasing the minimum home sizes to 2,400 square feet for ranch-style homes and 2,600 square feet for two-story homes. Additionally, he requested a condition prohibiting vinyl soffits and all vinyl products, requiring the use of stone or brick materials instead.

Commissioner Dee Anglyn inquired about the entrances and exits, noting both are positioned at the front and questioning their accessibility for fire and police services**. Steve Moore** responded that a portion near the amenities has been reserved for a potential future easement if the property is further developed. Mr. Moore also mentioned that a variance had been discussed and approved by the fire department.

Commissioner Johnny Wilson made the motion to approve; **Vice Chair Neat Robinson** seconded. The motion carried 6-0-0.

A. **MC-MDP-24-02 (Public Hearing)**
JRC Farris, LLC of Johns Creek, GA requests a modification to Master Development Plan for property located south of the intersection of Westridge Parkway and Loop Road in Land Lot 208 of the 6th District. The property consists of 12.817 acres and the request is to allow a condominium development. District 5 (Presenter: Kenta Lanham, Planner III)(Exhibit 27) Resolution #25-97

Kenta Lanham, Planner III, presented a request to modify the master development plan for property at Westridge Parkway and Loop Road to allow for a condominium development. Staff recommended approval, maintaining the 1999 conditions and adding conditions related to the building permit timeline.

Public Hearing
(In Favor)
Steve Moore of Moore Bass Consulting represented the applicant, reiterating the request for a condominium development on the 12.8-acre property, which has remained vacant for 25 years. The condos will be owner-occupied with rear-access facing a central courtyard. The plan includes a 30-foot buffer to the north, additional buffers at corners, a gated entry, and an emergency-only second access on Westridge Parkway. Designed for empty nesters and young professionals, the development will feature amenities such as pickleball courts, a dog park, a resort-style pool, a cabana, a large central lawn, and a mail kiosk. The units will consist of 20 two-story, two-bedroom condos with one-car garages; 34 three-story, four-bedroom units with two-car garages; and 78 three-story, three-bedroom units. A presentation of the proposed development was shown.

(In Opposition)
Angie Collins (Crystal Lake Golfing Community) questioned the feasibility of building over 130 homes on 12.8 acres and inquired about unit sizes and whether they would be rented. She also raised concerns about aesthetics and noise from the pickleball courts.

Tisa Bright (Celestial Court resident) shared concerns about increased traffic, given the five existing subdivisions in the area and limited resources like a single grocery store. She suggested using the land for green space and urged the board to consult local residents.

Tequila Tookes (Ivy Trace resident) worried the development would attract transient residents and worsen traffic congestion, potentially impacting her neighborhood. She suggested considering alternative uses for the property.

Helene Mentor (Westridge 55+ community resident) objected to the three-story buildings overlooking her backyard, citing privacy issues and noise concerns. She felt it would negatively impact residents' quality of life in their final homes.

Judy Sewell (Retreat @ Westridge subdivision resident) opposed the construction due to its proximity to her backyard, the disruption from building and grading, and increased traffic. She urged reconsideration for the sake of the Westridge community.

Commissioner Johnny Wilson asked if the units would have sprinkler systems. **Steve Moore** confirmed they would and clarified that these are fee simple condos, meaning residents will own only the interior of their homes, not the surrounding property. A condition will be added requiring sprinkler systems in all units.

Chair Harrell inquired about the presence of a homeowners association (HOA) and rental limitations. **Mr. Moore** confirmed there will be an HOA, and rentals will be capped at 10% of the units.

Commissioner Kevin J. Lewis noted that this is the third iteration of the development's design, with adjustments to the community size and elevations. He stated that the homes would first be available to teachers, firefighters, and police officers before being offered to the general public, with prices starting around $300,000. He also mentioned that businesses had inquired about potential use of the units.

Chair Harrell requested to see images of the proposed development and maps showing the surrounding residential areas. She inquired about the buffer size between the 55+ Westridge community and the condos and whether the condos would be visible. Steve Moore stated there would be a 70-foot buffer, and Kenta Lanham clarified that the condos backing up to the subdivision would be two-story buildings.

Chair Harrell also questioned whether the pickleball courts would create a noise issue for Westridge residents. Steve Moore explained that the courts were positioned near the Westridge amenity area and suggested they could be relocated if necessary.

Commissioner Kevin J. Lewis made the motion to approve; **Commissioner Michael Price** seconded. Kenta Lanham asked if the motion included 5% rental cap and sprinkler system. The board answered yes. **The motion carried 4-1-1 with Commissioner Johnny Wilson voting in opposition and Chair Harrell abstaining due to a lack of information.**

RZ-24-08 (Public Hearing)
Faizal Supariwala of McDonough, GA requests a rezoning from RA (Residential- Agricultural) to R-5 (Single-Family Residence) for property located at 297 & 309 Peach Drive in Land Lot 49 of the 6th District. The property consists of 10.7 +/- acres and the request is for a detached cluster home development. District 4 (Presenter: Tayla Solomon, Planner III)(Exhibit 28) Resolution #25-98

Tayla Solomon, **Planner III,** presented there rezoning request for 10.7 acres for detached cluster home development. Conditions were presented as part of the presentation.

Public Hearing
(In Favor)
Steve Moore of Moore Bass Consulting, representing the applicant, presented an aerial map of the proposed development featuring 45 cluster homes. The community will be HOA-managed and owner-occupied, with two entrances and mature vegetation along the frontage. Planned amenities include a pavilion, playground, dog park, and fire pit. The homes will follow a Craftsman-style design suited for smaller lots, with ranch homes ranging from 1,400 to 1,800 square feet and two-story homes at 2,000 square feet. The price range is expected to be in the low to mid-$400,000s. A video of the proposed community was shown.

(In Opposition)
There were no speakers.

Chair Harrell asked about the price point and whether the community would be gated. **Steve Moore r**esponded that the price point would be in the low to mid $400,000 range and clarified that the community is not intended to be gated.

Commissioner Michael Price thanked staff and Mr. Moore working on the project. He liked that the community is small and quaint as well as green space and amenities.

Commissioner Dee Anglyn asked about the location of the mail kiosk. Steve Moore stated the only other space is at the amenity center.

Commissioner Michael Price made the motion to approve; **Vice Chair Neat Robinson** seconded. The motion carried 6-0-0.

<u>County Manager Comments</u>
No comments

<u>PUBLIC COMMENT</u>
No one signed up

<u>Approval of minutes</u>

A. January 21, 2025 Regular BOC meeting

Commissioner Dee Anglyn made the motion to approve minutes; **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0

<u>Upcoming Meetings and Events</u>

A. March 11, 2025 at 9:00 a.m. is a regularly scheduled BOC meeting. (Note: 2nd Tuesday of the Month)

B. March 18, 2025 at 6:30 p.m. is a regularly scheduled BOC meeting.

<u>ADJOURNMENT</u>
Meeting adjourned at 10:41 p.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk