



HENRY COUNTY BOARD OF COMMISSIONERS

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DISTRICT I COMMISSIONER

Johnny Wilson

DISTRICT II COMMISSIONER

Neat Robinson

DISTRICT III COMMISSIONER

Dee Anglyn III

DISTRICT IV COMMISSIONER

Michael T. Price

DISTRICT V COMMISSIONER

Kevin J. Lewis

COUNTY MANAGER

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Rachel Mack

BOC MEETING AGENDA Post Agenda

**Henry County Government Administration
140 Henry Parkway McDonough, GA 30253**

**Website: henrycountyga.gov
Phone: 770-288-6000**

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
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**Henry County Board of Commissioners
6:30 PM, Tuesday, September 23, 2025**

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

VI. **Presentations**

- A. Parks Master Plan Update (*Presenter: Jonathon Penn, Executive Director*)

VII. **Appointments**

- A. District IV appointment to the Zoning Advisory Board: Katy Bell (*Filing Unexpired Term: 9/23/25 - 12/31/26*)
Commissioner Price made a motion to approve this item; Commissioner Lewis seconded. The motion carried 6-0-0
[Resolution 25-297](#)

VIII. **CONSENT AGENDA**

Community Development Block Grant

- A. Resolution approving reallocation of the American Rescue Plan Act - Fiscal Recovery Funds (ARP-FRF) in the amount of \$198,000.62 and to Amend Current Subrecipient Agreements. (*Presenter: Shannan Sagnet, Executive Director*)(*Exhibit 1*)
[Resolution 25-298](#)

Financial Services

- A. Resolution awarding RFP 25-82 for Multifunctional Copier Leases (Countywide) to Nova Technology Solutions. This is a 60-month (five-year) lease as a unit/price contract. (*Presenter: Susan Harris, Purchasing Director*)(*Exhibit 2*)
[Resolution 25-299](#)

Henry County Police Department

- A. Resolution approving an intergovernmental agreement with the Henry County Board of Education regarding School Crossing Guards. (*Presenter: Ashley Larrow, County Manager COS*)(*Exhibit 3*)
[Resolution 25-300](#)
- B. Resolution approving an intergovernmental agreement with the Henry County Board of Education regarding the Stop Arm Agreement (*Presenter: Ashley Larrow, County Manager COS*)(*Exhibit 4*)
[Resolution 25-301](#)

Human Resources

- A. Resolution awarding a contract for Occupational Medical Services to Caduceus, USA, as a unit/price agreement with no fixed quantities for one (1) year, with two (2) mutually agreed upon annual extensions. *(Presenter: Holly Lafontaine, HR Director)(Exhibit 5)*

[Resolution 25-302](#)

SPLOST

- A. Resolution to authorize the acquisition of 817.98 square feet of right of way, and a permanent easement of 9,299.32 square feet 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 Section 32-3-19. Jonesboro Road Widening, Parcel 65 (TSPLOST). **District 5.** *(Presenter: Roque Romero, SPLOST Director)(Exhibit 6)*

[Resolution 25-303](#)

- B. Resolution to authorize the acquisition of 9,916.68 square feet of right of way in Land Lot 83 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 Section 32-3-19. Jonesboro Road Widening, Parcel 72 (TSPLOST). **District 5.** *(Presenter: Roque Romero, SPLOST Director)(Exhibit 7)*

[Resolution 25-304](#)

- C. Resolution to authorize the acquisition of 1,784.48 square feet of right of way, a permanent easement of 1,662.35 square feet 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 Section 32-3-19. Jonesboro Road Widening, Parcel 70 (TSPLOST). **District 5.** *(Presenter: Roque Romero, SPLOST Director)(Exhibit 8)*

[Resolution 25-305](#)

- D. Resolution to authorize the acquisition of 1,056.94 square feet of temporary easement 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 Section 32-3-19. Jonesboro Road Widening, Parcel 74 (TSPLOST). **District 5.** *(Presenter: Roque Romero, SPLOST Director)(Exhibit 9)*

[Resolution 25-306](#)

- E. Resolution to authorize the acquisition of 5,018.23 square feet of right of way, a permanent easement of 2,956.89 square feet, and a temporary easement of 218.88 square feet 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 Section 32-3-19. Jonesboro Road Widening, Parcel 60 (TSPLOST). **District 5.** *(Presenter: Roque Romero, SPLOST Director)(Exhibit 10)*
[Resolution 25-307](#)
- F. Resolution approving the Georgia Power utility relocation estimated cost for Mill Road Widening in the amount of \$790,270.00. **District 5,** TSPLOST. *(Presenter: Roque Romero, SPLOST Director)(Exhibit 11)*
[Resolution 25-308](#)

(This Ends the Consent Agenda)

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

REGULAR AGENDA

IX. Community Development Block Grant

- A. **(Public Hearing)** to receive public comment and consideration of approval of the proposed FY 2024 Consolidated Annual Performance and Evaluation Report (CAPER), and authorization of execution and submission of the report to the U.S. Department of Housing and Urban Development (HUD). *(Presenter: Shannan Sagnet, Executive Director)(Exhibit 12)*
Vice Chair Robinson made a motion to approve the item; Commissioner Price seconded. The motion carried 6-0-0.
[Resolution 25-309](#)

X. SPLOST

- A. Resolution to approve a Budget Amendment in the amount of ~~\$2,000,000~~ **(\$1,580,547.00)** available in the SPLOST V Tax Collections; and a Supplemental Agreement with Southeastern Site Development in the amount of \$1,997,226.87 for Flippen Road Extension. SPLOST V, **District 5.** *(Roque Romero, SPLOST Director)(Exhibit 13)*
Commissioner Lewis made a motion to approve the item in the amount of **\$1,580,547.00** ; Commissioner Price seconded. The motion carried 6-0-0.
[Resolution 25-310](#)

XI. Planning & Zoning

- A. **(Public Hearing)** Resolution by the Henry County Board of Commissioners to transmit the State required Capital Improvement Element annual update and CIE Community Work Program to the Atlanta Regional Commission for evaluation by the Georgia Department of Community Affairs. **Countywide** *(Presenter: Toussaint Kirk, Executive Director)(Exhibit 14)*
Vice Chair Robinson made a motion to approve the item; Commissioner Anglyn seconded. The motion carried 6-0-0.
Resolution 25-311
- B. **COMP-AM-25-01 (Public Hearing)** DR Horton of Conyers, GA requests an amendment to the Comprehensive Plan for property located south of Mount Carmel Road and west of Jones Road in Land Lots 150 and 151 of the 6th District. The property consists of 110.885 +/- acres and the request is to amend the Future Land Use Map designation from Medium Density Suburban Residential to Low Density Suburban Residential. **District 5** *(Presenter: Tayla Solomon, Planner III)(Exhibit 15)*
Commissioner Lewis made a motion to deny the item; Vice Chair Robinson seconded. The motion carried 6-0-0.
Resolution 25-312
- C. **RZ-24-16 (Public Hearing)** DR Horton of Conyers, GA requests a rezoning from RA (Residential Agricultural) to R-2 (Single-Family Residence) for property located south of Mount Carmel Road and west of Jones Road in Land Lots 150 and 151 of the 6th District. The property consists of 110.885 +/- acres and the request is for a single-family subdivision on septic. **District 5** *(Presenter: Tayla Solomon, Planner III)(Exhibit 16)*
Commissioner Lewis made a motion to deny the item; Commissioner Anglyn seconded. The motion carried 6-0-0.
Resolution 25-313
- D. **RZ-24-26 (Public Hearing)** Pulte Group, Inc. of Atlanta, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) for property located south of Luella Road in Land Lots 208 of the 2nd District and 243 and 244 of the 3rd District. The property consists of 208.7 +/- acres, and the request is for a single-family residential subdivision. **District 1** *(Presenter: Tayla Solomon, Planner III)(Exhibit 17)*
Vote: Commissioner Wilson made a motion to table the item. Motion failed for lack of a second.

Vote: Commissioner Anglyn made the motion to approve, Chair Harrell seconded, the motion carried 5-1-0 with Commissioner Wilson opposing.
Resolution 25-314

E. **RZ-24-03 (Public Hearing)**

Liberty Communities of Stockbridge, GA requests a rezoning from RA (Residential-Agricultural) to RS (Residential Suburban) for property located at 883 Upper Woolsey Road, 64, 90, 210, and 256 Little Road in Land Lot 220 and 221 of the 6th District. The property consists of 80.09 +/- acres, and the request is for a single-family and townhome residential development. **District 5** (*Presenter: Kenta Lanham, Planner III*)(*Exhibit 18*)

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

Resolution 25-315

F. **RZ-24-15 (Public Hearing)**

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 19*)

Commissioner Price made a motion to approve the item with the following two conditions being clarified:

1) Add to Condition #9: No lot shall be permitted to have the same house plan replicated within three lots on either side of a public or private street. A developer and/or builder shall provide a site plan indicating both commenced and proposed house plans for each respective lot in a six lot vicinity for the purpose of review at the time of permit application. Location change of the garage from one side of the plan to either, commonly referred to as reversing the plan, shall not be deemed to satisfy this requirement; and

2) Add to Condition #8: Owner/Developer shall coordinate with Henry County DOT and SPLOST and be responsible for the placement and installation of sidewalks to the elementary school. Installation of the crosswalk shall be completed prior to the first building permit

Vice Chair Robinson seconded. The motion carried 5-1-0 with Commissioner Wilson opposing.

Resolution 25-316

G. **(Public Hearing)** An Ordinance to extend the countywide moratorium on all zoning applications and for the Airport area. (*Presenter: Toussaint Kirk, Executive Director*)(*Exhibit 20*)

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

Resolution 25-317

Added:

Chair Harrell called for a motion to make a formal request to the Planning and Zoning Department to bring forth a ULDC amendment and a resolution to the Board of Commissioners at the October 21, 2025 BOC Meeting addressing an animal sanctuary use. Vice Chair Robinson seconded. The motion carried 6-0-0.

XII. County Manager Comments

XIII. Public Comments

No one signed up.

XIV. Approval of BOC Minutes

A. August 19, 2025 Called BOC Meeting @ 9 a.m., re: Millage
Commissioner Price made a motion to approve; Commissioner
Lewis seconded. The motion carried 6-0-0.

XV. Upcoming Meetings and Events

A. October 7, 2025 is a regular BOC Meeting at 9:00 a.m.

B. October 21, 2025 is a regular BOC Meeting at 6:30 p.m.

XVI. Executive Session (Re: Litigation and Real Estate)

XVII. Reconvene from Executive Session

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

XIX. Adjournment

9:56 p.m.