

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Special Called Meeting *in-person* on Tuesday, March 18, 2025, at 4:00 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)

CALL TO ORDER

Chair Harrell opened the meeting by addressing transparency regarding the rezoning request for Geosam Development. She stated that she has no personal interest in the matter and will not benefit from its approval or denial. She outlined the board's role in carefully reviewing the facts presented in the rezoning application, which was previously considered by the Zoning Advisory Board on January 9, 2025. She reaffirmed the board's commitment to integrity, impartiality and a thorough decision-making process.

Chair Harrell expressed that all citizens would have the opportunity to be heard, ensuring a fair and respectful environment for both supporters and opponents of the rezoning request. She concluded by stating that the board's priority is to foster a vibrant, innovative, connected and exceptional community.

Commissioner Price recused himself from discussions and decisions regarding the development to avoid any appearance of unethical behavior, as he received support from the developer during his campaign. Commissioner Price left the meeting at 4:05 p.m. In response, **Commissioner Wilson** suggested that any other commissioners who received campaign contributions from the organization should also recuse themselves to ensure fairness.

Chair Harrell sought clarification from County Attorney Rachel Mack regarding conflicts of interest. Attorney Mack explained that, per county ordinance, officials cannot participate in decisions where they have a substantial financial interest, which includes direct benefits to themselves, their family members, or entities in which they have a financial stake. However, Chair Harrell specifically asked if campaign contributions were included in the definition of "substantial interest," and Attorney Mack's response indicated that the ordinance primarily applies to direct financial benefits, contractual relationships, or business interests, rather than campaign contributions.

Planning and Zoning

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)

Ordinance #25-4

Kamau As-Salaam, Assistant Director, addressed the Chair, Vice Chair, Board Members and citizens regarding the Unified Land Development Code (ULDC) amendment proposal, which accompanies the rezoning request for The Grove Master Development. The applicant, Henry County Land Company, is seeking amendments to the ULDC to allow The Grove Master Development to proceed. The proposed changes include the following:

1. **Permitted Uses in Mixed-Use Zoning Districts:** Amending Sections 2.03.02–2.03.04 to add a new permitted use for the Mixed-Use (MU) zoning district. This change would allow uses specific to "The Grove" or other development agreements to be approved through zoning decisions by the Board of Commissioners.
2. **Development Agreements in Resource Protection Areas:** Removing Section 12.02.14(B)(1) of the ULDC, which prohibits development agreements on land designated for resource protection. This amendment would enable portions of "The Grove" within the Shoal Creek Watershed Protection District, including areas with Water Quality Critical Boundaries, to qualify for development agreements.

Note: Additional minor amendments to related sections are also proposed which are outlined in the red-lined version of the exhibit.

The proposal involves three key zoning procedures. First, the ULDC amendment would allow development agreements in resource protection areas. Second, the rezoning request (RZ-24-27) would change the property's zoning from multiple districts to a single Mixed-Use (MU) designation. Third, the applicant is proposing a 40-year development agreement, which would take precedence over existing ULDC regulations and provide greater flexibility in planning. Without a development agreement, the property could still be developed under a standard rezoning, but it would be subject to outdated regulations that lack flexibility. A tailored development agreement allows for a more modern approach that benefits both the applicant and the county.

Kamau As-Salaam, Assistant Director, explained that the proposed changes do not affect the authority of Clayton County or Henry County water authorities, which will retain their responsibilities. Also, Lake Talmadge is the only county-owned reservoir with a higher density allowance under the Future Land Use Map (FLUM), making it well-suited for this large-scale development. Additionally, the Watermark Planned Development, rezoned in 2006, is the only other project in Henry County with similar zoning

entitlements. The proposed ULDC amendments align with the county's ongoing efforts to update its land use regulations, which are expected to be finalized by summer 2025.

Based on their evaluation, staff recommends approval of the proposed amendments (ULDC AM- 24-03), as outlined in the exhibit books and redlined documents. These changes will streamline zoning regulations for The Grove Master Development Plan and align with the county's long-term planning goals. **Mr. As-Salaam** concluded by stating that further details will be provided as the review process continues.

Public Hearing-In Favor

Patrick Brooks, Vice President of Geosam Capital LLC, addressed the Chair, Vice Chair and Commissioners, introducing key members of the project team, including John Palmer (President and Design Lead Engineer), Steven Jones (Lead Counsel), and Dr. Brian Wellington (Water Quality Expert). He emphasized the importance of a master-planned community governed by a development agreement, which provides protections and guidelines to ensure long-term quality. The development agreement has been carefully crafted in collaboration with various departments and agencies, including the Department of Community Affairs (DCA), the Atlanta Regional Commission (ARC), the Georgia Department of Transportation (GDOT), and others.

Key highlights of the agreement include extensive coordination with Henry County and Clayton County Water Authorities, as well as the Planning and Zoning Department. In a meeting on February 24, 2025, Mr. Brooks clarified misconceptions about buffers and setbacks, reaffirming that all state and Clayton County buffer and setback requirements for the water reservoir would be respected. Additionally, he noted that Henry County Water Authority has voted to relinquish service for the project, meaning a separate utility agreement will be required.

Regarding Fire Life safety, the developer is donating seven acres for a combined fire and police station. All townhomes in blocks of six or more will be equipped with sprinkler systems at the request of the fire department. The age-restricted component of the development was also relocated to the front of the development per fire department recommendations. Security measures include installing flock cameras at major intersections and mandating that all homes be built with digital camera capabilities, such as Ring doorbells, which can be connected to the Henry County system at the request of the Police Department.

Traffic considerations were addressed through a Development of Regional Impact (DRI) study, completed in collaboration with the DCA, GDOT and local municipalities, including Henry, Clayton and Fayette Counties, as well as the cities of Hampton, Lovejoy, and Jonesboro. Road improvements were determined by GDOT with local input and will be privately funded. Additionally, meetings were held with the adjacent Lake Talmadge subdivision community to discuss access concerns on Highway 19/41.

To support school capacity, the development agreement includes an option for an elementary school site. Discussions with the school system have included a request for land donation, which is currently under environmental review. Private schools in the area have also been consulted to explore potential bus routes to the community.

The development agreement includes rental restrictions, ensuring a minimum of 80% of single-family homes will be for sale to promote homeownership. The plan allows for cluster homes in the multifamily section that can be sold fee-simple, as well as considering some other housing options such as condominiums and assisted/independent living units. The project timeline spans 40 years, ensuring that

commitments made today remain in place for future decades and allowing for a phased, strategic approach to development.

Mr. Brooks highlighted Geosam's commitment to corporate responsibility and community engagement. The company has incorporated county ideals and values into the plan while fostering smart-phased growth. The project aligns with goals outlined in the 2024 Special Called Henry County BOC meeting, including increased medical services, green space preservation, hotel and conference space, commercial versatility, public safety enhancements and attainable workforce housing. The development will feature over 150 acres of green space, double the required amount, while preserving the area's natural beauty where possible. Geosam Capital has also engaged with Piedmont Health's CEO to discuss potential medical facilities within the development and has a meeting scheduled with their real estate team on April 9th. Pending today's decision, they plan to offer a full-service hotel as part of the project. Mr. Brooks concluded by emphasizing that the company prioritizes listening to stakeholders and carefully planning projects to align with community needs.

Public Hearing-Opposition

Carlton Grant, a resident of Lake Talmadge Subdivision, opposes the rezoning of a property on Highway 19/41 north of Highway 81 west. He argues that the rezoning would negatively impact the Shoal Creek Watershed due to stormwater runoff. At a past zoning meeting held on January 9, 2025, the Henry County Land Company representative provided vague details about stormwater management, mentioning a retention pond and the use of coagulants to improve water quality. Mr. Grant doubts the effectiveness of these measures. He emphasizes that stormwater treatment in Georgia requires extensive infrastructure upgrades to address contaminants such as chemicals, bacteria and waste. Additionally, he warns that retention ponds could breed mosquitoes and pose health risks.

