

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, June 17, 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

Chair Harrell made the following ANNOUNCEMENTS:

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)

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**

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 5**

Announcement #2: Added: 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: Three (3) condemnations are being removed from the agenda tonight: (Jonesboro Road – Parcel 40, Parcel 43 and Parcel 45).

PRESENTATION

Dr. John Pace III, Superintendent/Henry County School District, provided an update on the state of Henry County Schools emphasizing the district's ongoing progress and deep partnership with the broader Henry County community and government. He began by acknowledging the leadership of the award-winning Henry County Board of Education, which was named the 2023-2024 Governance Team of the Year in Georgia. He introduced all current board members and expressed pride in the school district's mission and strategic direction.

Henry County Schools is the 8th largest district in Georgia, with a projected enrollment of 43,497 students across 53 schools for the 2025–2026 school year. The district employs over 6,000 people, making it the largest employer in Henry County. Dr. Pace underscored the district's commitment to delivering a world-class education guided by a community-inspired strategic plan focused on four priority outcomes: equitable opportunities, universal access,

responsible stewardship and an exceptional workforce.

Academic performance continues to trend upward. The district's graduation rate increased to 86.8% in 2024, outperforming the state average. The Class of 2025, with nearly 3,700 graduates, collectively secured more than \$94 million in scholarships — a \$31 million increase from the previous year. Preliminary Georgia Milestones data for the 2024–2025 year show gains in literacy, math, and science, with several schools recognized as “Literacy Leaders” and “Masters of Mathematics.”

Dr. Pace emphasized the importance of real-time student performance data over historical rankings, comparing the reliance on outdated school data to judging a sports team by an old season record.

To maintain learning momentum, Henry County Schools offers summer learning opportunities, including:

- Early Kindergarten programs to strengthen literacy and numeracy
- Summer Bridge programs for grades 3–8
- Credit recovery and acceleration options for high school students
- Enrichment in STEM and fine arts

These initiatives ensure students continue building academic strength year-round.

Facilities upgrades are also underway, including additions at Dutchtown Middle School and Ola Middle School, and a new transportation facility on the west side of the county. A new elementary school is scheduled to open in Fall 2027 to support the Locust Grove Cluster. A major highlight is the construction of the Henry County STEM High School, opening in Fall 2027, which will serve as the capstone of a districtwide K–12 STEM pipeline, fostering skills in engineering disciplines from an early age.

Dr. Pace also addressed the critical link between attendance and achievement, noting that chronic absenteeism in early grades (Pre-K to 2nd) drastically reduces the likelihood of reading proficiency by third grade, and increases the risk of dropping out by four times. He called on the community to help shift the post-COVID mindset that school is optional.

The safety, security, and wellness of students and staff remains a top priority. Investments include:

- School Resource Officers
- Mental Health & Wellness Facilitators in every school
- CARE Teams
- Controlled access systems and camera surveillance
- Anonymous tip lines and safety check-ins through HenryCares

These systems are bolstered by a continued strong partnership with the Henry County Police Department and County Commissioners, particularly around school safety and resource officer

collaboration.

In closing, Dr. Pace reiterated Henry County Schools' commitment to preparing every student for a bright and successful future, reminding the community that "bright futures begin at HCS."

CONSENT AGENDA

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

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

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)*

The proposed ordinance amends the existing code to require microchipping of all impounded animals prior to owner reclaim. By implanting a tiny, inert microchip—undetectable to the animal and only readable via scanner—animal control officers can quickly verify ownership and return strays to their homes without shelter intake, thereby reducing stress for pets and owners and lowering shelter intake and associated costs. Currently, every animal adopted from the county shelter is microchipped, and officers carry scanners in their vehicles; the new requirement would extend this practice to reclaimed animals at a nominal fee of \$10 per procedure. In 2024, officers processed 524 owner reclaims—an increase over 2020—demonstrating the program’s capacity to improve outcomes and save lives.

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)*

Captain Hobgood, Animal Control Director, came forward to present. He provided explanation as to what a Dangerous Dog classification is and why the public hearing is necessary.

Chair Harrell had to step out of the meeting briefly. Vice Chair Robinson called the Public Hearing to order.

Public Hearing (10 minutes each side)

Captain Hobgood, Animal Control, provided the facts of the case:

- On 06/28/2024, an Animal Control Officer was dispatched out to 198 Summerfield Lane McDonough, GA 30253 in reference to an unrestrained dog that was creating a nuisance. A verbal warning was then given to Ms. Adorno. On 04/07/2025, an Animal Control Officer was dispatched to a dog bite at 198 Summerfield Ln. Victim stated that the two dogs that resided at 198 Summerfield Ln. were unrestrained, charged him as he walked on the road and bit him. The bite was a small puncture wound. The dogs were placed on an in-home quarantine for the 10-day requirement.
- On 08/06/2024, an Animal Control Officer was notified to contact Ms. Adorno. She said that her two pitbulls were missing from her home. A report was written to document the incident.
- On 03/06/2025, an Animal Control Officer was notified to call an anonymous complainant about the two dogs from 198 Summerfield Ln. Both dogs were unrestrained and running through the neighborhood. The officer issued another verbal warning to Ms. Adorno when he verified the dogs were contained.
- On 04/24/2025, an Animal Control Officer was dispatched to 204 Summerfield Ln. for a dog bite. The victim was walking from his mailbox to his home and the two pitbulls attacked him. The victim sustained visible injuries. There is video of this incident.
- On 04/25/2025, an Animal Control Officer was dispatched to 198 Summerfield Ln. in reference to their pitbulls running unrestrained again. In this instance, the dogs broke through a screened door to attack a couple walking their dog. Due to confusion about the current quarantine hold, the owner was allowed to keep the dogs to continue the in-home quarantine. A citation was issued for Failure to Restrain. There is video evidence of this attack.
- On 04/28/2025, the original Animal Control Officer from the quarantine hold was notified of the follow-up violation which violated the home quarantine. This Animal Control Officer proceeded to the owner's home to collect the dogs. After having to call the police department due to the belligerent dog owner, the dogs were placed in the truck and taken to the shelter. 3 citations were issued: Allowing Dogs to Become a Nuisance, Failure to Vaccinate, and Hindrance of an Animal Control Officer.
- On 05/06/2025, the owner came to the shelter to reclaim their dogs. It was explained that due to the continued issues and aggression by the dogs, they will have to be deemed as dangerous. The Field Services Supervisor advised that if she would sign over possession of the male dog, since it was the primary aggressor, we would allow her to reclaim the female dog. The only restriction was that she would have to follow the same requirements as outlined for "dangerous dogs". The owner refused to separate the pair. She also requested this hearing to object to the classification of her dogs as being deemed "dangerous dogs".

Ms. Geisha Adorno (dog owner) presented her facts:

- Ms. Adorno's family moved here from Florida about a year ago and she is a first-time pet owner of two dogs (Beauty/female Pitbull; and Beast/male Pitbull).
- She did not realize the dogs were required to receive shots each year (so they were not up-to-date on their vaccines).
- Ms. Adorno's niece, who is younger and has autism, moved in with the family in December and has been the one responsible for accidentally letting the dogs out.
- Ms. Adorno did not want to neuter the male, but now understands that might be the cause of it being a little more aggressive.
- She requested that the Board allow her to keep the female, Beauty, and stated that she is not an aggressive dog and has never bit anyone.

Bert Merchant, Animal Care and Control Shelter Supervisor, was asked by the Board to come forward and speak about the dogs' behavior while they have been housed at the facility. He stated that they have shown some aggressive type behavior, and referred to them as "resource guards".

The Board of Commissioners took the information provided into consideration and Chair Harrell called for a vote.

Commissioner Wilson made a motion to deem both 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).

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*)

Ms. Sagnet, Executive Director, came forward to present. The Consolidated Plan describes Housing, Homeless, and Community Development needs and strategies for providing Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Program assistance for improvements.

The Consolidated Plan considers the demographics and incomes of Henry County residents, the condition of the local housing stock, and the cost of housing. The Annual Action Plan (AAP) describes specific projects in which the County proposes to utilize CDBG and HOME funds to carry out priorities established in the County's Consolidated Plan. The Annual Action Plan also provides an evaluation and update on the previous program years funding and activities.

Ms. Sagnet went over the citizen's participation to date in order to gather information on the mission, populations served and unmet needs of agencies and clientele.

On Tuesday, May 13, 2025, the U.S. Department of Housing and Urban Development announced the FY 2025 funding allocations for Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding:

Proposed FY2025 CDBG funding	\$1,175,509
Public Facilities Infrastructure Improvements	\$490,509
Housing Rehabilitation	\$200,000
Public Housing Modernization	\$75,000
Public Services	\$175,000
Planning and Administration	\$235,000
UNEXPENDED CDBG Funding	
Reprogram: FY 2022 & FY 2023 Economic Development- Façade Improvements (\$150,000) to Public Facilities and Infrastructure Improvements	
Proposed FY2025 HOME funding	\$450,812.87
Administration Cost	\$45,000.00
Community Housing Development Organizations	\$405,812.87

Raven Bodine, Community Development Specialist II, came forward and presented an update on the current projects: Greenview Homes Subdivision and W. King Road in Hampton.

The Public Hearing was called to order. No one came forward to speak and it was concluded. No vote is necessary this evening and this item will come back during the first meeting in August for a vote.

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)*

Mr. Romero, SPLOST Director, came forward to present.

The resurfacing project includes work in Districts 2, 3, and 4. District 2 will receive \$5,710,705.85 for resurfacing 50 roads; District 3 will receive \$2,458,977.36 for resurfacing 30 roads; and District 4 will receive \$3,775,874.54 for resurfacing 23 roads. A lot of the roads will be done with full-depth reclamation (FDR) which can take about a week to do.

