



**HENRY COUNTY
BOARD OF
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**DISTRICT I
COMMISSIONER**
Johnny Wilson

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COMMISSIONER**
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COMMISSIONER**
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**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
9:00 AM, Tuesday, July 1, 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; Candance Brown; Deputy 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
 - A. ANNOUNCEMENT #1: The following Planning & Zoning item was advertised for the July 1, 2025 BOC Meeting, but has been removed by Staff:
 - A. AP-25-01 (Removed)
Remigius Idaewor of Ellenwood, GA, requests an appeal to the denial of a conditional use for property located at 585 Scarborough Road in Land Lot 222 of the 12th District. The property consists of 0.573 +/- acres and the request is for the appeal of the Zoning Advisory Board denial for a non-home occupation personal care home. **District 2**

ANNOUNCEMENT #2: We have Executive Session listed on tonight's agenda, but we will be adding "Discussion of Information - exempted by OCGA 50-18-72(a)(25)".

VI. Proclamations/Recognitions

- A. Employee anniversary recognitions (*Presenter: Holly Lafontaine, HR Director*)

VII. CONSENT AGENDA

Financial Services

- A. Resolution authorizing surplus and disposal of furniture and equipment.
(*Presenter: Susan Harris, Purchasing Deputy Director*)(*Exhibit 1*)
[Resolution #25-218](#)

Risk Management

- A. Resolution accepting a grant from the Association County Commissioners of Georgia (ACCG) in the amount of \$10,000.00 for the Henry County Department of Human Resources and Risk Management.(*Presenter: Holly Lafontaine, HR Director*)(*Exhibit 2*)
[Resolution #25-219](#)

(This Ends the Consent Agenda)

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

REGULAR AGENDA

VIII. Capital Projects

- A. Resolution approving a contract with Prime Contractors, Inc. for the addition to and renovation of the Judicial Annex Building, through Sourcewell EZIQC Contract No. GA-ST02-040820-PCI, in the amount of \$9,244,901.10, utilizing Capital Improvement Plan (CIP) Funds. *(Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 3)*

Commissioner Lewis made a motion to approve; Commissioner Anglyn seconded. The motion carried 5-1-0 with Commissioner Wilson voting in opposition.

Resolution #25-220

IX. SPLOST

- A. Resolution approving the purchase of One (1) Pierce Saber Pumper, One (1) Pierce Enforcer TDA (Tractor Drawn Aerial), and One (1) Braun Liberty Ambulance from Ten-8 Fire & Safety, LLC in the amount of \$3,479,680 to equip Henry County Fire Station No. 18, located on Harold Drive in **District 4**. Funding is available through SPLOST VI (SP6002). *(Presenters: Lynn Planchon, Capital Projects Director and Deron "Pat" Wilson, Fire Chief)(Exhibit 4)*

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

Resolution #25-221

- B. Resolution approving the award for design services of Hampton-Locust Grove Road Widening (from State Route 20 - State Route 155) to NV5 Engineers and Consultants, Inc. in the amount of \$3,993,660.00. **District 1**, SPLOST VI. *(Presenter: Bert Bivins, Deputy SPLOST Director)(Exhibit 5)*

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

Resolution #25-222

- C. Resolution approving the award for design services of Peeksville Road at Old Jackson Road (Intersection Improvement Project) to Croy Engineering, LLC in the amount of \$250,000.00. **District 1**, SPLOST VI *(Presenter: Bert Bivins, Deputy SPLOST Director)(Exhibit 6)*

Commissioner Wilson made a motion to approve; Commissioner Price seconded. The motion carried 6-0-0.

Resolution #25-223

- D. Resolution approving a bid award for the design of Racetrack Road at Travis Drive (Intersection Improvement Project) to Croy Engineering, LLC in the amount of \$335,000.00. **District 3, District 5**, SPLOST VI (*Presenter: Bert Bivins, Deputy SPLOST Director*)(*Exhibit 7*)

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

Resolution #25-224

X. Planning & Zoning

A. **AP-25-01 (Public Hearing)**

~~Remigius Idaewor of Ellenwood, GA, requests an appeal to the denial of a conditional use for property located at 585 Scarborough Road in Land Lot 222 of the 12th District. The property consists of 0.573 +/- acres and the request is for the appeal of the Zoning Advisory Board denial for a non-home occupation personal care home. **District 2** (Presenter: Kenta Lanham, Planner III) (Exhibit 10)~~

B. **AP-25-02 (Public Hearing)**

Allan and Hermalee Graham of McDonough, GA requests an appeal to the denial of a variance for property located at 4304 Rolfe Court in Land Lot 249 of the 7th District. The property consists of 0.322 +/- acres and the request is for the appeal of the Zoning Advisory Board denial for relief from dimensional standards for accessory structures. **District 1** (*Presenter: Kenta Lanham, Planner III*)(*Exhibit 8*)

Commissioner Wilson made a motion to uphold the Zoning Advisory Board denial decision; Commissioner Price seconded. The motion carried 5-1-0 with Vice Chair Robinson opposing.

Commissioner Price made a motion to reconsider the previous action (to allow property owner to speak); Commissioner Wilson seconded. The motion carried 6-0-0

Commissioner Wilson made a motion to uphold the Zoning Advisory Board denial decision; Commissioner Price seconded. The motion carried 6-0-0.

Resolution #25-225

C. **The Grove - Development Agreement (Public Hearing)**

Henry County Land Company, LLC of Duluth, GA requests adoption of a Development Agreement by and between Henry County, Georgia and Henry County Land Company, LLC 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 development agreement to establish the standards and

conditions for The Grove, a master planned mixed use development. **District 5** (Presenter: Toussaint Kirk, Executive Director)(Exhibit 9)

Note: Prior to the presentation, Commissioner Price recused himself from this case.

Commissioner Lewis made a motion to approve with the two modifications: 1) Addition of a 100 foot undisturbed natural vegetative buffer along the Shoal Creek Reservoir; and 2) Removal of non-standard contract language as recommended by the County Attorney; Commissioner Anglyn seconded. The motion carried 3-1-2 with Commissioner Wilson voting in opposition, Vice Chair Robinson abstaining, and Commissioner Price recusing himself.

Resolution #25-226

XI. County Manager Comments

XII. Public Comments

XIII. Approval of Minutes

A. June 17, 2025 BOC meeting

Commissioner Wilson made a motion to approve; Commissioner Lewis seconded. The motion carried 5-0-1 with Commissioner Price not present.

XIV. Upcoming Meetings and Events

A. July 15, 2025 at 1:00 p.m. is a called BOC meeting, re: Strategic Plan

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

C. August 5, 2025 at 9:00 a.m. is a regularly-scheduled BOC Meeting

XV. Executive Session, re: Property Acquisition, Litigation and Discussion of Information exempted by OCGA 50-18-72(a)(25)".

VOTE: Commissioner Lewis made a motion to enter into Executive Session (10:45 a.m.); Commissioner Anglyn seconded. The motion carried 5-0-1 with Commissioner Price not present.

XVI. Reconvene from Executive Session

VOTE: Commissioner Anglyn made a motion to reconvene from executive session (11:50 a.m.); Commissioner Price seconded. The motion carried 6-0-0.

XVII. Approval of an Affidavit and Resolution pertaining to Executive Session

VOTE: Commissioner Anglyn made a motion to approve the Affidavit and Resolution pertaining to Executive Session; Commissioner Price seconded. The motion carried 6-0-0.

XVIII. Adjournment

11:50 a.m.