

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, March 18, 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; and Stephanie Braun, 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

Proclamations/Recognitions

- A. Proclamation recognizing Women's History Month by proclaiming March 8th as Henry County Women's Economic Empowerment Day (Presenter: Amber Smith, Public Relations Specialist)
- B. Georgia Parks & Recreation Association (GPRA) Youth Basketball Championship Award (Presenter: Jonathon Penn, Executive Director)

CONSENT AGENDA

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

Capital Projects

- A. Resolution awarding Bid #25-42 for the construction of Curb & Gutter at N. Mt. Carmel Park to Bostic/Bostic Associate, LLC of Reidsville, GA in the amount of \$346,068.00 using District 5
- B. Impact Fees. (Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 1) Resolution #25-111

Fire Rescue

- A. Resolution perfecting the record of the Emergency Purchase of Two (2) Stock Saber Pumpers from Ten-8 Fire and Safety Equipment of Georgia in the amount of \$2,200,000. Funding will be from Impact Fees. (Presenter: Deron "Pat" Wilson, Interim Fire Chief)(Exhibit 2) Resolution #25-112
- B. Resolution accepting a donation of Three (3) Wag 'N O2 Pet Oxygen Mask Kits from Rescue Ranch Pups. (Presenter: Deron "Pat" Wilson, Interim Fire Chief)(Exhibit 3) Resolution #25-113
- C. Resolution approving the purchase of Fire Department Uniforms utilizing Hall County Contract with Nafeco (not to exceed an amount of \$300,000). Funds are available in Henry County Fire Rescue operational budget. (Presenter: Deron "Pat" Wilson, Interim Fire Chief) (Exhibit 4) Resolution #25-114

SPLOST

- A. Resolution to authorize the acquisition of 6,340.49 square feet of Right-of-Way, 1,338.27 square feet of Permanent Easement, 1,292.89 square feet of Temporary Easement, and 2,265 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 25) (Presenter: Roque Romero, SPLOST Director)(Exhibit 5) Resolution #25-115
- B. Resolution to authorize the acquisition of 2,042 square feet of Right of Way, 277 square feet of Temporary Easement, and 4,651 square feet of Driveway Easement, more or less, in Land Lot 111 of the 6th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provision of O.C.G.A. Section 32-3-4 through Section 32-3-19 (Mill Road Widening Project - Parcel 13) (Presenter: Roque Romero, SPLOST Director)(Exhibit 6) Resolution #25-116

(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

Commissioner Dee Anglyn made a motion to walk on a 30-day Moratorium on all applications seeking to rezone property to a residential zoning designation as defined by the County's Unified Land Use Development Code (ULDC); **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0.

Mr. Toussiant Kirk, Planning and Zoning Director read the following moratorium language into the record:

Given the volume of residential rezoning applications, I would like to suggest this board enact a moratorium on residential rezoning applications and conditional use applications for conservation subdivisions. The Board would like to delay acceptance of further rezoning applications to residential zoning districts until it receives, considers and implements the recommendations of TSW (consultant) and County staff regarding necessary changes to the ULDC to ensure it and the 2045 Comprehensive Plan align. Because the Board believes it critical that it have sufficient time to receive, review and implement the forthcoming land use recommendations from County staff and TSW, the Board believes it both desirable and appropriate to impose a temporary (30 day) moratorium prohibiting acceptance of new rezoning applications to the RA, R-1, R-2, R-3, R-4, R-5, RS, RD, RM, RMH and MU zoning designations; and the Board currently contemplates that this short-term moratorium will be followed by a longer moratorium following a Zoning Procedures Law compliant public hearing. It is currently contemplated that this public hearing will occur at the Board's regular meeting on April 15, 2025 (6:30 p.m.). Ordinance #25-5

Commissioner Dee Anglyn explained the moratorium will allow necessary changes to be made to the ULDC to align to the 2045 Comprehensive Plan.

Commissioner Johnny Wilson asked about ZAB applications.

Cheri Hobson-Matthews noted that pending applications will be heard (currently between 30-40 pending), but no new applications will be accepted during the moratorium.

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

REGULAR AGENDA

SPLOST

- A. Resolution approving the design services for SR 81 Road Widening (Phase II).
(Presenter: Roque Romero, SPLOST Director)(Exhibit 7) Resolution #25-117

SPLOST Director Roque Romero presented a resolution for design services for SR 81 widening (Phase II) which would be from Bethany Road to Keys Ferry Road. Staff recommends approval of Heath and Lineback in the amount \$3.7 million for the design services. The project is part of Phase II of the SR 81 improvements and follows notification from the Georgia Department of Transportation expressing interest in a Project Framework Agreement, which the Henry County Board of Commissioners approved on October 3, 2024.

The Purchasing Department issued RFQ #24-37, where 12 proposals were submitted and evaluated. Heath & Lineback was the top-ranked firm, offering a design services fee of \$3,783,750.00. Of this amount, \$1.6 million will be covered by federal funding, with the remaining \$2,183,750.00 being paid from Henry County's SPLOST VI project funds. The resolution seeks the Board's approval to proceed with Heath & Lineback for the design work.

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

Annexations

- A. **AX-25-02 (Not a Public Hearing)**

The City of Stockbridge has received a request for annexation of property at 2251 Highway 42 North, consisting of 3.6 +/- acres in Land Lot 31 of the 7th District. **District 4** (Presenter: Toussaint Kirk, Executive Director)(Exhibit 8) Resolution #25-118

Kenta Lanham presented the annexation request. The City of Stockbridge is proposing the annexation of a 3.6-acre parcel at 2251 Highway 42 North from unincorporated Henry County.

The property, currently zoned as County M-1 (Light Manufacturing), would be rezoned to City of Stockbridge OI (Office Institutional) to support the establishment of a specialty school offering life skills training. Additionally, the land use designation would shift from Henry County's High Density Suburban (allowing up to 8 dwelling units per acre) to the City's Low Density Mixed Use (1 to 3.99 dwelling units per acre).

The Planning and Zoning staff expressed concerns about this proposal, highlighting that the annexation, rezoning and comprehensive plan amendment would authorize a land use significantly different from what is currently allowed under Henry County's plan. Furthermore, the shift in jurisdiction could complicate emergency fire service delivery, as Henry County provides fire services, but may not have access to crucial permit approvals managed solely by the city. Overall, the staff concludes that the proposed changes present substantial functional and planning challenges.

Chair Harrell asked what would stop the city from using the location for manufacturing or

warehouse purposes if the school did not work out.

Kenta Lanham said the existing property is established for a school and the request would be changing that M1 designation to an OI designation, as well as the Land Use Map which allows for additional mixed uses, such as commercial or residential – but not a warehouse.

Commissioner Price recommended following staff recommendations.

Commissioner Michael Price made the motion to object to the request; **Commissioner Dee Anglyn** seconded. The motion carried 6-0-0.

A. AX-25-03 (Not a Public Hearing)

The City of Stockbridge has received a request for annexation of property at 1448 and 1468 Flippen Road, consisting of 21.771 +/- acres in Land Lots 11 and 12 of the 6th District. District 2 (Presenter: Toussaint Kirk, Executive Director)(Exhibit 9) Resolution #25-119

Kenta Lanham presented the next request for annexation and rezoning for 21.771 acres on Flippen Road into City of Stockbridge. The purpose is to allow for a townhome and city family detached development consisting of 23 single family lots and 136 townhomes.

The land is currently zoned as Residential-Agricultural (RA) in unincorporated Henry County, is proposed to be rezoned to a Planned Unit Development (PUD) within the city. The plan includes 23 single-family lots and 136 townhome units, resulting in a net density of 7.3 dwelling units per acre. This represents a shift from the County's Medium Density Suburban designation (allowing up to 4 du/acre) to the City's Medium Density Residential (4 to 7.99 du/acre).

The Planning and Zoning staff raise concerns about the substantial changes in land use, increased housing density and the associated impact on infrastructure and emergency services. Since Henry County provides fire services for the city, increased density could strain resources, especially as the city handles permit reviews independently. The staff concludes that the proposed annexation, rezoning and comprehensive plan amendment would significantly alter land use patterns and place an undue burden on fire service delivery.

Vice Chair Neat Robinson made the motion to object to the request; **Commissioner Dee Anglyn** seconded. The motion carried 6-0-0.

County Manager Comments

No comments

PUBLIC COMMENT

No speakers

ADDED: Executive Session RE: Real Estate

Vice Chair Neat Robinson made the motion to enter into executive session at 7:43 p.m.; **Commissioner Dee Anglyn** seconded. The motion carried 6-0-0.

ADDED: Reconvene from Executive Session

Commissioner Dee Anglyn made the motion to reconvene from executive session at 8:04 p.m.; **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0.

ADDED: Approval of affidavit and resolution pertaining to executive session

Commissioner Dee Anglyn made the motion approve the affidavit and resolution from executive session; **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0.

Resolution of the Henry County Board of Commissioners rescinding Resolution #23-176 (approval of an IGA with Henry County Development Authority (HCDA) for the provision of services approved on June 20, 2023). Note: 200 acres adjacent to airport for data center. Resolution #25-120

County Manager Cheri Hobson-Matthews presented the resolution to rescind resolution #23-176 for 201 acres owned by Henry County.

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

Upcoming Meetings and Events

- A. April 1, 2025 at 9:00 a.m. is a regularly scheduled BOC Meeting
- B. April 15, 2025 at 6:30 p.m. is a regularly scheduled BOC Meeting

ADJOURNMENT

Meeting adjourned at 8:07 p.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk