



**HENRY COUNTY
BOARD OF
COMMISSIONERS**

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**DISTRICT I
COMMISSIONER**

Johnny Wilson

**DISTRICT II
COMMISSIONER**

Neat Robinson

**DISTRICT III
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**DISTRICT IV
COMMISSIONER
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**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**

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

Board of Commissioners

Carlotta Harrell, Chair
Johnny Wilson, District I
Neat Robinson, District II
Dee W. 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 9:00 AM, Tuesday, March 3, 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; Vice Chair Dee W. Anglyn III (Via Phone); Commissioner(s) Johnny Wilson, Neat Robinson, Michael Price and Kevin J. Lewis.

Staff Present: Cheri Hobson-Matthews, County Manager; Kevin Johnson, Deputy County Manager; Rachel Mack, County Attorney; Candace Brown, County Attorney's Office; 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 items were advertised for the March 3, 2026 BOC Meeting, but have been postponed by Staff:
 - A. RZ-23-15 (Public Hearing - POSTPONED)
EPL Enterprises, Inc. of Lithonia, GA requests a rezoning from RA (Residential-Agricultural) to C-2 (General Commercial) for property located on Highway 155

North to the west of Valley Road in Land Lot 133 of the 11th District. The property consists of 5.01 +/- acres, and the request is for a commercial development. **District 3**

B. COMP-AM-23-07 (Public Hearing - POSTPONED)

EPL Enterprises, Inc. of Lithonia, GA requests an amendment to the Comprehensive Plan for property located on Highway 155 North to the west of Valley Road in Land Lot 133 of the 11th District. The property consists of 5.01 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Suburban to Village. **District 3.**

ANNOUNCEMENT #2 –(Added) Executive Session to discuss Pending Litigation

VI. Recognition

- A. Recognition of Employee Years of Service (*Presenter: Victoria Rogers, HR Director*)

VII. Presentation

- A. Transportation SPLOST (T-SPLOST) District 5 Update (*Presenter: Clayton Carte, Senior Public Relations Specialist*)

VIII. CONSENT AGENDA

County Attorney

- A. Resolution rescinding Resolution 86-009 and ceasing payments to the Henry County Board of Education; and for other purposes. (*Presenter: Rachel Mack, County Attorney*)(*Exhibit 1*)

[Resolution 26-70](#)

County Manager

- A. Resolution establishing the Henry County Commercial Property Assessed Conservation, Energy and Resiliency (C-PACER) Program, authorizing related master draw-down and series taxable bonds/notes through the Development

Authority; approving the levy of voluntary assessments and execution of necessary agreements; and for other lawful purposes. *(Presenter: Ashley Larrow, Chief of Staff)(Exhibit 2)*

[Resolution 26-71](#)

Financial Services

- A. Resolution declaring surplus and authorizing disposal of furniture and equipment through [GovDeals.com](#). *(Presenter: Susan Harris, Purchasing Director)(Exhibit 3)*

[Resolution 26-72](#)

Parks & Recreation

- A. Resolution accepting donations and sponsorships for Parks and Recreation from July 2025 until December 2025. *(Presenter: Jonathon Penn, Executive Director, Leisure and Public Services)(Exhibit 4)*

[Resolution 26-73](#)

SPLOST

- A. Resolution to authorize the acquisition of 415,678.14 square feet of Right of Way, and 77,789.27 square feet of Temporary Easement, more or less, in Land Lots 179, 206, and 211 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, Parcel 8, TSP1101)

District 1. *(Presenter: Bert Bivins, SPLOST Transportation Director)(Exhibit 5)*

[Resolution 26-74](#)

- B. Resolution to authorize the acquisition of 55,350.81 square feet of Right of Way, 825.04 square feet of Permanent Easement, and 11,885.55 square feet of Temporary Easement, more or less, in Land Lot 205 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, Parcel 14, TSP1101) **District 1.** *(Presenter: Bert Bivins, SPLOST Transportation Director)(Exhibit 6)*

[Resolution 26-75](#)

- C. Resolution to authorize the acquisition of 2,829.07 square feet of Right of Way, 2,243.56 square feet of Temporary Easement, and 112.50 square feet of Driveway Easement more or less, in Land Lot 205 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, Parcel 33, TSP1101) **District 1.** *(Presenter: Bert Bivins, SPLOST Transportation Director)(Exhibit 7)*

[Resolution 26-76](#)

- D. Resolution to authorize the acquisition of 7,514.80 square feet of Right of Way, and 6,530.57 square feet of Permanent Easement, more or less, in Land Lot 110 of the 6th 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 (Jonesboro Road Widening, Parcel 57, TSP1103) **District 5.** *(Presenter: Bert Bivins, SPLOST Transportation Director)(Exhibit 8)*

[Resolution 26-77](#)

