



**HENRY COUNTY
BOARD OF
COMMISSIONERS**

CHAIR

Carlotta Harrell

**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

Cheri Hobson-Matthews

COUNTY CLERK

Stephanie Braun

COUNTY ATTORNEY

Rachel Mack

**BOC MEETING AGENDA
Post Agenda**

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

**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
www.henrycountyga.gov

Henry County Board of Commissioners 6:30 PM, Tuesday, January 20, 2026

NOTICE: This is a public in-person meeting held at the Henry County Administration Building (Community Room), 140 Henry Parkway, McDonough, GA. HenryTV will also be streaming live online at <https://www.henrycountyga.gov/383/Agenda-Minutes>, on Charter/Spectrum Channel 180 and Facebook Live. See attachment in order "to participate" in Public Hearings and Public Comments.

BOC Present: Chair Carlotta Harrell; Commissioner(s) Johnny Wilson, Neat Robinson, 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
Sec. 2-2-128. Conduct during public meetings.
- III. Invocation
- IV. Pledge of Allegiance
- V. Call to Order

- A. ANNOUNCEMENT #1 - The following Planning & Zoning Item was advertised for the January 20, 2026 BOC Meeting, but has been postponed by the applicant:

RZ-25-04: Minerva USA, LLC of Atlanta, GA requests a rezoning from RA (Residential Agricultural) & OI (Office Institutional) to R-5 (Single-Family Residence) for property located near the southwestern corner of Jonesboro and Chambers Roads in Land Lot 109 of the 6th District. The property consists of

22.287 +/- acres and the request is for a horizontal multifamily development.
District 5.

ANNOUNCEMENT #2 - Chair Harrell amended the agenda as follows:

1. (Adding/Walk-on Item): Resolution of the Board of Commissioners to Rescind Resolution 26-8 due to a Scrivener's error and Amend the Adoption Agreement of Association County Commissioners of Georgia Defined Benefit Plan for Henry County Employees to allow for a two percent COLA Increase for Eligible Henry County Retirees.
2. (Adding): "Real Estate" to Executive Session.
3. (Removed from Agenda): Exhibit 5/SPLOST Condemnation – Parcel 53.
4. (Adding/Walk-on Item): Commissioner Lewis made a motion to add a discussion item to the agenda regarding the Henry County Library System's deficit of \$125,000; Vice Chair Anglyn seconded. The motion carried 6-0-0.

VI. Proclamations/Recognitions

- A. Proclamation recognizing Amoah Enterprises (*Presenter: Amber Smith, Public Relations Specialist*)
- B. Proclamation recognizing the creation of the Henry County Police Department (*Presenter: Amber Smith, Public Relations Specialist*)

VII. Appointments

- A. Resolution appointing citizens to the Transportation Special Purpose Option Sales Tax (TSPLOST II) Citizens Ambassador Group (*Presenter: Bert Bivins, Interim SPLOST Director*)
Vice Chair Anglyn made a motion to approve; Commissioner Lewis seconded.
The motion carried 6-0-0.
Resolution 26-24

(Year-End Board of Commissioners Video Played)

VIII. CONSENT AGENDA

Deannexation(s)

A. **DE-AX-25-01 (Not a Public Hearing)**

Henry County has received a request for deannexation from the City of Stockbridge to Unincorporated Henry County for a total of two (2) properties located at 105 Jasper Drive and 220 DeWinter Court consisting of a combined 3.022 +/- acres in Land Lot 25 of the 12th District. **District 2** (Presenter: *Toussaint Kirk, Cluster Leader*)(Exhibit 1)

[Resolution 26-25](#)

B. **DE-AX-25-02 (Not a Public Hearing)**

Henry County has received a request for deannexation from the City of Stockbridge to Unincorporated Henry County for a total of six (6) properties located at 330, 335, 345, 355, 365, 375 Kerrith Drive consisting of a combined 7.068 +/- acres in Land Lot 25 of the 12th District. **District 2** (Presenter: *Toussaint Kirk, Cluster Leader*)(Exhibit 2)

[Resolution 26-26](#)

Elections & Voter Registration

- A. Resolution establishing qualifying fees for candidates for elected offices in 2026 and authorizing publication thereof. (Presenter: *Leigh Phillips, Director*)(Exhibit 3)

[Resolution 26-27](#)

SPLOST

- A. Resolution to authorize the acquisition of 3,093 square feet of Right of Way and 1,651 square feet of Temporary Easement, more or less, in Land Lot 193 of the 2nd District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provision of O.C.G.A. Section 32-3-4 through Section 32-3-19. (Burg Road, Parcel 45, SPLOST V) **District 1** (Presenter: *Bert Bivins, SPLOST Interim Director*)(Exhibit 4)

[Resolution 26-28](#)

- B. ~~(Removed) Resolution to Rescind Resolution No. 25-355 and to Authorize the Acquisition of 1,615.69 Square Feet of Right of Way, and 445.17 Square Feet of Driveway Easement, more or less, in Land Lot 204 of the 2nd District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provision of O.C.G.A. Section 32-3-4 through Section 32-3-19. (Bill Gardner Parkway Project, Parcel 53, TSPLOST) District 1 (Presenter: Bert Bivins, SPLOST Interim Director)(Exhibit 5)~~

Transportation Planning

- A. Resolution approving agreements with the Association County Commissioners of Georgia (ACCG) Civic Affairs Foundation to accept Summer Internship Grants for the Departments of Transportation Planning and SPLOST, in the amount of \$3,259.50 each. (Presenter: Sam Baker, Transportation Planning; and Bert Bivins, Interim SPLOST Director)(Exhibit 6)

Resolution 26-29

(This Ends the Consent Agenda)

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

REGULAR AGENDA

ADDED: Resolution of the Board of Commissioners to Rescind Resolution 26-8 due to a Scrivener's error and Amend the Adoption Agreement of Association County Commissioners of Georgia Defined Benefit Plan for Henry County Employees to allow for a two percent COLA Increase for Eligible Henry County Retirees.

Commissioner Lewis made a motion to approve; Vice Chair Anglyn seconded. The motion carried 5-0-1 (with Commissioner Wilson recusing himself because he is currently a part of the retiree plan).

Resolution 26-30

IX. Capital Projects

- A. Resolution awarding RFP #26-11 for the construction of a new EMS Station located in McDonough, Georgia, to the second highest-scoring respondent, Cooper & Company of Cumming, Georgia, as the most advantageous proposal to Henry County pursuant to O.C.G.A. § 36-91-1(c)(1)(C), in the amount of \$3,882,000.00 utilizing Capital Improvement Plan (CIP) Bond Funds. **District 3** (Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 7)

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

Resolution 26-31

X. County Manager

- A. Resolution adopting the Henry County Strategic Plan (*Presenters: Cheri Hobson-Matthews, County Manager; Kevin Johnson, Deputy County Manager; and Holly Lafontaine, Chief Strategy Officer*)(Exhibit 8)
Commissioner Lewis made a motion to approve; Vice Chair Anglyn seconded.
The motion carried 6-0-0.
Resolution 26-32

XI. SPLOST

- A. Resolution approving the bid award for the construction of Knight Drive to IP Construction, LLC in the amount of \$816,435.77. **Old District 4/New District 3**, SPLOST IV. (*Presenter: Bert Bivins, Interim SPLOST Director*)(Exhibit 9)
Vice Chair Anglyn made a motion to approve; Commissioner Lewis seconded.
The motion carried 6-0-0.
Resolution 26-33

XII. Transportation Planning

- A. Resolution submitting grant applications for transportation projects in response to a solicitation from the Georgia Transportation Infrastructure Bank. (*Presenter: Sam Baker, Transportation Planning*)(Exhibit 10)
Commissioner Robinson made a motion to approve; Vice Chair Anglyn seconded. The motion carried 6-0-0.
Resolution 26-34

XIII. Planning & Zoning

- A. **RZ-24-09 (Public Hearing)**
Hybrass Properties, LLC of Greensboro, GA requests a rezoning from RA (Residential-Agricultural) and R-3 (Single-Family Residential) to R-5 (Single-Family Residential) for property located at 1061 Pates Creek Road in Land Lots 73, 74 & 87 of the 6th District. The property consists of 108.09 +/- acres and the request is for a single-family residential subdivision. **District 2** (*Presenter: Kamau As-Salaam, Planning & Zoning Deputy Director*)(Exhibit 11)
Commissioner Robinson made a motion to deny the request to rezone the subject property from RA and R-3 to R-5, and to approve the rezoning from RA and R-3 to R-3 subject to all conditions in staff's recommendation, with one

modification. Condition number 10 shall be revised to read as follows: The number of units shall not exceed 217 lots. Compliance with zoning conditions and development standards may further limit the number of dwelling units. All other conditions shall remain as presented by staff; Commissioner Price seconded. The motion carried 6-0-0.

Resolution 26-35

(Added during Call to Order): Discussion regarding Henry County Library System's \$125,000 deficit.

After some discussion, Commissioner Lewis made a motion to authorize the deactivation of four Constituent Aide positions (covering Districts 1, 3, 4 and 5) for the current fiscal year in order to take care of the \$125,000 deficiency in health insurance costs, contingent upon the following:

- Libraries shall be open on Saturdays; and
- An agreement between the Board of Elections and the Library System shall be put in place.

Vice Chair Anglyn seconded the motion. The motion carried 6-0-0.

XIV. Public Comments

XV. Executive Session (re: Personnel) **Added: Real Estate & Litigation**

VOTE: Commissioner Price made a motion to enter into Executive Session (8:46 p.m.); Commissioner Anglyn seconded. The motion carried 6-0-0.

XVI. Reconvene from Executive Session

VOTE: Vice Chair Anglyn made a motion to reconvene from executive session (10:20 p.m.); Commissioner Robinson seconded. The motion carried 6-0-0.

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

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

XVIII. Upcoming Meetings and Events

A. February 3, 2026 is a Regular BOC Meeting; and

B. February 17, 2026 is a Regularly-scheduled BOC Meeting at 6:30 p.m.

XIX. Adjournment

10:20 p.m.