Jean Kesinger, Rocky Creek Road, Hampton GA opposes the proposed development, citing concerns over infrastructure, water supply and transparency. She references a 2023 Henry County Water Authority meeting and a 2024 report from Barge Design Solutions, an external company, both of which indicate the area's water system lacks the capacity to support further development. Elevated storage tanks are already insufficient, and a booster pump station is needed. She criticizes the county's inconsistent planning, drawing comparisons to unchecked growth in Clayton County. Ms. Kesinger calls for a thorough investigation into conflicting claims about water availability, emphasizing that current citizens are already burdened with increased utility costs. She urges officials to prioritize responsible development that ensures the health and safety of residents.

Commissioner Wilson made a motion to extend the time on the clock for an extra five minutes (for both in favor and in opposition) for the public hearing. **Commissioner Lewis** seconded the motion. The motion carried 5-0-0 (with Commissioner Price not present).

Connie Snow, representing Conserve Henry, spoke on behalf of those opposing the development, asking attendees against it to stand. She highlighted that over 2,000 signatures were collected on the Conserve Henry petition. Given that the rezoning was denied on January 9th by the Planning & Zoning Board and that this meeting was rushed, she urged the county to delay approvals and hold educational meetings to review details, allow Q&A, and involve the community. She also pointed out a potential conflict of interest noting that Geosam, the developer, has provided financial support for county events and was listed on Chair Harrell's transition team.

Angie Collins from Crystal Lake Golf and Country Club Subdivision expressed concerns regarding water and sewage infrastructure, questioning whether the developer would cover associated costs or if taxpayers

would be responsible. She emphasized that any expenses incurred due to development should not negatively impact surrounding communities. She also raised concerns about the type of housing planned, noting that Henry County is evolving and attracting residents with higher expectations. While there was previous mention of upscale housing and a potential hospital, no firm commitments were provided. Given the lack of clarity on infrastructure and public services, she stated she would be reluctant to support approval of the project.

Brenda Martin represented over 10,500 petitioners and 1,200 active members of the Towaliga Watershed Alliance, raising concerns about The Grove Development's impact on the Towaliga Watershed. She highlighted the risk of increased stormwater runoff, citing the conversion of thousands of acres to impervious surfaces in Henry County. Ms. Martin stressed the potential for flooding and water quality issues, referencing past disasters like the High Falls Dam failure. She urged the board to consider these risks and work with the community to minimize the development's impact on the watershed.

Public Hearing -In Favor (Extended 5 Minutes)

Mr. Brooks addressed the board, defending the development project against allegations of conflicts of interest. He emphasized the company's community involvement, including sponsorship of local events and personal contributions. He also highlighted efforts to engage with Lake Talmadge residents through mailers, community meetings and communication with the HOA board, ensuring transparency in the development process.

Brian Wellington, a water quality expert, addressed the board, outlining the measures that would be taken to manage water quality for the development. He emphasized the use of best management practices (BMPs) as prescribed by the Georgia EPD and the implementation of advanced technology to go beyond the standard requirements. Mr. Wellington explained that systems would be in place to allow water to infiltrate the ground and remove pollutants before reaching reservoirs. He also noted the use of coagulants to manage sediment and prevent contaminants from leaving the site, ensuring protection for water quality downstream.

Public Hearing Closed.

Commissioner Lewis explained that the purpose of the ULDC (Unified Land Development Code) amendment is to provide additional protections before the upcoming ULDC update. The amendment is part of an effort to give citizens greater protection and offer more creative flexibility in county development. He noted that many of the county's ordinances, some dating back to 2009 or earlier, no longer align with current development trends in the metro region. **Commissioner Lewis** moved to approve the amendment. **Commissioner Anglyn Seconded.**

Commissioner Wilson asked for clarification on whether the changes to the ULDC would primarily benefit the county and its citizens or if they would primarily benefit the developer. He raised this question in light of a development near the Tussahaw Reservoir, which could be affected by the proposed ULDC change. He expressed concern that the change might loosen restrictions around the reservoir, potentially giving developers more leeway rather than tightening those restrictions for the protection of the area.

Mr. As-Salaam responded to Commissioner Wilson's question, explaining that the changes to the ULDC would benefit both the county and the developer. He clarified that the original ULDC amendment proposed by the developers had more changes, but staff worked with them to create a more balanced plan. The development agreement allows for more flexibility in the resource protection areas, providing the county and staff with additional tools for managing development. While the property could be developed

without the agreement, the development agreement offers more control and flexibility than the current ordinance.