- E. Resolution to authorize the acquisition of 10,457.30 square feet of Right of Way, 16,571.37 square feet of Permanent Easement, and 3,819.68 square feet of Driveway Easement, more or less, in Land Lot 110 of the 6th 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 (Jonesboro Road Widening, Parcel 64, TSP1103) **District 5.** *(Presenter: Bert Bivins, SPLOST Transportation Director)(Exhibit 9)*

[Resolution 26-78](#)

- F. Resolution to authorize the acquisition of 5,957.52 square feet of Right of Way, and 2,019.987 square feet of Temporary Easement, more or less, in Land Lots 192 of the 12th 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 (Fairview Road - Phase III, Parcel 14, TSP1107) **District 2.** *(Presenter: Bert Bivins, SPLOST Transportation Director)(Exhibit 10)*

[Resolution 26-79](#)

Superior Court

- A. Resolution in Support of additional 2025-2026 State Legislative Requests (re: Superior Court Technology Fee). *(Presenters: Hon. Holly W. Veal, Chief Judge/Superior Court; and Sabriya Hill, Clerk of Superior Court)(Exhibit 11)*

[Resolution 26-80](#)

Transit Department

- A. Resolution authorizing the renewal of the Public Transportation Agency Safety Plan (PTASP), as required, in order to receive Federal and State funds from the Federal Transit Association (FTA). *(Presenter: Taleim Salters, Transit Director)(Exhibit 12)*
[Resolution 26-81](#)

(This Ends the Consent Agenda)

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

REGULAR AGENDA

IX. County Manager

- A. Resolution to rename Heritage Park Veterans Museum in honor of James "Jim" Joyce. *(Presenter: Ashley Larrow, Chief of Staff)(Exhibit 13)*
Commissioner Robinson made a motion to approve; Commissioner Wilson seconded. The motion carried 6-0-0.
[Resolution 26-82](#)

X. SPLOST

- A. Resolution awarding RFP #26-22 to Croft & Associates in the amount of \$1,075,060.00 for Architectural Design & Construction Administration Services for the New Hidden Valley Senior Center located at 781 Fairview Road, Stockbridge **(District 2)**, using SPLOST VI funds (SP6005). *(Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 14)*
Commissioner Robinson made a motion to approve; Commissioner Lewis seconded. The motion carried 6-0-0.
[Resolution 26-83](#)

XI. Planning & Zoning

A. **ULDC-AM-26-01 (Public Hearing)**

Resolution to adopt the 2026 Unified Land Development Code and the Official Zoning Map of Henry County, Georgia; and to supersede the existing Unified Land Development Code and Official Zoning Map. **Countywide.** (Presenter: *Kamau As-Salaam, Deputy Director*)(Exhibit 15)

Public Hearing held. No action taken.

B. **COMP-AM-26-01 (Public Hearing)**

Resolution to amend the Henry County Comprehensive Plan to modify text and policy language to ensure consistency with the adopted 2026 Unified Land Development Code. **Countywide.** (Presenter: *Kamau As-Salaam, Deputy Director*)(Exhibit 16)

Public Hearing held. No action taken.

XII. County Manager Comments

XIII. Public Comments

ADDED: Executive Session (re: Pending Litigation)

VOTE: Commissioner Robinson made a motion to enter into Executive Session (10:13 a.m.); Commissioner Lewis seconded. The motion carried 6-0-0.

ADDED: Reconvene from Executive Session

VOTE: Commissioner Robinson made a motion to reconvene from executive session (10:55 a.m.); Commissioner Price seconded. The motion carried 5-0-2 with Vice Chair Anglyn and Commissioner Lewis not present.

ADDED: Approval of an Affidavit and Resolution pertaining to Executive Session

VOTE: Commissioner Robinson made a motion to approve the Affidavit and Resolution pertaining to Executive Session; Commissioner Lewis seconded. The motion carried 5-0-1 with Vice Chair Anglyn not present.

ADDED after Executive Session:

Resolution approving a settlement agreement in the amount of \$9,853.58 regarding Case Number #SUCV2023003426 (Maurice Carr v Henry County, et al.).

VOTE: Commissioner Lewis made the motion to approve; Commissioner Price seconded. The motion carried 5-0-1, with Vice Chair Anglyn not present.

[Resolution 26-84](#)

XIV. Approval of Minutes

- A. February 3, 2026 Regular BOC Meeting
- B. February 12, 2026 Called BOC Meeting (Retreat, re: Strategic Planning)
- C. February 17, 2026 Regular BOC Meeting
Commissioner Price made a motion to approve; Commissioner Lewis seconded.
The motion carried 5-0-1, with Vice Chair Anglyn not present

XV. Upcoming Meetings and Events

- A. March 17, 2026 is a regularly-scheduled BOC Meeting at 6:30 p.m.; and
- B. March 31, 2026 is a regularly-scheduled BOC Meeting at 9:00 a.m.

XVI. Adjournment

10:59 a.m.