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*)

Mr. Romero, SPLOST Director, came forward to present. He stated that TSPLOST was approved by voters in November 2021, and Rock Quarry Road Widening is an approved TSPLOST Major Transportation Project. The low bid construction cost of this project is \$35,297,995.00, and the total funding to be appropriated by GDOT is \$20,400,794.00. Any amount above and beyond the \$20,400,794.00 will be funded by the TSPLOST project account for Rock Quarry Road (TSP1106). Staff recommends authorization of the Board of Commissioners for the Chair to sign the Georgia Department of Transportation Construction Agreement for the Rock Quarry Road Widening Project.

Mr. Romero added that an amendment needed to be made to the resolution presented tonight. Henry County is required to pay \$30,000.00 to Georgia Department of Transportation for the Construction Oversight of the project and that detail was inadvertently left off.

Commissioner Price made a motion to approve (as amended); **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*)

Mr. Romero, SPLOST Director, came forward to present. Mr. Romero stated that Wilson Construction Management provided the lowest bid in the amount of \$35,297,995.00.

Funding for this project will be appropriated as follows:

- \$20,400,794.00 Georgia Department of Transportation
- \$10,897,201.00 TSPLOST Account (TSP1106)
- \$ 4,000,000.00 City of Stockbridge Intergovernmental Agreement

Mayor Anthony Ford, City of Stockbridge, came forward to say a few words about the collaboration between the city and the county. He added that this will connect two major streets (138 Henry North Boulevard and East Atlanta Parkway), but it will also assist in getting citizens to our hospital, Piedmont Henry.

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*)

Mr. Romero, SPLOST Director, came forward to present. Henry Parkway @ Henry Connector is an approved SPLOST VI, District 5 Intersection Improvement Project. Due to the construction of Henry Parkway @ Henry Connector Intersection Improvement Project, HCWA will be required to relocate a portion of its facilities.

Funding for the estimated cost to relocate HCWA's utilities is available in the following accounts:

- HCWA District 5 Revenue Savings Bonds - \$129,347.55
- City of McDonough Intergovernmental Agreement - \$129,347.55
- Total Estimated Cost of HCWA utility relocation - \$258,695.10

Commissioner Lewis made a motion to approve; **Commissioner Price** seconded. The motion carried 6-0-0. Resolution #25-216

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*)

Kenta Lanham, Planner III, came forward to present. The property is located north of Jonesboro Road and west of the intersection of Cason Way and Mount Carmel Road, currently zoned Mixed Use (MU) as of June 2022 for the purpose of an apartment/commercial development. The request tonight is to modify those existing zoning conditions as it relates to the commercial spaces fronting Jonesboro Road and the elimination of 46 apartment units, as well as incorporating a green space plan between the commercial space and the apartments. The request is also to modify the language for the drive-thru requirement to allow a little more flexibility regarding the use of specialty stores and shops. (Elevations were shown). Elements of the green space plan shows the seating area, native tall grasses, lights, outdoor tables and chairs, cornhole boards and a water fountain.

Staff does recommend denial of the applicant's request, as proposed, and instead approval of some modified conditions (listed as #1, 3, 8, 12, 19, 20 and 25) as shown on the presentation.

Public Hearing

Chair Harrell called the Public Hearing to order.

(In Favor):

1) Alex Brock, with Smith, Gambrell & Russell law firm (representing the applicant). Spoke about the requested changes, but stated that the main change is the updated site plan as well as the greenspace concept plan. He stated that they are proposing to activate the green space in between Phase One and Phase Two, and the intent is to draw residents from the multifamily towards the commercial to make it more interactive with commercial and create pedestrian connectivity in between the two uses. He added that Phase Two in the original 2022 approval contemplated two mixed use buildings consisting of approximately 32,000 square feet of commercial with 46 residential units over the top of the commercial uses with two additional retail parcels. They have had some difficulty in gaining interest for the development of the residential units over the commercial so they would like to remove those units. He reiterated that the main changes are the update to the site plan, as well as the greenspace concept plan.

(In Opposition):

No one came forward to speak.

The Public Hearing was concluded.

Chair Harrell asked staff about the NAICS numbers listed on the proposed Resolution, and **Mr. Lanham** explained that the codes grant and categorize some of the uses of snack and non-alcoholic beverage bars. This includes establishments preparing or serving specialty snacks such as ice cream, frozen yogurt, cookies, popcorn and non-alcoholic beverages such as coffee, juice and soda for consumption of the near premises.

Commissioner Price made a motion to approve; **Commissioner Lewis** seconded. The motion carried 6-0-0. Resolution #25-217

B. (Removed by Applicant) 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. (Removed by Applicant) 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. (Removed by Applicant) 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)~~

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 perfect the record as it pertains to the intent of the Board.

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.

County Manager Comments

No comments.

Public Comments

No one signed up to speak.

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.

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

Adjournment
8:35 p.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk