STATE OF GEORGIA
COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting ***in-person*** on Tuesday, July 15, 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 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: The following Planning & Zoning item was advertised for the July 15, 2025 BOC Meeting, but has been tabled by the applicant**:**

A. RZ-24-15 (Public Hearing) REMOVED
Lennar of Alpharetta, GA requests a rezoning from RA (Residential-Agricultural) and MU (Mixed Use) to RM (Multifamily Residence) for property located on Willow Lane in Land Lots 97 and 128 of the 7th District. The property consists of 54.56 +/- acres, and the request is for a townhome and detached single family development. **District 4**

APPOINTMENNT

Board of Health: Pamela Delancy (to fill an unexpired term: 7/15/25 - 1/1/28)
Commissioner Price made a motion to approve; Vice Chair Robinson seconded. The motion carried 6-0-0. Resolution #25-227

CONSENT AGENDA

County Attorney

A. A Home Rule Ordinance by the Henry County Board of Commissioners under the Home Rule Provisions for Counties of the Constitution of the State of Georgia, to Amend an Act of the General Assembly of 2006, found in Ga. L. 2006, p. 4062, et seq., as amended, creating the Henry County Board of Elections and Voter Registration; To provide for an Effective Date; and for other related purposes. *(Presenter: Rachel Mack, County Attorney)(Exhibit 1)*
Ordinance #25-8

Facilities Maintenance

A. Resolution awarding contract to Roof Connect National Roofing Services, Omnia Partners Contract #R230403, in the amount of $266,364.59 for the replacement of a new membrane roofing at Fire Station #4, utilizing Capital Improvement Plan (CIP) funding. **District 1** *(Presenter: Hutch Purvis, Executive Director)(Exhibit 2)*
Resolution #25-228

Police Department

A. Resolution accepting an allocation in the amount of $2,000.00 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 3)*
Resolution #25-229

Senior Services

A. Resolution approving Aging Subgrant Contract with the Atlanta Regional Commission for Fiscal Year 2026 in the amount $1,072,799.15 with a local match of $73,393.56, totaling $1,146,192.71. *(Presenter: Shawn Norris, Senior Services Director)(Exhibit 4)*
Resolution #25-230

SPLOST

A. Resolution to terminate the contract of Ryde Grading Inc. (awarded per Resolution #24-229) for the construction of Knight Drive from State Route 155 to Crumbley Road. *(Presenter: Bert Bivins, SPLOST Deputy Director)(Exhibit 5)*
Resolution #25-231

Technology Services

A. Resolution approving a contract with Tyler Technologies for standardization of time clocks and scheduling in the amount $226,646.00 for initial cost, and a yearly maintenance cost of $25,200.00, utilizing funding from Technology Services Repairs/Maintenance Account *(Presenter: Jamie Pownall, Technology Services Director)(Exhibit 6)*
Resolution #25-232

B. Resolution approving the purchase of technology hardware in the amount of $221,019.90 through GA State Contract #99999-SPD-SPD0000219-002, utilizing Capital Improvement Plan (CIP) funds. *(Presenter: Jamie Pownall, Technology Services Director)(Exhibit 7)*
Resolution #25-233

(This Ends the Consent Agenda)

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

REGULAR AGENDA

IX. County Manager

A. Resolution approving a memorandum of understanding between the Henry County Board of Education and Henry County for the School Resource Officer Program *(Presenter: Ashley Larrow, Chief of Staff; and Rachel Mack, County Attorney)(Exhibit 8)* Resolution #25-234

Ashley Larrow, Chief of Staff for the County Manager, provided an update on the School Resource Officer (SRO) program. The approved staffing includes 38 SRO(s), 45 Crossing Guards, and one administrative position. Currently, there are 13 SRO(s) and 10 Crossing Guard vacancies.

She noted that while the agreement, originally signed in 2022, remains largely unchanged, a few key updates have been made:

1. **Updated Communication Pathway** – A formal process has been established to address disputes and issues between public safety and school administration, accounting for the multiple layers within the school system.
2. **Access to Critical Information** – Select individuals will be granted limited access to sensitive information for after-hours threat response, helping to reduce police response time in emergencies.
3. **Transition Plan** – Within 12 months of signing the updated agreement, a plan will be developed outlining how schools may eventually assume responsibility for the SRO program.