Commissioner Wilson asked about the impact of the ULDC changes on the Clayton County reservoir. **Mr. As-Salaam** explained that the development agreement would not directly affect the reservoir regulations but would involve separate agreements with Clayton and Fulton Counties' Water Authorities. These agreements are part of the process to ensure a more comprehensive development project. He confirmed that the ULDC change could potentially affect developments around any reservoir, including those in District 1.

Chair Harrell stated there is a motion on the table from **Commissioner Lewis** with a second by **Commissioner Anglyn**. The motion carried 4-1-0 with Commissioner Wilson voting in opposition. (Commissioner Price not present during vote).

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*) Resolution 25-110

Kamau As-Salaam, Assistant Director, addressed the board, providing an overview of the rezoning request for the rural development submitted by Henry County Land Company LLC of Loof, Georgia. The applicant seeks rezoning for approximately 1,277.62 acres located on Highway 19/41 North, near the Henry-Clayton County border, from RA Residential Agricultural, R3 Single Family Residential, RM Multifamily Residential, C2 General Commercial, and C3 Highway Commercial to a single mixed-use zone.

Mr. As-Salaam explained the zoning history, noting the property was rezoned in 2017 for the Talmadge Farm development, which included residential and commercial uses. The comprehensive plan has been updated over time, and the proposed development aligns with the low-density mixed-use future land use designation, with a residential density of 5.6 units per acre, not exceeding eight units per acre. The development plan includes 3,400 single-family units, 3,700 multifamily units, over 2 million square feet of commercial space, a mixed-use village, a 180-room hotel, 150 acres of open space, 7 acres for civic use, 8 miles of trails, and 35 parks. He clarified the three key zoning procedures involved: the ULDC amendment, the rezoning request, and the development agreement.

Mr. As-Salaam stated that the applicant conducted extensive studies on water and sewer infrastructure in coordination with Henry and Clayton counties. He mentioned that separate development and service agreements would be necessary with both water authorities. The development was reviewed as a Development of Regional Impact (DRI) by the Atlanta Regional Commission, and a traffic impact study has been completed, with road improvements to be funded and built by the developer. The development is projected to add over 5,000 new students over 40 years, and ongoing discussions with the Henry County Board of Education are exploring the need for new schools. **Mr. As-Salaam** noted the applicant's coordination with various county departments, including Fire, Police, Transportation, GDOT, and Parks and Recreation. He concluded by mentioning that although the development agreement has been in progress since late 2022, some further changes may be needed based on feedback from the Board. The

Zoning Advisory Board recommended denial of the rezoning request, but staff recommends approval, subject to the conditions outlined in the development agreement which will require final review and approval by the Board of Commissioners.

Public Hearing -In Favor

Patrick Brooks, Vice President of Geosam Capital LLC, stated that although the Unified Land Development Code (ULDC) applies countywide, any development near the Clayton County Water Authority Reservoir like their project, The Grove, must go through a rigorous approval process. It's not a "rubber stamp" situation. Mr. Brooks described The Grove as a comprehensive, mixed-use, master-planned community designed to provide attainable housing options for all stages of life, along with green spaces, a trail system and a village center for entertainment and commerce. The development aims to support county growth through smart, phased construction to avoid overwhelming infrastructure.

Mr. Brooks highlighted the economic benefits citing job creation, increased household spending and tax base expansion, supported by studies from the KB Advisory Group. The project's alignment with county growth plans and the nearby airport area master plan. The development will exceed green space requirements, offering 150 acres, 35 pocket parks, and 8 miles of trails, with attention to preserving natural shoreline and water quality. Partnerships with groups like the Clayton County Water Authority and Henry County Parks and Rec reflect their commitment to collaboration and sustainability. The Grove's design will adapt over its 25–40 year buildout, featuring high architectural standards and community input via a master plan committee with county representation. Mr. Brooks mentioned ongoing talks with Piedmont Health and Atlanta Motor Speedway, aiming to enhance services and economic impact in the area. In closing, he underscored the developer's experience (40+ years, 90 communities, 5,000 lots), their family-owned roots, and their goal to be selective and thoughtful in building a long-lasting, high-quality community.

