



**HENRY COUNTY
BOARD OF
COMMISSIONERS**

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**DISTRICT I
COMMISSIONER**
Johnny Wilson

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COMMISSIONER**
Neat Robinson

**DISTRICT III
COMMISSIONER**
Dee Anglyn III

**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

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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, June 17, 2025**

BOC Present: Chair Carlotta Harrell; Vice Chair Neat Robinson; Commissioner(s) Johnny Wilson, Dee Anglyn, 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. Invocation
- IV. Pledge of Allegiance
- V. Call to Order

ANNOUNCEMENT #1: The following Planning & Zoning items were advertised for the June 17, 2025 BOC Meeting, but have been **removed by the Applicant**:

B. COMP-AM-24-02 (Removed)

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

C. RZ-24-07 (Removed)

O 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**

D. COMP-AM-24-06 (Removed)

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**

E. RZ-24-20 (Removed)

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**

Announcement #2: that there will be a walk-on item:

- (1) Resolution approving an appointment to the Henry County Board of Tax Assessors (due to the resignation of Board Member Lloyd Smikle)

Announcement #3: 3 condemnations are being removed from the agenda tonight: (Jonesboro Road – Parcel 40, Parcel 43 and Parcel 45).

VI. Presentation

- A. Presentation from Dr. John Pace III, Superintendent of Henry County School District

ADDED ITEM: Resolution appointing a member to fill the unexpired term of Lloyd Smikle.
Term: June 17, 2025 – March 1, 2029

VOTE: Commissioner Lewis made a motion to approve Irvin K. Culpepper, Jr.; Commissioner Price seconded. The motion carried 6-0-0.

Resolution #25-199

VII.

CONSENT AGENDA

(County Manager to read Consent Agenda)

Police Department

- A. Resolution accepting an allocation in the amount of \$3,000.00 from the United States Secret Service, Atlanta Field Office, for the Henry County Police Department's participation in the Cyber Fraud Task Force, Digital Evidence Forensics Lab. *(Presenter: Captain William Powell, HCPD)(Exhibit 1)*
[Resolution #25-200](#)

SPLOST

- A. Resolution approving the contribution of fixed assets to the Henry County Water Authority (HCWA) in the amount of \$83,842.00 and authorizing the Chair or County Manager to execute all necessary documents for conveyance of fixed assets relating to the construction of the N. Mt. Carmel Park Recreation Center. **District 5.** *(Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 2)*
[Resolution #25-201](#)
- B. Resolution approving the contribution of fixed assets to the Henry County Water Authority (HCWA) in the amount of \$409,054.00 and authorizing the Chair or County Manager to execute all necessary documents for conveyance of fixed assets relating to the construction of the Henry County Aquatic Center. **Countywide.** *(Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 3)*
[Resolution #25-202](#)
- C. Resolution to authorize the acquisition of 625.56 square feet of right of way, a permanent easement of 2,742.59 square feet, and a driveway easement of 3,154.81 square feet, more or less, in Land Lot 204, 2nd District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-19 **(Bill Gardner Parkway Widening Parcel 65) District 1 (TSPLOST).** *(Presenter: Roque Romero, SPLOST Director)(Exhibit 4)*
[Resolution #25-203](#)
- D. Resolution to authorize the acquisition of 5,494.41 square feet of right of way, a permanent easement of 189.72 square feet, a temporary easement of 2,642.97 square feet, and a driveway easement of 1,916.04 square feet, more or less, in Land Lot 153 7th District Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-

19 (SR 81 Parcel 23, District 1 and District 3) (TSPLOST) - Archland Property LLC.
(Presenter: Roque Romero, SPLOST Director)(Exhibit 5)
[Resolution #25-204](#)

- E. Resolution to authorize the acquisition of 2,500.07 square feet of right of way, more or less, in Land Lot 106 of the 6th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-19 **(Jonesboro Road Widening Project, Parcel 3) TSPLOST District 5.** (Presenter: Roque Romero, SPLOST Director)(Exhibit 6)
[Resolution #25-205](#)
- F. Resolution to authorize the acquisition of 1,442.96 square feet of right of way, a permanent easement of 5,931.88 square feet, a temporary easement of 4,685.43 square feet, and a driveway easement of 1,582.00 square feet, more or less, in Land Lot 107 of the 6th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-19 **(Jonesboro Road Widening Parcel 10)(TSPLOST) District 5).** (Presenter: Roque Romero, SPLOST Director)(Exhibit 7)
[Resolution #25-206](#)
- G. Resolution to authorize the acquisition of 4,756.17 square feet of right of way, a permanent easement of 3,096.99 square feet, a temporary easement of 469.53 square feet, and a driveway easement of 1,123.90 square feet, more or less, in Land Lot 109 of the 6th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-19 **(Jonesboro Road Widening, Parcel 40) (TSPLOST) District 5).** (Presenter: Roque Romero, SPLOST Director)(Exhibit 8)
- H. Resolution to authorize the acquisition of 6,960.96 square feet of right of way, a permanent easement of 3,425.86 square feet, a temporary easement of 2,228.02 square feet, and a driveway easement of 1,431.47 square feet, more or less, in Land Lot 109 of the 6th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-19 **(Jonesboro Road Widening, Parcel 43 (TSPLOST) District 5).** (Presenter: Roque Romero, SPLOST Director)(Exhibit 9)
- I. Resolution to authorize the acquisition of 4,844.25 square feet of right of way, a permanent easement of 4,584.70 square feet, and a driveway easement of 1,889.86 square feet, more or less, in Land Lot 109 of the 6th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-19 **(Jonesboro Road**

~~Widening, Parcel 45 (TSPLOST) District 5). (Presenter: Roque Romero, SPLOST Director)(Exhibit 10)~~

- J. Resolution to authorize the acquisition of a permanent easement of 1,760.88 square feet and a driveway easement of 3,649.00 square feet, more or less, in Land Lot 109 of the 6th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-19 **(Jonesboro Road Widening, Parcel 50 (TSPLOST) District 5)**. (Presenter: Roque Romero, SPLOST Director)(Exhibit 11)
[Resolution #25-207](#)
- K. Resolution to authorize the acquisition of 6,316.60 square feet of right of way, a permanent easement of 5,356.59 square feet, and a driveway easement of 840.00 square feet, more or less, in Land Lot 110 of the 6th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-19 **(Jonesboro Road Widening Parcel 61) (TSPLOST) District 5**. (Presenter: Roque Romero, SPLOST Director)(Exhibit 12)
[Resolution #25-208](#)
- L. Resolution to authorize the acquisition of 291.83 square feet of right of way, a permanent easement of 840.22 square feet, and a driveway easement of 1,282.44 square feet, more or less, in Land Lot 110 of the 6th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-19 **(Jonesboro Road Widening, Parcel 69) (TSPLOST) District 5**. (Presenter: Roque Romero, SPLOST Director)(Exhibit 13)
[Resolution #25-209](#)
- M. Resolution to authorize the acquisition of 1,142.74 square feet of right of way, and a permanent easement of 3,255.21 square feet, more or less, in Land Lot 110 of the 6th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-19 **(Jonesboro Road Widening, Parcel 76) (TSPLOST) District 5**. (Presenter: Roque Romero, SPLOST Director)(Exhibit 14)
[Resolution #25-210](#)

- N. Resolution to authorize the acquisition of a permanent easement of 1,759.46 square feet, more or less, in Land Lot 111 of the 6th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-19 **(Jonesboro Road Widening, Parcel 90) (TSPLOST) District 5** *(Presenter: Roque Romero, SPLOST Director)(Exhibit 15)*
[Resolution #25-211](#)

(This Ends The Consent Agenda)

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

REGULAR AGENDA

VIII. Animal Control

- A. An ordinance by the Henry County Board of Commissioners amending Chapter 3-4 – Public Safety, Subchapter 1: Animals, Article IV – Disposition, to require the microchipping of impounded animals. *(Presenter: Michael Hobgood, Animal Control Director)(Exhibit 16)*

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

[Ordinance #25-7](#)

- B. **(Public Hearing)** for Dangerous Dog Classification *(Presenter: Capt. Michael Hobgood, Animal Control Director)(Exhibit 17)*

Commissioner Wilson made a motion to deem the dogs as dangerous dogs; Commissioner Anglyn seconded. The motion carried 6-0-0.

[Resolution #25-212](#)

(Note: See additional action taken regarding this item further down on agenda – after Planning & Zoning).

IX. Community Development Block Grant (CDBG)

- A. **Public Hearing** to receive public comments on the proposed FY 2025-2029 Consolidated Plan and FY2025 Annual Action Plan *(Presenter: Shannan Sagnet, Executive Director)(Exhibit 18)* No vote required.

X. SPLOST

- A. Resolution of the Board of Commissioners approving a bid award for the Resurfacing of Various Roads to Blount Construction Company in the amount of \$11,945,557.75. Districts 2, 3, and 4 SPLOST VI. *(Presenter: Roque Romero, SPLOST Director)(Exhibit 19)*
Vice Chair Robinson made a motion to approve; Commissioner Price seconded. The motion carried 6-0-0.
Resolution #25-213
- B. Resolution approving Construction Contract with Georgia Department of Transportation for Rock Quarry Road Widening Project. **TSPLOST District 4.** *(Presenter: Roque Romero, SPLOST Director)(Exhibit 20)*
Commissioner Price made a motion to approve; Commissioner Lewis seconded. The motion carried 6-0-0.
Resolution #25-214
- C. Resolution approving the bid award for the construction of Rock Quarry Road Widening to Wilson Construction Management in the amount of \$35,297,995.00. **TSPLOST District 4** *(Presenter: Roque Romero, SPLOST Director)(Exhibit 21)*
Commissioner Price made a motion to approve; Vice Chair Robinson seconded. The motion carried 6-0-0.
Resolution #25-215
- D. Resolution approving the Henry County Water Authority utility relocation estimated cost for Henry Parkway @ Henry Connector **District 5** in the amount of \$258,695.10. *(Presenter: Roque Romero, SPLOST Director)(Exhibit 22)*
Commissioner Lewis made a motion to approve; Commissioner Price seconded. The motion carried 6-0-0.
Resolution #25-216

XI. Planning & Zoning

- A. **MC-25-01 (Public Hearing)**
Vista Residential Partners, LLC of Atlanta, GA requests a modification to zoning conditions for property on Jonesboro Road in Land Lot 112 of the 6th District. The property consists of 33.34 +/- acres and the request is to modify the conditions. **District 4** *(Presenter: Kenta Lanham Planner III)(Exhibit 23)*
Commissioner Price made a motion to approve (with conditions); Commissioner Lewis seconded. The motion carried 6-0-0.
Resolution #25-217

B. ~~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 24)~~

C. ~~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 25)~~

D. ~~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: Kenta Lanham, Planner III)(Exhibit 26)~~

E. ~~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** (Presenter: Kenta Lanham, Planner III)(Exhibit 27)~~

ADDED/Additional action taken on Animal Control Item, re: Dangerous Dogs:
Attorney Rachel Mack requested a motion to reconsider the previous action taken on the Dangerous Dog determination in order to correct the record.

Vote: Commissioner Lewis made a motion to reconsider the previous action related to the dangerous dog hearing; Commissioner Price seconded. The motion carried 6-0-0.

Vote: Vice Chair Robinson made a motion to return the female dog, named Beauty, to the owner with stipulations from the Henry County Animal Control and for the male dog, named Beast, to be taken under the care of Animal Control; Commissioner Price seconded. The motion failed 2-4-0, with Chair Harrell, and Commissioner(s) Wilson, Anglyn, and Lewis voting in opposition.

Vote: Chair Harrell made a motion to classify the female dog, named Beauty, and the male dog, named Beast, as dangerous dogs -- and called for their euthanization by Animal Control; Commissioner Wilson seconded. The motion carried 4-2-0 with Vice Chair Robinson and Commissioner Price voting in opposition.

XII. County Manager Comments

XIII. Public Comments No one signed up

XIV. Approval of Minutes

A. May 28, 2025 BOC Meeting Minutes

B. June 3, 2025 BOC Meeting Minutes

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

XV. Upcoming Meetings & Events:

A. July 1, 2025 at 9:00 a.m. is a regularly-scheduled BOC Meeting

B. July 15, 2025 at 6:30 p.m. is a regularly-scheduled BOC Meeting

XVI. Adjournment

8:35 p.m.