Commissioner Lewis stated that there will be a transition at some point. When that occurs, what will happen to the officers currently serving as SRO(s)? Where will those officers go?

Major Jeff Maddox, HCPD, explained that after the initial two-year SRO program and the 12-month transition period in the third year, officers who do not move to the school police force may either transfer or remain with the department. Those who stay will likely be reassigned to open positions based on current staffing needs.

Commissioner Anglyn raised a concern that a planned transition with the school, discussed two years ago, was never carried out. With a new agreement now in place and another 12-month transition planned, he asked how they can ensure that the plan is implemented and that a clear path forward is developed within that timeframe.

Ashley Larrow explained that a change in school administration had impacted the previous transition plan. However, the new agreement includes clearer language requiring a transition plan to be developed within 12 months. This provision gives the County leverage to hold the school accountable. If no plan is submitted by then, the County can push for clarity on the long-term implications for police department staffing and planning.

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

X. <u>Department of Transportation</u>

A. Resolution approving the purchase of four (4) John Deere 6120E Cab Tractors and four (4) Bush Hog 4410 attachments from AgPro for Henry County DOT in the amount of $496,374.19 through GA Tractors/Mowers Contract #99999-001-SPD0000177-0026 using Capital Improvement Plan (CIP) Funds. *(Presenter: Scott Morris, HCDOT Director)(Exhibit 9)* Resolution #25-235

B. Resolution approving the purchase of two (2) KW T880 Dump Trucks from MHC Kenworth-South Atlanta for Henry County DOT in the amount of $460,425.00 through Sourcewell Contract #032824-KTC using Capital Improvement Plan (CIP) Funds. *(Presenter: Scott Morris, HCDOT Director)(Exhibit 10)* Resolution #25-236

C. Resolution approving the purchase of one (1) Vermeer Woodchipper from Southeastern Sales and Service for Henry County DOT in the amount of $149,556.14 through Sourcewell Contract #031721-VRM using Capital Improvement Plan (CIP) Funds. *(Presenter: Scott Morris, HCDOT Director)(Exhibit 11)* Resolution #25-237

D. Resolution approving the purchase of two (2) 275XE HC Compact Track Loaders (Skid Steer) from Yancey for Henry County DOT in the amount of $260,968.00 through Sourcewell Contract # 011723-CAT using Capital Improvement Plan (CIP) Funds. *(Presenter: Scott Morris, HCDOT Director)(Exhibit 12)* Resolution #25-238

Scott Morris, **Director of the Henry County Department of Transportation,** came forward and presented all four items together, reading the resolution titles into the record.

Chair Harrell asked how these items would benefit the Department of Transportation.

Scott Morris explained that the DOT is focused on improving response times by reorganizing resources. Staff are now being assigned by district, which reduces travel time and equipment delays. This approach helps cut costs, saves time and enables the department to provide faster service to residents.

Commissioner Lewis made a motion to approve items A, B, C, and D; **Vice Chair Robinson** seconded. The motion carried 6-0-0.

XI. Fleet Services

A. Resolution approving the purchase of one (1) Hunter Engineering Alignment Rack from Mohawk Lifts for Henry County Fleet Services in the amount of $166,359.54 through Sourcewell Contract #121223-MRL using Capital Improvement Plan (CIP) Funds. (Presenter: Chris Matthews, Fleet Director)(Exhibit 13) Resolution #25-239

Chris Matthews, Fleet Deputy Director, stated that the resolution approves the purchase of a Hunter Engineering alignment rack from Mohawk for Henry County Fleet Services, totaling $166,359.54. The purchase will be made through Sourcewell contract 121229-223-MRL using Capital Improvement Plan funds.