Public Hearing-Opposition

Tammy Barton, a resident of S. Drive at Lake Talmage, voiced concerns about the proposed development. She highlighted narrow neighborhood roads which make it difficult to pass school buses and emphasized serious traffic issues, noting that Highway 19/41 won't be widened and only one new red light is planned—despite 7,000 new units being added. She also raised environmental concerns from past nearby development that led to erosion and damage to the lake which residents had to fix themselves. Lastly, she opposed the high number of rental units, preferring more homeownership options instead of additional apartment complexes.

Connie Smith, of Chase Marion Way and a member of Conserve Henry, raised concerns about the development being located in a water-critical area. She cited a feasibility study included in the applicant's documents that warns of potential issues with drinking water capacity, stormwater management and water pressure, all of which could lead to higher water bills, poor flow and fire safety risks. She stated the developer was asked to contribute \$11 million for infrastructure repairs but has only paid around \$300,000 for water fees, with the larger amount still unpaid. Ms. Smith also criticized the timing of the meeting at 4 p.m., suggesting it limited public participation. She urged the board to table the proposal to allow more time for community input, noting not all affected residents have been consulted.

Dominique Jones, opposed the development, citing concerns as a parent. She noted that Henry County already has 23 failing schools and struggles with late buses, including her daughter's frequent late arrivals. She questioned how the county will handle 1,000+ new students when it can't meet current

needs. Ms. Jones also criticized the idea of partnering with private schools, pointing out many families can't afford tuition. She urged the board not to approve the project.

Ann Fields, of Chase Marion Way, McDonough, GA raised concerns about traffic impacts from the proposed development. She noted that exit 222 has been annexed to Stockbridge with major development planned, which, along with other projects, is already increasing traffic. She emphasized how Jonesboro Road is heavily congested, sometimes taking 20+ minutes to travel short distances during rush hour. Ms. Fields urged for more community meetings including evenings and weekends to allow broader input on a project of this size before any vote is taken.

Councilwoman Vanessa Thomas, at-large representative for the City of McDonough, shared concerns about the 40-year timeline of the proposed development, calling it too long and unpredictable. Although she doesn't live in the immediate area, she lives in District 5, pays property taxes and emphasized that all Henry County residents will be impacted. She questioned why changes are already being proposed to the recently updated 2025 Comprehensive Plan and pointed out that the Planning and Zoning Committee has already denied the project, urging the board to take that seriously. Councilwoman Thomas also asked who will fund the project raising concerns about the burden on taxpayers and stressed the need for immediate essentials like a grocery store in Hampton, rather than long-term developments.

Unknown Male Speaker from **District 5 on Oakland Road** shared his perspective, drawing from his experience on the Planning and Zoning Board in 1995 and 2000. He recalled how the board denied developments like Westridge, the Arbors and the Ivys, which still led to challenges later handled by the Board of Commissioners. He acknowledged that while the county has done a good job managing growth, the real issue lies with the state, which often delays infrastructure improvements by decades. He pointed out that the county is just now catching up to the needs created by developments from 2005 and warned that a jump to 7,000 new homes is too much at this time. While he supports the idea of development, he strongly recommended that it be downsized.

Public hearing closed.

Chair Harrell inquired about the funding for water, sewage and infrastructure in the development, specifically regarding traffic improvements and stormwater management. **Patrick Brooks** clarified that the project is funded through private investment, not taxpayer dollars. The developer is responsible for improvements like widening lanes, adding traffic lights and making road modifications as determined by the state's development review process. Regarding stormwater management, the developer has conducted a feasibility study (by Henry County Water Authority and Clayton County Water) to ensure the development complies with water management guidelines, including buffers and restrictions. The study showed that the costs for sewer and water infrastructure would total \$130 million for sewer and \$51 million for water, all funded privately.

Mr. Brian Wellington stated, a hydrology study will be conducted to assess and mitigate any potential impacts on local lakes and reservoirs. The development will adhere to all necessary controls to prevent negative impacts on Lake Talmadge and surrounding areas.

Commissioner Lewis provided a history of the project over the last three years. Initially, the infrastructure costs were projected to be \$300 million paid by Henry County taxpayers. However, after further discussions, it was agreed that the developer would now cover all infrastructure costs with taxpayers not being responsible for any of it. He emphasized the importance of land donations for fire and police and the need for addressing resources for the school board and education. However, he expressed concerns about the number of multifamily units in the project and proposed reducing them by

at least 1,000 units to balance the ratio of multifamily to single-family homes. He also raised an issue with the rental cap being set at 20%, suggesting a reduction to 10%, in line with current county goals.

Despite these concerns, **Commissioner Lewis** praised the transparency of the project under the current project manager. The final point that convinced Commissioner Lewis to support the project was the commercial component, particularly the potential for a new medical facility. He commended the developer for reaching out to Piedmont Henry which has agreed to discuss the possibility of bringing a hospital to the area. He believes this would address a critical need in the county, especially as Piedmont Henry is currently overwhelmed with patients from multiple surrounding counties. He concluded that the potential for this medical facility was a significant factor in his decision to support the project.

Commissioner Wilson raised concerns about the master development agreement submitted for the project, which included 550 pages of documents, with 25 pages dedicated to the development. He questioned the County Manager asking if she had read the entire development agreement. Her response was that she had not reviewed the entire document. He then asked County Attorney and she replied that she and the previous county attorneys had reviewed it.

Wilson pointed out a clause in the agreement on page 14, item I, that would exempt the development from certain development use standards, specifically the ULDC stream buffer protection which would mean no buffers around wetlands. He expressed concern that the language in the document might provide the developer with too much leeway in terms of what they can do under the 40-year development plan.

Another concern raised by **Commissioner Wilson** was regarding county services, such as public safety, that would need to service the new development. He asked who would be responsible for paying for these services, particularly since the project is expected to take 40 years to complete. He emphasized that this issue could potentially fall on taxpayers.

Commissioner Wilson also mentioned that the development's campaign contribution disclosures for 2022 listed three commissioners, while the 2024 disclosure mentioned only one. He suggested that the disclosures were not updated to reflect recent contributions, particularly to Commissioner Price, who had recused himself. Finally, Commissioner Wilson suggested that due to the complexity and volume of the documents (over 500 pages), the matter should be tabled for further review. He recommended that workshops be held to clarify the terms of the development agreement and to ensure everyone is clear on the expectations and allowances within the agreement. He concluded that more time was needed to fully review the documents before making any decisions.

Commissioner Lewis clarified that the board is voting on zoning today, not on the development agreement. He explained that the development agreement will still need to come before the board for a vote at a later time. He emphasized that there is still language that needs to be organized in the agreement and that citizens have the right to be part of the conversation about the project.

Vice Chair Robinson asked the County Manager to explain the difference between the rezoning request (which is being considered at that meeting) and the development agreement. The County Manager clarified that the rezoning request pertains to a change in zoning for the property, while the development agreement will outline specific conditions and commitments tied to the development, such as infrastructure improvements and public safety commitments. These details will be included in the conceptual plan and the development agreement will specify what the developer will be responsible for and the timelines for those commitments. For instance, land for a fire station might be allocated, which will need to be formally outlined in the development agreement.

Mr. As-Salaam, responded to the concerns about wetland buffers and stream buffers. He clarified that while these buffers may not be explicitly mentioned in the zoning documents that they are still required by Clayton County, Henry County, or the relevant authorities. He emphasized that the state minimum requirements for buffers still apply. Additionally, he noted that the zoning is just one part of the process. The developers will still need to work with local authorities, such as Henry County or Clayton County, to ensure the necessary water quality controls are in place. This includes adhering to the ULDC (Unified Land Development Code) and getting the appropriate development agreements in place to manage water quality, even if the buffers aren't explicitly outlined in the current documents.

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. **Commissioner Anglyn** seconded. The motion carried 5-1-0 with Commissioner Wilson voting in opposition.

ADJOURNMENT

Meeting was adjourned at 5:45 p.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk