

September 23, 2025

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STATE OF GEORGIA COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, September 23, 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

PRESENTATIONS

A. Henry County Parks Master Plan (Presenter: Jonathon Penn, Executive Director)

Chair Carlotta Harrell announced the Parks Master Plan Update and invited Executive Director, Jonathan Penn, to the podium to provide the presentation.

Mr. Penn provided the following update:

The Plan was approved last August with a couple priorities as noted from the surveys and feedback from all involved to include Henry County residents.

Specifically, they requested maintenance to existing parks and facilities as well as development of new additional facilities, amenities in existing parks. These parks specifically will be noted and reviewed in this presentation: Sandy Ridge Park, Cochran Park, Bud Kelly Park, JP Moseley Park, N. Mount Carmel Park and Nash Farm Park.

Sandy Ridge Park:

- Field improvements such as grading of the fields
- Concrete work for accessibility
- New fencing
- Improvements to the BMX track

- Repaving the walking trail
- Upcoming additional landscaping
- Upcoming renovation the tennis courts to include a pickle ball court
- Replacement of the BMX concessions

Cochran Park:

- The fields were laser graded
- All fencing replaced.
- Parking lot was resurfaced and restriped
- New batting cage
- New Playground with an assisted donation from the Kiwanis Club
- Upcoming to include a concession stand as approved by the Board in the last months.
- Goats were used for area cleanup.

Bud Kelly Park:

- New disc golf course being installed
- 18 hole Pro Level, Intermediate and Beginner Level Course
- State of the art Disc Golf that will draw people from all over the County to use and will complement what we have at JP Moseley Park.
- We will host Disc Golf Tournaments at both parks

JP Mosley Park:

- Installed a new fitness court
- Made improvements in the recreation facility
- Refinished all of the gym and lobby floors
- HVAC units being replaced currently
- Replaced furniture
- Upcoming projects include installing a new fitness area, playground, pavilions, shade structures, pickle ball courts and dog park.

North Mount Carmel Park:

- The highlight of this park is the recently built recreation facility.
- We have upgraded and improved accessibility.
- New walkways were constructed
- New outdoor digital sign that provides information about the park.
- The new playground was approved and set for delivery and installation.
- We will build new pavilions
- Will build a new dog park

Nash Farm Park:

- The new deck at the lack is in its final stages of completion
- Black Box Theatre improvements, to include roof replacement

Village United Park:

- Installing new fitness court; concrete needs to be installed and then new equipment will be installed

Hidden Valley Park:

- Field improvements
- Fencing work and repair
- Improved accessibility to include concrete work
- New playground

Heritage Park:

- Improvements to the Nolan House to start soon
- Inaugural Skate Park in coordination with the Tony Hawk Foundation
- Darby and Trevor have created a video promoting fundraising for the skatepark that will be pushed out to continue promoting the fundraising.
- Trunk or Treat
- Henry Night Out
- Wrestling rink to promote further the skate park fundraising
- Will be building a state-of-the-art playground utilizing some funding from Kiwanis
- Renovating the pedestrian bridge that connects the senior center to the park.

Gary Barham Park:

- Laser grading of the fields
- Field improvements to include fence work
- Improving accessibility in the park
- New playground in the older section of the park.

The County has a Service Delivery Strategy agreement with the cities and those parks that are in those Cities (Warren Holder Park, Tanger Station Park, Richard Craig Park, Avalon Park and Alexander Park).

The cities own the parks but through the SDS agreement, the County maintains the parks. The cities are required to submit 50% of their impact fees to help with Capital Projects and improvements to parks.

The County has received a check from the City of Locust Grove to start improvements at Warren Holder Park and Richard Craig Park. Some of the improvements at Warren Holder Park include field improvements through laser grading and improvement of accessibility, a new concession has been ordered that will be installed once delivered and tennis court renovations at Warren Holder.

At Tanger Station there will be field improvements, improved accessibility and a new playground. Currently there is not a playground at this park.

At Richard Craig Park, in coordination with Georgia Power, new lighting will be installed and the new Sunshine League Field, which is the therapeutic recreation, special needs field. Once impact fees are received from the City of McDonough, we will continue improvements at Richard Craig Park.

Chair Harrell asked for clarification that we have received impact fees from the City of Locust Grove, but not the City of McDonough and inquired as to how long the County has waited to receive those fees.

Mr. Penn responded that the County has not received impact fees the last five years.

Commissioner Price inquired as to the status of the work on Banks, Mickey D. Cochran as to the safety traffic issues in those areas.

Mr. Penn responded that there is a temporary parking area that was created to alleviate street parking during busy times such as the league football season. A sliver of land was identified by Henry County DOT where trees were removed and it will be engineered to be a permanent parking.

Chair Harrell asked about security cameras in the park and Mr. Penn noted that staff is still working with IT and the broadband project for internet that will help facilitate those needs.

Chair Wilson commended all the hard work that has been done, specifically at Sandy Ridge. Commissioner Robinson also expressed appreciation for all the hard work and acknowledged the use of the goats to facilitate clean up.