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

XII. SPLOST

A. Resolution approving the purchase and installation of a Concession/Restroom Facility at Cochran Park from CXT Incorporated in the amount of $290,457.87 through Sourcewell Contract #081721-CXT using SPLOST VI Funds (SP6007) **District 2**. *(Presenter: Jonathon Penn, Executive Director) (Exhibit 14)* Resolution #25-240

Jonathon Penn, Executive Director, presented a resolution to approve the purchase and installation of a concession restroom facility at Cochran Park from CXT Incorporated for $290,457.87. The project will use SPLOST VI funds, which were approved by voters in November 2024. The purchase will be made through Sourcewell contract 081721-CXT. The facility will serve District 2.

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

B. Resolution approving the purchase and installation of a Concession/Restroom Facility at Warren Holder Park from CXT Incorporated in the amount of $323,557.38 through Sourcewell Contract #081721-CXT using SPLOST VI Funds (SP6007) District 1. *(Presenter: Jonathon Penn, Executive Director)(Exhibit 15)* Resolution #25-241

Jonathon Penn, Executive Director stated this is a resolution to approve the purchase and installation of a concession restroom facility at Warren Holder Park (District 1) from CXT Incorporated for $323,557.38, using SPLOST VI funds. SPLOST VI, approved in November 2024, is designated to support park upgrades. This project falls under Sourcewell Contract #081721-CXT and will replace the existing concession on the baseball side of the park.

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

C. Resolution approving a Budget Amendment and awarding RFP #25-72 for the Construction of a Satellite Tag Office to Meja Construction Inc. of Peachtree City, Georgia in the amount of $5,498,675.00 utilizing SPLOST VI Funds (SP6011). County Wide *(Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 16)* Resolution #25-242

Lynn Planchon, Capital Projects Director, came forward and stated that before the Board is a resolution approving a budget amendment and awarding RFP 25-72 for the construction of a satellite tag office in Locust Grove to Meja Construction of Peachtree City in the amount of $5,498,675. The Purchasing Department solicited proposals and received seven submissions, which were reviewed and scored by a committee. Meja Construction received the highest rating. A best and final offer was requested and submitted by Meja in the amount of $5,498,675. Funds are available through the SPLOST VI project account SP6012. A rendering of the proposed tag office was presented, which will be located to the right of the existing Driver Services Office on Tanger Boulevard in Locust Grove. The Construction time for this project will be 13 months.

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

D. Resolution approving the award for design services of East Lake Road Widening (from State Route 155 to Airline Road) to Croy Engineering LLC in the amount of $2,125,050.00. SPLOST VI, **District 3**. *(Presenter: Clayton Carte, SPLOST Senior Public Relations Specialist)(Exhibit 17)* Resolution #25-243

Clayton Carte, SPLOST Senior Public Relations Specialist, stated this item is a design contract for the East Lake Road Widening project, located in District 3. The County solicited proposals through a Request for Qualifications and received nine submissions. A committee of County staff reviewed and scored the proposals, and Croy Engineering received the highest score. Croy submitted a cost proposal for the design in the amount of $2,125,050. Funding for this project is available in the SPLOST VI District 3 project account. A map was presented showing the project area, which extends from Highway 155 to Airline Road. Currently, East Lake Parkway is a four-lane road that narrows to two lanes at Highway 155. The proposed project will extend the four-lane section eastward, past the Union Grove school cluster, ending at Airline Road.

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

E. Resolution approving the award for design services of Patrick Henry Parkway Widening (from Jodeco Road to Eagles Landing Parkway) to American Engineers, Inc. dba STV Services in the amount of $2,237,000.00 SPLOST VI, **District 4**. *(Presenter: Clayton Carte, SPLOST Senior Public Relations Specialist)(Exhibit 18)* Resolution #25-244

Clayton Carte, SPLOST Senior Public Relations Specialist, announced the awarding of a design contract for the widening of Patrick Henry Parkway, located in the Eagle's Landing area of District 4. The project will expand the roadway from Eagles Landing Parkway to Jodeco Road. Following a Request for Qualifications (RFQ) process, five proposals were received and evaluated by a county staff committee. American Engineering Incorporated, operating as STV Services, received the highest score and was selected for the project. Their cost proposal totals $2,237,000.

Funding will come from the SPLOST VI District 4 project account and an intergovernmental agreement with the City of Stockbridge, marking the project as a joint initiative between Henry

County and Stockbridge. A map was also presented showing the project area, with Patrick Henry Parkway running parallel to Interstate 75 between Eagles Landing Parkway and Jodeco Road.

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

F. Resolution approving the award for design services of McDonough Parkway Widening (from Storage Units to Jonesboro Road) and the Intersection Improvement for McDonough Parkway @ Bridges Road to Croy Engineering LLC in the amount of $2,569,810.00. SPLOST VI, **District 5**. *(Presenter: Clayton Carte, SPLOST Senior Public Relations Specialist)(Exhibit 19)*
Resolution #25-245

Clayton Carte, SPLOST Senior Public Relations Specialist provided an update on the design services for the widening of McDonough Parkway, as well as an intersection improvement at McDonough Parkway and Bridges Road. The widening project extends from Jonesboro Road to State Route 20. The County issued a Request for Qualifications (RFQ) and received five proposals. After a staff review, Croy Engineering was selected as the highest-ranked firm and submitted a cost proposal totaling $2,569,810.

Funding for this project is available through the SPLOST VI, District 5, project accounts. The initiative involves two projects under SPLOST VI and is being carried out in partnership with the City of McDonough through an intergovernmental agreement. Currently, McDonough Parkway consists of two lanes in this section. The proposed contract will allow the County to move forward with the design of the intersection improvements, ensuring that they align with future plans to expand McDonough Parkway to four lanes as part of a future program. A map of the project area, including the intersection at Bridges Road, was presented.

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

<u>Proclamation</u>

Proclamation in Recognition of DJ Greg Street's 30 Years in Radio Entertainment (Presenter: Amber Smith, Public Relations Specialist)

Amber Smith, Public Relations Specialist read a proclamation honoring DJ Greg Street during the meeting. DJ Greg Street came forward to accept the proclamation, and photos were taken with the Board of Commissioners to commemorate the occasion.

XIII. Planning & Zoning

A. ~~RZ-24-15 (Public Hearing)~~ **Removed by applicant**
~~Lennar of Alpharetta, GA requests a rezoning from RA (Residential-Agricultural) and MU (Mixed Use) to RM (Multifamily Residence) for property located on Willow Lane in Land~~

~~Lots 97 and 128 of the 7th District. The property consists of 54.56 +/- acres, and the request is for a townhome and detached single family development.~~ ~~**District 4**~~ ~~*(Presenter: Kenta Lanham, Planner III)(Exhibit 20)*~~

B. **RZ-24-28 (Public Hearing)**
NexMetro Development, LLC and HFG Development, LLC of Peachtree City, GA requests a rezoning from RA (Residential-Agricultural) to RM (Multifamily Residential) for property located at 247, 335, and 343 Foster Drive in Land Lots 81 and 112 of the 6th District. The property consists of 35.97 +/- acres, and the request is for a cluster home development. **District 4** (Presenter: Kamau As-Salaam, Deputy Director of P&Z)(Exhibit 21) Resolution 25-246

Kamau As-Salaam, Deputy Director of Planning &Zoning, presented a rezoning request from Next Metro Development LLC and HFG Development LLC for approximately 35.97 acres north of Foster Drive in the 6th District. The request is to rezone the property from RA (Residential Agricultural) to RM (Multifamily Residential) to allow for a gated, for-rent horizontal multifamily community. The property is designated for urban residential use, supporting 4–12 units per acre.

The updated site plan proposes 254 units: 76 one-bedroom attached, 103 two-bedroom attached/detached, and 75 three-bedroom detached units, with a net density of 9.2 units per acre. The plan includes nearly 21 acres of open space, garages (attached/detached), internal privacy fencing, and an amenity package featuring a resort-style pool, outdoor kitchens, dog parks, pickleball courts, and pocket parks.

A traffic impact study will be required due to the projected traffic volume, possibly leading to a left-turn lane and right-of-way dedication. Access from Kendra Drive will be for emergency vehicles only. The Planning and Zoning staff recommended approval with 15 conditions covering traffic, design standards, elevation consistency, landscaping, amenities, and fire department compliance. Final building elevations must align with submitted renderings, and zoning conditions were updated to clarify square footage and landscape buffer requirements.

<u>Public Hearing</u>

In Favor:
Attorney Greg Hecht of Hecht Walker Jordan, P.C., located at 205 Corporate Center Drive, Stockbridge, GA 30281, spoke on behalf of Next Metro Development LLC and HFG Development LLC in support of a rezoning request for a proposed horizontal multifamily community. He also introduced members of the project team, including Vice President Sean Rust and the engineering team from Falcon Design Group. **Attorney Hecht** explained that Next Metro, the parent company of Villa Homes, specializes in upscale single-family cottage communities with high-end amenities and concierge living. He emphasized that the proposal aligns fully with the county's future land use map, comprehensive plan, and central district character area—unlike the current RA zoning, which is not compliant.

The proposed development is a low-density, horizontal alternative to traditional vertical apartments, featuring fewer units and extensive community amenities. He noted the target demographic includes professional millennials, dual-income couples, and empty nesters, with an average household income of $132,000. Nationally, 60% of Villa residents are over 35, and only 20% have children.

Sean Rust, Vice President of Next Metro Development, provided commentary on a video showcasing one of their Villa communities in Dallas. He highlighted key features such as a resort-style pool, grill pavilion, game area, and walkable access to amenities throughout the neighborhood. **Mr. Rust** emphasized that all homes will include brick water tables on all four sides, with an upscale, country-style aesthetic tailored for Henry County. Each home will feature windows on all four sides, 10-foot ceilings, luxury finishes, and private fenced backyards maintained by the property management team. The design also incorporates ample green space, including pocket parks and a central green area. A secondary amenity space—similar to what was shown in the video—will include an additional grill pavilion and a recreational area to encourage community gathering.

Attorney Greg Hecht reiterated key aspects of the proposed development, focusing on its alignment with Henry County's long-term planning goals. The 36-acre site includes 19.1 acres of exterior green space and nearly 2 acres of interior green space. Located near Foster Drive, Foster Road, and Kendra Drive, the site will have emergency-only access via Kendra Drive with a Knox Box system.

Attorney Greg Hecht emphasized that both county staff and the Zoning Advisory Board recommended approval. While the zoning allows up to 12 dwelling units per acre, the project's density is significantly lower than typical vertical apartments, aligning instead with the county's vision for urban residential development. He pointed out that the current RA zoning is inconsistent with the county's future land use map, character area plan, and 2045 Comprehensive Plan all of which call for higher-intensity urban development and specifically discourage rural or low-density residential uses. Several plan revisions were made in response to feedback: a 15-foot right-of-way dedication, a reduction in one-bedroom units to 30% as requested by the Chair, and a project-funded left-turn lane on Foster Drive. The community will be fully gated, with on-site maintenance and management, and enhanced landscaping throughout. **Attorney Hecht** concluded by noting the inclusion of the required constitutional notice in the packet to preserve the developer's legal rights regarding property use and compensation.

Opposition:

Connie Snow, of Conserve Henry and residing at Chase Marian Way, spoke in opposition to the proposed rezoning. She expressed concerns about increased traffic congestion in the area as a result of the development.

Public Hearing ended.

Commissioner Price made a motion to approve as presented by staff; **Vice Chair Robinson** seconded. The motion carried 5-1-0 with Commissioner Wilson voting in opposition.

<u>County Manager Comments</u>

- **Commissioner Price** (**District 4)** will hold a cleanup event on Saturday, July 19, 2025**.**

- **Commissioner Robinson** (**District 2)** will host its cleanup event on Saturday, July 26, 2025.

<u>Public Comments</u>

No one signed up.

<u>Upcoming Meetings and Events</u>

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

B. August 19, 2025 at 6:30 p.m. is a regularly-scheduled BOC Meeting

C. August 5, 2025 at 6:00 p.m. is a called BOC Meeting, re: Millage Hearing
(Note: This Called Meeting has been changed to August 12, 2025 at 9:00 a.m.)

<u>Adjournment</u>

7:49 p.m.

Carlotta Harrell, Chair
Henry County Board of Commissioners

Stephanie Braun
County Clerk