Commissioner Lewis noted that although fees have not been received the parks in that City will not be faulted and improvements will continue to move forward.

APPOINTMENTS

A. District IV appointment to the Zoning Advisory Board: Katy Bell (*Filling Unexpired Term: 9/23/25 - 12/31/26*) Commissioner Price thanked Mr. Robert Copac for his service on the Board and noted he had an opportunity to purchase property outside District 4, therefore, tendering his resignation. Ms. Katy Bell, Owner of Macon Street Tacos, has been nominated to serve the community for the position on the Zoning Advisory Board.

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

Resolution #25-297

CONSENT AGENDA

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

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 Sagnot, 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

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 Sagnot, Executive Director) (Exhibit 12)*

Shannan Sagnot, Executive Director came forward and presented the proposed Federal Year 2024 Consolidated Annual Performance and Evaluation Report (CAPER), authorizing the execution and submittal of the report to the U.S. Department of Housing and Urban Development (HUD).

As a recipient of the community development block grant program and home investment partnership program funding, Henry County is required to submit to the U.S. Department of Housing and Urban Development a consolidated annual performance and evaluation report for the 2024 fiscal year. The CAPER provides for HUD as well as the residents of Henry County an opportunity to evaluate the overall progress of the programs in carrying out the priorities and specific objectives and goals identified in the county's consolidated plan in its annual action plans. It also describes the actions, changes, and accomplishments during the physical 2024 year resulting from the use of community development block grant and home investment partnership funding through HUD.

Staff published a public notice for the draft CAPER in the Saturday, September 6, 2025 edition of the Henry Herald. Copies of the drafted report were made available earlier during the business week, on that previous Tuesday, for the public's review and comment. They were available at numerous public locations including recreation centers, senior centers, and libraries.

Additionally, access was granted on the county's website. Specifically, accomplishments resulting from the community development block grant program include the completion of 20 households receiving benefit from housing rehab. 173 individuals received benefit from public service funding. Public facility and infrastructure improvements impacted 886 households. and public housing modernizations, that is partnerships through the two public housing agencies in Henry County, impacted 14 households.

Administration funding was also expanded to cover the cost of staff delivering these services. In total, the county utilized CDBG funding of just over \$900,000 for the activities described.

This is a public hearing, and Chair Harrell opened the Public Hearing and invited speakers; no one has signed up to speak or approached the dais to make comments. The Public Hearing was closed, and Chair Harrell requested a motion.

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

Resolution #25-309

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*)

Roque Romero, SPLOST Director came forward and presented the Construction Supplemental Agreement for the Flippen Road Extension.

Henry County awarded a construction contract for the Flippen Road Extension in April 2024 to Southeastern Site Development. A construction supplemental agreement in the amount of \$1,997,226.87 is

necessary to cover increased costs related to the bridge and rock embankment at Walnut Creek, and addition of sidewalks.

A budget amendment is needed from the following SPLOST V accounts:

- District 2 (New District 5) Resurfacing - \$916,139.00
- District 2 (New District 5) Sidewalks - \$150,000
- Mill Road Widening - \$514,408.00

Staff recommends approval of the budget amendment and construction supplemental agreement.

A map of the extension was shown, as well as pictures of the work started to include grading.

Commissioner Price requested confirmation of the total amount and **Commissioner Lewis** thanked him for the addition of the sidewalks.

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

Planning and 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)*

Toussaint Kirk, Executive Director came forward and presented the Capital Improvement Element.

Each year Henry County is required to submit its capital improvement element and we report to Georgia Department of Community Affairs in order to maintain our qualified local government status. The CIE is a vital component of the county's comprehensive plan, which serves as a strategic guide for determining the timing, location, and financing of new capital U facilities.

A slide showing the projects listed submitted by various county departments along with corresponding impact fee allocations. This transmittal also includes project information and funding sources provided by the Henry County Water Authority.

Staff is requesting authorization from the board of commissioners to transmit this information to DCA for official review.

This is a public hearing, and Chair Harrell opened the Public Hearing and invited speakers; no one has signed up to speak or approached the dais to make comments. The Public Hearing was closed, and Chair Harrell requested a motion.

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*)

Tayla Solomon, Planner III came forward and presented the rezoning request and comprehensive plan amendment for a property located at Mount Carmel and Jones Road. The applicants requesting a rezoning from RA residential agricultural to R2 single family residents and a comp plan amendment for medium density to low density suburban. These changes would allow the development to allow single family residential subdivision served by individual septic systems.

The property is highlighted on the map shown on the screen to include the surrounding properties single family residences with zoning classifications of R1, RA, R2 creating a context of similar residential uses.

The future land use map designation is medium density which supports up to four dwelling units per acre when public sewer is available. Because public sewer is more than a mile away, the service is not available to this site. The applicant is requesting an amendment to the future land use map from medium density to low density suburban. The current medium density suburban designation supports four dwelling units per

acre when public sewer is available. Whereas low density suburban designates 0 to 2 dwelling units on a septic.

A slide showing the boundary survey provided by the applicant. It illustrates the two parcels together which is comprised of 110.885 acres. These are elevations provided by the applicant.

These are comments that we've received from multiple departments including that water service is available, but sewer service is not available using the ratio for fire service. There will be no need for additional fire staff, and the closest fire station will be fire station number five. The rezoning request and comprehensive plan amendment supports a density of 0.88 units per acre which fits with low density suburban. Because water service is not available, a comprehensive amendment is necessary to allow the subdivision on septic planning that finds the property to be suitable for development with access via Mount Carmel Road and Jones Road.

Please see the site plan provided by the applicant. They are proposing 98 units. Staff recommends approval.

On March 10th the zoning advisory board recommended denial of the request of the comprehensive plan as well as the rezoning. However, staff recommends approval to the comprehensive plan amendment allowing low density suburban as well as the rezoning request from RA to R2 septic with conditions.

Chair Harrell asked for clarification that these were two separate items and asked for confirmation on the Public Hearing requirements for both.

Toussaint Kirk, Executive Director came forward and explained that the request is to allow 20 minutes per side for Public Hearing and then a vote for the rezoning and one for the comp plan upon conclusion of the comments.

First Public Hearing (for Comp Amendment portion):

In Favor:

Attorney Michelle Battle, representing the applicant D R Horton, presented the request for a land use change from medium density residential to low density residential and rezoning from RA to R2 for a 110-acre property at Mount Carmel and Jones Road.

Key points included:

- The rezoning would allow for 98 lots with a minimum size of 30,000 sq. ft., using septic due to the lack of public sewer access.
- The site plan preserves environmentally sensitive areas and provides access from both Mount Carmel and Jones Road, meeting fire and safety requirements.
- Proposed setbacks include 40 ft. front, 15 ft. side, and 30 ft. rear, ensuring spacing between homes.
- The applicant has worked with D.R. Horton to upgrade home designs and elevations, with further improvements ongoing to meet county standards.
- A modification to staff's condition was requested: final elevation approval to be provided by the District Commissioner in coordination with Planning & Zoning, requiring at least six façade designs and a color palette in the plan book.
- The applicant requested approval but, if needed, would accept a 30-day deferral to finalize elevation designs with District 5.

Ms. Battle emphasized that the project reduces density compared to medium density allowances provides larger lots and homes and is intended to be a quality development appropriate for the neighborhood.

In Opposition:

Angie Collins, Crystal Lake Golf and Country Club, expressed opposition to the proposed development. She cited negative reviews of D.R. Horton homes and concerns from neighbors about quality and customer service. Collins noted the plan includes 98 homes without amenities, which she felt would not enhance the community or provide value for families. She questioned the adequacy of proposed upgrades, described them as basic, and stated the project appears profit-driven rather than community-focused. She also raised concerns about potential land issues, including rumors of waterlogged soil. Collins urged the board to deny the application.

Tina Coria, Chambers Road, McDonough, and owner of a nearby 100-acre farm, spoke in opposition to the proposed rezoning and comp plan amendment. She emphasized the importance of adhering to the county's land use plan and preserving agricultural heritage. Coria criticized D.R. Horton and its partners for poor quality construction and unethical practices, citing personal experiences. She raised concerns about the property's wetlands, watershed impact, and intrusion by developers. Additional points included: local schools are already overcrowded and underperforming, Planning and Zoning recommended denial, and a farmer is interested in purchasing the land to preserve it as farmland. Coria urged the board to deny the application, stressing the long-term community impact of such developments versus the short-term gains for developers.

Lisa Ward, Peninsula Overlook, Hampton, spoke in opposition to the rezoning request. She supported the zoning board's prior denial, stating that the integrity and character of the neighborhood must be maintained. Ward cited numerous complaints about D.R. Horton homes, including poor construction quality, low-grade materials, uneven floors, grading issues, leaks, and unfinished work. She also noted warranty and customer service delays, lack of transparency, hidden costs, and contract concerns. Ward emphasized that the proposed homes are inconsistent with existing neighborhood standards and urged the board to deny the request.

Second Public Hearing (for Rezoning portion):

In Favor:

The applicant responded to community concerns, noting that as the nation's largest homebuilder, D R Horton acknowledges some challenges but remains committed to building quality homes. They emphasized that the request is driven by infrastructure limitations, as the property lacks access to public sewer, necessitating a comprehensive plan amendment.

The applicant's representative stated that the landowner is committed to the sale and that no backup contract currently exists despite claims otherwise. They expressed willingness to work with the county and District 5 commissioner on product types, elevations, and site plan adjustments, including adding amenities if required. Staff had recommended approval, though Planning and Zoning recommended denial. The applicant reiterated their commitment to Henry County, citing other successful projects, and asked for the opportunity to collaborate further with commissioners on acceptable designs and conditions.

In Opposition:

Tina Coria, Chambers Road, McDonough, clarified that a local farmer is prepared to purchase the property at the same price offered by D.R. Horton if the application is denied. She again urged the board to deny the request.

Lisa Ward, Peninsula Overlook, reiterated her opposition to the project. She argued that D.R. Horton is "too big" and failing homeowners and communities by producing poor-quality construction. Ward cited rushed timelines, excessive subdivision development, unqualified subcontractors, and superficial finishes that conceal deeper issues. She urged the board to deny the request and instead support a builder who would bring character and quality to Henry County.

Connie Snow, Chase Marian Way, representing Conserve Henry, urged denial of the rezoning request. She stated that preserving the land in a rural state would help slow overdevelopment and give time for infrastructure to catch up. Snow noted outdated supporting letters from the school system and water authority and emphasized the strain on failing schools and inadequate stormwater systems. She shared personal experience with flooding and a sinkhole caused by failing infrastructure, stressing that additional development would worsen such issues.

Chair Harrell closed the public hearing and offered Commissioner Lewis the floor for comment, and he yielded to the other Commissioners for their comment or questions.

Commissioner Anglyn asked for validation that this property is the old tree farm and Ms. Solomon confirmed that it was the old tree farm.

Commissioner Price expressed concern about the proposed development, emphasizing the lack of amenities such as green space. They stated that amenities should be an integral part of planning, not an afterthought or conditional requirement. The speaker urged developers to be community-minded ensuring that new projects enhance the neighborhoods and quality of life for residents.

Chair Harrell asked Ms. Solomon why the Planning and Zoning Advisory Board denied, and she responded that they did not want to change the comprehensive plan based off the presentation by staff.

Commissioner Lewis expressed mixed reactions to the proposed development. They appreciated the large lot sizes but raised concerns that developer D.R. Horton has repeatedly failed to respond to the county's guidance regarding home elevations and community standards. The speaker noted a lack of amenities and green space in the proposed plan, emphasizing that residents should be able to enjoy neighborhood features such as lakes or recreational areas. They also criticized D.R. Horton for providing higher-quality products in other states while not meeting expectations in Henry County, urging the board to prioritize community standards and reject the current proposal until improvements are made.

Commissioner Lewis made a motion to deny the comp plan amendment 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 rezoning 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)

Tayla Solomon, Planner III came forward and presented RZ 2426, as related to the property located just south of Lulella Road. The applicant is requesting to rezone approximately 28.7 acres from RA residential agricultural to our two sewer single family residents for the purpose of developing a single family subdivision.

The aerial view of the property was shown. The current zoning of the property is RA residential agricultural. The property is designated for our future land use map as low density suburban which supports up to two units per acre. Next the boundary survey was shown which outlines the full extent of the property, just over 208 acres.

The yield plan is shown which is required before proposing a conservation layout. This shows the maximum number of lots using conventional subdivision design. In this case, the yield plan shows 275 acres with a net density of 1.75.

The proposed site plan is shown and reviewed for the conservation subdivision. This plan serves 58% of the site as open space well above the required 40%. It also includes a landscape buffer protecting the area's natural features and enhancing the community's overall appearance. The proposed plan has 234 residential lots with a minimum lot size of 10890 ft which meets the standard for this development.

The elevations provided by the applicant are shown and this subdivision does introduce two different housing types. One portion will be age restricted adult active adult community for residents 55 and older and the rest will be single family detached homes. The proposed development consists of 234 lots. They are preserving 58% of the preservation voyage means that they have a lot of green space located on the property and the proposed conservation subdivision is within the limited development area requirement a minimum lot size of 10890.

Again, the applicant is requesting to rezone from RA residential agricultural to R2 on 208.7 acres and the future land use map designation is low density.

The comments received from numerous departments are reviewed regarding water and sewer, schools, as well as public safety. This will require one additional fire staff member as result of the residential units for the development.

On April 10th, the zoning advisory board approved the rezoning request from RA residential agricultural to R2 single family resident sewer with conditions.

Public Hearing:

In Favor:

Attorney Andy Welch, representing the Nutt family and Pulte Homes, presented a proposed conservation subdivision at 2200 Key Court, McDonough. He emphasized that both staff and the zoning advisory board unanimously recommended approval. The development will preserve over 50% of the site as open space, including wooded areas, a lake, and natural features connected to the Towaliga Reservoir. Planned amenities include a nature trail, pavilion, clubhouse, swimming pool, pickleball courts, and developer-funded improvements to Luella Road. The project consists of 239 lots, with 88 age-restricted single-story homes designed with accessibility features and 151 conventional single-family homes featuring varied facades to reflect the rural character. The design integrates green space throughout, ensures 50-foot buffers around the property, and provides recreational access for residents. Welch highlighted that the subdivision aligns with the county's comprehensive plan, promotes low-density growth, enhances community infrastructure, and offers high-quality housing while protecting natural resources.

Chair Harrell inquired if a member of the Nutt Family was present.

Pam Nutt, local school board member and Nutt family representative, spoke in support of the Pulte Homes development. She highlighted the Nutt family's long-standing ties to the community, their commitment to staying in Henry County, and their careful review of the proposed subdivision. Ms. Nutt emphasized that Pulte Homes is a supportive partner to local schools and actively engages with the community. She praised the layout of the subdivision, noting its differences from other developments, and encouraged the board to approve the project.

In Opposition:

Ann Fields, Chase Marion Way, spoke regarding the PY Homes conservation development. She expressed support for the project's approach to maintaining rural character, controlling traffic, and spacing homes with attractive designs. Fields raised questions about rental caps and requested clarification on potential zoning exemptions. She also expressed concern about the impact of construction on existing trees, noting the risk of root damage and tree loss. She thanked the board for considering these environmental and design factors.

Jean Kesinger, Rocky Creek Road, spoke regarding conservation subdivisions. She noted the tension between conservation goals and added amenities, arguing that true conservation means leaving areas largely undisturbed, and that nature trails can conflict with that principle. **Ms. Kesinger** expressed opposition to allowing rentals in conservation areas, emphasizing that these spaces should not encourage transient residents. She highlighted concerns about construction quality, warning that developers may use lower-cost materials that compromise durability and safety. She stressed the importance of prioritizing long-term quality and community pride in home construction.

Melanie Chandler, Nutt Drive, stated that she is neutral on the proposed development. Her primary concern is access: she lives at the corner of Nutt and Hunter Road, and the plan involves abandoning Hunter Road. This would make it difficult for her to reach her 79-year-old mother, who lives at the end of Hunter Road, without a long detour. She emphasized the need to maintain access for caregiving purposes.

Chair Harrell closed the Public Hearing and asked several questions of the applicant.

Chair Harrell first inquired about what percentage of the land would be preserved, to which Mr. Welch responded that 51% of the 208 acres would remain protected. Chair Harrell then asked about the trails, and Mr. Welch explained that the walking trail within the conservation subdivision is included as an amenity, designed with input from the district commissioner and staff to provide residents with a natural space for exercise and enjoyment. The trail, intended to have minimal environmental impact, will allow residents to experience nature while preserving the area's wild character, including encounters with local wildlife such as deer. When Chair Harrell asked about clearcutting, Mr. Welch noted that the subdivision will be built on existing farmland that is already cleared and flat, reducing the need for disturbance to existing vegetation. A 50-foot buffer will surround preserved areas to protect adjacent properties and maintain natural features, while new tree plantings between lots will aid in reforestation, provide habitat for wildlife, and increase privacy for homeowners. Additionally, Melanie Chandler raised a concern regarding access to her mother's property on Hunter Road. Mr. Welch explained that Hunter Road will be rerouted around the lake within the Nutt Farm subdivision and end in a cul-de-sac, with a knock box installed to ensure continued access. A connection at the back of Heron Bay will also remain open for fire safety and secondary access, ensuring that residents retain both legal and practical access to their properties despite the slight rerouting. Chair Harrell requested Fire Chief Black come forward to answer additional questions.

Chief Black confirmed that the Fire Department has no issues with the overall site layout. Their main concern was the larger nature trail section at the top of the site, particularly a full loop, because emergency access could be challenging if someone is injured. The fire code allows them to review the trail design to ensure safety. Staff included a zoning condition requiring the developer to submit a separate plan for the proposed nature trail to Henry County Fire and Rescue for review and approval. This ensures that the trail will meet safety and accessibility standards.

Vice Chair Robinson had a question regarding clarification of Hunter Road.

John Palmer of Falcon Designs presented a map to show the location of Melanie Chandler's mother's home in relation to Hunter Road. He explained that the road is currently a dirt/gravel access route but, under the new plan, it will be dead-end at a gravel section to prevent through traffic. A fire and emergency services gate with a lock will be installed, and Melanie Chandler's mother will be provided a key to ensure her exclusive access. Mr. Palmer stated that this design preserves both safety and continued access without opening the road to general neighborhood traffic. **Mr. Welch** then addressed a question from Ms. Fields regarding rental caps and community design. Ms. Fields had asked about the 5% versus 10% cap on rental properties, and Welch explained that while PY Homes initially considered 10% more practical, they fully support the staff-recommended 5% cap. He clarified that the development is not intended as a rental community, with rentals only occurring under special circumstances. **Mr. Welch** stated that the design promotes inclusivity, with family homes providing access to playgrounds, a pool, and the lake, and "seasoned adult" homes offering amenities like pickleball courts and accessible features. He noted that overall feedback has been largely neutral or inquisitive, suggesting a generally positive reception.

Chair Harrell then turned the item over to **Commissioner Wilson**, who proposed additional conditions. These included widening Hampton Locust Grove Road to four lanes with sidewalks, landscaping, and lighting that connect to schools and retail corridors; providing a driveway from 210 Hunter Road to Nut Drive for continued access; and relocating senior living units to the lower side of the subdivision while shifting standard homes to the upper side for walking trail access. Wilson emphasized that no vote was required at this stage, as design adjustments would still be needed. Mr. Welch responded that PY Homes could not swap the senior and standard lots due to property layout and sewer infrastructure limitations. He acknowledged that creating a private driveway for 210 Hunter Road may be possible but would require further discussion. Sidewalks and street trees along Luella Road might be feasible, but full street lighting was deemed impractical due to cost and utility requirements. Welch concluded that while some aspects were negotiable, the lot swap and full street lighting were not possible under the current plan.

Commissioner Clarification on Senior/Standard Lot Placement:

The commissioner is not asking to change the overall subdivision layout or lot count. The request is to relocate the senior/seasoned living homes from the upper portion to the lower portion of the site, while moving the standard homes to the upper portion. The number of homes in each section remains the same. This change may require an additional gate or access point to connect to the senior/seasoned living area, but the subdivision's design and layout otherwise remain unchanged.

Mr. Welch offered the following rebuttal: The senior/seasoned living homes are being moved to the northeast corner of the subdivision. The rest of the subdivision (family homes) remains on the left side of the dividing line through the lake. No design changes are requested lot sizes and number of homes remain the same. The homes in the senior section will be single-story, consistent with their intended purpose. An additional gate will be added to provide access to the senior area as needed. This is essentially an orientation adjustment, not a redesign of the subdivision.

Chair Harrell had an additional question about why there is a need to swap the communities and Mr. Welch stated they are not advocating for a swap. Additionally, he stated that they have submitted their constitutional rights letter and included that they are willing to stipulate to the 18 conditions that staff has put forth in this plan. They expressly stated that any conditions over and beyond this that that impose additional cost on this project would deem as unconstitutional and we would challenge those in court.

Vice Chair Robinson had elevation questions answered by Ms. Solomon.

Rick Martin, Land Acquisitions for Pulte Homes answered a question regarding the sales process and design controls presented as follows: Custom Build Model: Most homes are built to buyer specifications rather than “spec” homes built in advance. Diversity Provision: PY Homes enforces a policy to prevent monotonous appearances: No two houses with the same brick color next to each other. Ensures a visually diverse and attractive subdivision. This approach creates unique, individualized homes while maintaining overall neighborhood aesthetics.

Commissioner Wilson made a motion to table the item. Motion failed for lack of a second.

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*)

Kenta Lanham, Planner III, presented RZ 24-03, a rezoning request by Liberty Communities of Stockbridge for property located between Upper Wiley Road and Highway 1941 on Little Road. The property, totaling approximately 80.09 acres, is currently zoned RA (Residential Agricultural), and the request is to rezone to RS (Residential Suburban) for the purpose of developing single-family homes and townhomes.

Mr. Lanham noted that the original site plan proposed 325 fee-simple units at a density of 5.03 units per acre, while the revised plan reduced this to 292 units (142 single-family homes and 150 townhomes), with a density of 4.58 units per acre, consistent with the Future Land Use Map designation of low-density mixed-use (supporting up to 8 units per acre). Staff review included departmental comments: based on the proposed unit count, the police department projects the need for two additional officers, and the fire department anticipates a need for 1.3 additional staff members to maintain service levels. Portions of the property fall within the Highway Corridor Overlay District, requiring compliance with overlay and multifamily design standards. The site also lies within the Airport Master Plan area, and consultants have incorporated this development into working drafts of the plan.

Mr. Lanham reported that the Zoning Advisory Board recommended approval of the rezoning request on August 8, 2024, subject to conditions. These conditions include development amenities such as a putting green, resort-style pool, and cabana; a 50-foot buffer adjacent to the townhomes; a 20-foot landscaped buffer adjacent to the single-family homes; planning staff review and approval of elevations; and a 5% rental cap.

Public Hearing

In Favor:

Attorney Michelle Battle of Battle Law approached the podium to speak on behalf of the applicant, Dreamfinder Development spoke about this item and noted this was previously reviewed by the board; this is now post-airport overlay district review. She made the following points:

- Rezoning Request: To allow low-density mixed-use development as proposed.
- Unit Changes:
 - Original plan: 323 units (125 single-family detached, 198 townhomes)
 - Current plan: 292 units, 166 single-family detached, 126 townhomes → lowers overall density and increases detached homes.
 - Single-family homes: 1,800–3,000 sq. ft.
 - Townhomes: 1,600–1,880 sq. ft.
- Amenities Added/Enhanced:
 - Pool and cabana with clubhouse
 - Putting green
 - Dog park
 - Butterfly garden and edible landscaping (blueberry bushes)
- Design & Aesthetic Updates:
 - More contemporary farmhouse-style elevations
 - Improved interior layouts
- Site & Infrastructure:
 - Sidewalks provided
 - Buffers preserved around the perimeter
 - Additional green space along Highway 1941
 - Primary access: Little Road; secondary: Upper Wooley Road

Ann Fields, Chase Marion Way, McDonough

She is in support: Generally supportive of the proposed single-family homes, less so for the townhomes.

Amenities Appreciation: Commended developers for including a blueberry garden, butterfly garden, and enhanced dog park—amenities she believes residents will enjoy.

Suggestions: Encouraged consideration of community gardens in future developments.

Emphasized the importance of HOA maintenance to ensure amenities do not become overgrown or neglected.

Richard Little, Upper Wilsey Road: Spoke about his family's land ownership & family history. He owns 43 acres on Upper Wilsey Road, Little Road, and Highway 1941, with additional family-owned land nearby. The property has been in the Little family for approximately 140–150 years. He described extensive family military service; personally served in the U.S. Army during the Vietnam War. He continued family tradition of farming for nearly 60 years; the land has been productive but is now largely idle and overgrown. He supports the proposed rezoning and development by Liberty, citing potential benefits for the family, the developer, and the county through revenue and taxes. Personal Note: Emphasized desire to move forward, enjoy family time, and transition from farming after decades of stewardship.

In Opposition:

No one.

Chair Harrell closed the Public Hearing.

Commissioner Lewis called Attorney Battle back to the podium to answer additional questions.

Commissioner Lewis noted that Miss Battle summarized the project well earlier. Explained that the development originally included more townhomes than single-family homes. Additionally, he praised Liberty for actively listening to the board and Henry County residents, adapting the project to address concerns, and improving the product to create a quality development.

Commissioner Lewis stated that Liberty has successfully obtained approval for three other quality developments in the past year, projects that will be beneficial for the community long-term. He indicated intention to review and highlight specific conditions of the project as follows:

Commissioner Lewis commended Liberty Homes, Falcon Design, and Miss Battle for their work on the townhome development. They noted that each townhome unit has a 5B fire extinguisher and praised the developers for going above and beyond standard requirements, including adding amenities like putting green and a butterfly garden some of which were added without being requested. **Commissioner Lewis** appreciated the team's patience in coordinating with the airport area master plan and working collaboratively with consultants, the district, and Henry County residents, describing the project as a high-quality addition to the county.

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*)

Kenta Lanham, Planner III, presented RZ 2415 on behalf of Lennar Homes of Alpharetta, Georgia. The rezoning request is for 54.56± acres located along Willow Lane, on both sides south of Jonesboro Road. The property is currently zoned RA and mixed-use, with a Future Land Use Map designation of high-density mixed use. The applicant seeks rezoning to RM (Multi-Family Residential) to allow for 259 units, consisting of 181 townhomes and 78 detached cluster homes, with a net density of 12.1 dwelling units per acre. This density falls within the high-density mixed-use designation, which supports 8–20 units per acre.

The site plan shows front-entry townhomes along Willow Lane, additional townhomes in the subdivision interior, and detached homes with both rear- and front-entry garages depending on location. Departmental comments were reviewed, including public safety calculations indicating the need for two additional police officers and 1.16 fire staff members. Additional input was provided by the school board, DOT, and transportation planning staff. Willow Lane is scheduled for widening under the SPLOST 6 project list, with construction set for 2027; staff conditions require the applicant to dedicate 20 feet of right-of-way on either side of Willow Lane to accommodate this.

Mr. Lanham noted that part of the property had been rezoned in 2009 without right-of-way dedication or a maximum unit count. Because the property lies within the Highway Corridor Overlay District, the project must comply with overlay and multi-family design standards. A traffic impact study will also be required before permitting. Elevations were presented showing the design of the townhomes and detached units.

Staff recommended approval of the request, and on April 10, the Zoning Advisory Board also recommended approval with conditions. These include right-of-way dedication, amenities on both sides of Willow Lane, and installation of a crosswalk connecting to the elementary school south of the site in coordination with Henry County DOT and SPLOST. One condition (No. 10) was modified to stipulate only the total number of units and total number of townhomes, allowing flexibility if the applicant later wishes to reduce townhomes in favor of detached units. A 20-foot undisturbed or enhanced landscape buffer will surround the site perimeter, excluding Willow Lane.

Public Hearing

In Favor:

Steve Moore, representing LAR Corporation, presented a rezoning request for a property along Willow Lane. The property is designated for high-density residential/mixed-use, supporting up to 20 units per acre. The proposal involves 259 owner-occupied units 181 townhomes on the west side and 78 single-family detached homes on the east—effectively splitting the density and converting previously planned rental units into for-sale units.

Key features include:

- Rear-accessed units facing Willow Lane to maintain an attractive streetscape.
- Two separate amenity areas with pools, clubhouses, playgrounds, dog parks, and open spaces for safety and convenience.
- Townhomes of 3–4 bedrooms (900–2,500 ft²) and detached homes of 2–3 bedrooms (2,000–2,200 ft²).
- Compliance with cluster housing provisions and multifamily ordinances.
- Two access points on each side of Willow Lane, with a voluntary donation of nearly two acres of right-of-way for street widening at no cost.
- Coordination with the commissioner, staff, and school board for architectural styles, pedestrian access, and safety.
- Proposal stays well below allowed density (5 units per acre) and provides significant open space.

Moore emphasized the team's collaboration with staff and willingness to adjust elevations if needed concluding that the plan aligns with previous approvals and staff recommendations.

In Opposition:

Tina Coria, Chambers Road, expressed opposition to the proposed development, citing concerns over high density and prior deed issues involving the school board property. She argued that the area is already saturated with apartments, noting the environmental impact of clear-cutting. She raised concerns about school capacity and infrastructure, emphasizing that the new school will soon need expansion. She requested that, at a minimum, all units be townhomes and owner-occupied to mitigate the impact.

Public Hearing Closed.

Chair Harrell asked for clarification as to whether these are apartments or townhomes? It was clarified it is townhomes and detached residential.

Commissioner Price thanked Steve Moore and the property owner for reducing the density of the proposed development compared to what could have been built, noting their willingness to act as good community partners. He commended their efforts to design an aesthetically appealing streetscape along the busy Willow Lane corridor and to provide amenities on both sides of the road so children could remain safely on their own side. Commissioner Price acknowledged the additional cost and effort required and praised the collaboration that brought forward a high-quality development for Henry County.

Chair Harrell then asked the Fire Chief to address concerns about the trails included in new developments. The Fire Chief noted that while trails are beneficial, they pose challenges for emergency response when injuries or emergencies occur in areas inaccessible to standard fire trucks or ambulances. He suggested the county will need all-terrain vehicles or similar equipment to ensure timely access to individuals who may be injured or lost on these trails.

In response, **Chair Harrell** asked what recommendations Public Safety would make. The county discussed strategies to support fire and public safety access, including working with builders to provide all-terrain vehicles (ATVs or side-by-sides) as part of project proposals. The county manager suggested that this requirement could potentially become a condition of approval, with funding offset through impact fee credits similar to road improvements. The long-term goal is to provide at least one such vehicle in each district to ensure rapid emergency response as the county and its trail network continue to expand.

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 other, 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)*

Toussaint Kirk, Executive Director, presented the extension of the countywide moratorium on all zoning applications, including the Airport area. He explained that Henry County is currently engaged in two major planning efforts: the countywide Unified Land Development Code (ULDC) rewrite and the ongoing master planning process for the airport area. To allow staff and consultants adequate time to complete these initiatives, staff is requesting consolidation and extension of the existing moratoria.

The residential moratorium currently in place will remain until the ULDC rewrite is finalized, and the Airport area moratorium—covering residential, commercial, and industrial development—will continue and be combined with the countywide moratorium. Kirk emphasized that the purpose is not to stop growth, but to ensure that future rezonings and large-scale development proposals align with updated guidelines, coordinated infrastructure, and legally sound regulations. He thanked citizens, developers, and the business community for

their patience, noting that these short-term measures are essential to securing well-planned, sustainable growth for Henry County.

The original resolution in the commissioners' packet proposed a 270-day moratorium. However, staff requested that the extension commence at 12:01 a.m. on September 24, 2025, and expire at 11:59 p.m. on March 23, 2026, resulting in a 180-day extension.

Chair Harrell called the Public Hearing for comment in favor of or opposition to this item.

Tina Coria of Chambers Road expressed a neutral stance but voiced concern about the approval process. She noted that previous promises of a moratorium on development were not fully honored, allowing more projects to move forward while the community was hoping to pause and reassess. She emphasized the importance of a true moratorium to properly plan and align developments with the county's future land use map and strategies.

Public Hearing Closed.

Commissioner Lewis clarified that they are legally obligated to hear all valid applications submitted by developers, even during periods when the community requests a moratorium. They acknowledged the community's concerns and explained that efforts are being made to clear the backlog of cases. The goal is to have most cases heard before the end of the moratorium. Additionally, many of the conditions being discussed will be incorporated into the updated Unified Land Development Code (ULDC) to better align future development with county planning goals.

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

Resolution #25-317

ITEM 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.

Commissioner Price requested that staff revisit the September 8, 2021, resolution regarding the tethering of animals, suggesting revisions to make it more stringent and applicable. Staff confirmed they would bring updated information back to the board during the second meeting in October.

County Manager Comments:

- Thanked participants of the District 1 community cleanup day, noting 43 bags were collected—the lowest so far—indicating less litter. The final cleanup day for District 3 is scheduled for Saturday, October 25th, with sign-up information available on the county website.
- Early voting for the November 4th election runs from October 14–31; the last day to register is October 6th.
- District 2 Commissioner Nate Robinson will host a town hall on Monday, September 29th at 6:30 p.m. at the Hen Valley Senior Center, covering planning and zoning, senior services, and parks and recreation.
- The Henry County Recycling Center is hosting an electronics recycling event on Saturday, September 27th from 8:00 a.m. to 2:00 p.m., with details available on county social media.

Public Comments

No one signed up.

Approval of Minutes

A. August 19, 2025 Called BOC meeting regarding Millage held at 9:00 a.m.

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

Upcoming Meetings and Events

A. October 7, 2025; 9:00 a.m. Regular BOC Meeting

B. October 21, 2025; 6:30 p.m. Regular BOC Meeting

Chair Harrell adjourned the meeting at 9:54 p.m.

*Carlotta Harrell, Chair
Henry County Board of Commissioners*

*Stephanie Braun
County Clerk*