STATE OF GEORGIA

COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting ***in-person*** on Tuesday, January 20, 2026 at 6:30 p.m. at the Henry County Administration Building (Community Room), 140 Henry Parkway, McDonough GA. Henry TV 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, District 2 Commissioner
Dee W. Anglyn III, Vice Chair / 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

IIENRY COUNTY CODE OF CONDUCT
(Sec. 2-2-128: Conduct during public meetings)

INVOCATION
The Invocation was presented.

PLEDGE OF ALLEGIANCE
The Pledge was recited.

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.**

B. **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)**: Library Deficiency

Commissioner Lewis made a motion to add a discussion item #4 to the agenda regarding the Henry County Library System's deficit of $125,000; **Vice Chair Anglyn** seconded. The motion carried 6-0-0.

PROCLAMATIONS/ RECOGNITIONS

A. Proclamation recognizing Amoah Enterprises *(Presenter: Amber Smith, Public Relations Specialist)*

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

APPOINTMENTS:

A. Resolution appointing citizens to the Transportation Special Purpose Option Sales Tax (TSPLOST II) Citizens Ambassador Group *(Presenter: Bert Bivins, Interim SPLOST Director)*
Resolution 26-24

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

CONSENT AGENDA

Cheri Hobson-Matthews, County Manager, reviewed and presented the Year End Board of Commissioner's Video.

The following achievements and projects were noted:

- Chair Carlotta Harrell
  - Appointments and Committees
    - Vice Chair of the I-75 Central Corridor Coalition
    - Association County Commissioners of Georgia Board of Managers
    - Chair of ACCG Federal Policy Committee
    - Vice Chair of the Transportation Steering Committee for the NACo
  - Annual Events
    - Represented Henry County at the Council for Quality growth's 5th Annual Intersection Quality Development Conference
    - Hosted 2nd Annual Signature Senior Gala
    - Hosted Inaugural Women's HerStory Luncheon
    - Hosted Inaugural Lights and Ladders Luncheon

- District 1 Commissioner Johnny Wilson
  - Accomplishments
    - Completed ACCG Lifelong Learning Academy specialty tracks in Citizen Engagement and Intergovernmental Relations
    - Secured $9.76 million in SPLOST VI funding for District 1 road resurfacing
    - Broke ground on the SPLOST V Burg Road improvements project
  - Initiatives
    - Supported community safety and infrastructure initiatives aligned with county priorities
    - Shared district updates through community outreach and quarterly communications
    - Participated in countywide events to engage residents and highlight ongoing projects

- District 2 Commissioner Neat Robinson
  - Appointments and Learning
    - Reappointed to the NACo Transportation Policy Sterring Committee
    - Appointed to the ARC's Local Leadership Housing Action Committee
    - Completed the County Operations and Management specialty track through Lifelong Learning Academy
  - Initiatives and Achievements
    - Received multiple honors, including GABCO Commissioner of the Year and the Spirit of 1881 Award
    - Celebrated the grand reopening of Cochran Park with a new playground and accessible tiny library
    - Hosted a town hall focused on infrastructure, seniors and transportation
    - Named one of the Southern Crescent Top 50 Women of Influence
    - Received the Education Advocacy Award by Alpha Kappa Alpha Sorority Psi Alpha Omega Chapter

- District 3 Commissioner Dee W. Anglyn III
  - Initiatives and Accomplishments
    - Launched county-initiated master plans to protect the rural character
    - Engaged residents through collaborative stakeholder meetings
    - Implemented planning moratoriums to guide responsible growth
  - Celebrations and Events
    - Celebrated the expansion of the disc golf course at Bud Kelley Park
    - Celebrated the arrival of Fire Engine 16 with a traditional push-in ceremony at Station No. 16
    - Advanced Board approval for a new fountain on the historic McDonough Square

- District 4 Commissioner Michael T. Price
    - Initiatives and Accomplishments
        - Approved new playground equipment at J.P. Moseley Park
        - Celebrated the addition of a new fire apparatus at Fire Station 9
        - Broke Ground on the T-SPLOST-funded Rock Quarry Road widening project
        - Selected for the 2025 Atlanta Regional Commission Housing Leadership Academy
    - Events
        - Collaborated regionally on housing policy and solutions
        - Hosted a public safety town hall for resident engagement
        - Hosted Faith & Blue Weekend to strengthen community partnerships

- District 5 Commissioner Kevin J. Lewis
    - Initiatives and Accomplishments
        - Appointed to the NACo Justice and Public Safety Committee
        - Celebrated the opening of the SPLOST V-funded North Mt. Carmel Park Recreation Center
        - Advanced investment in the Henry County Aquatic Center, Opening summer 2026
        - Hosted discussions on Legislative Updates from the Georgia General Assembly
        - Selected to participate in the 2025 Atlanta Regional Housing Leadership Academy
        - Launched the county's first districtwide litter pickup day, challenging other districts to follow
        - Inspired countywide cleanup efforts resulting in thousands of pounds of litter removed from county roadways

In 2025, the Henry County Board of Commissioners advanced meaningful progress countywide – strengthening infrastructure, public safety, parks and long-term capital investments that will benefit residents for years to come. Through the collaboration with local, regional and state partners, the Board guided growth with purpose and accountability.

Centered on service and community, the Board engaged residents, supported families and invested in neighborhoods across Henry County. As the County moves into 2026, this shared work reflects a clear commitment to a stronger, more connected future for all who call Henry County home.

(An update was given on incoming potential weather issues.)

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

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 the Consent Agenda; **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.
Resolution 26-30

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).

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)*
Resolution 26-31

Lynn Planchon, Capital Projects Director presented 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, in the amount of $3,882,000.00 utilizing Capital Improvement Plan (CIP) Bond Funds.

The Purchasing Department issued Request for Proposals (RFP) No. 26-11 for construction services and posted the solicitation on the County website, the Team Georgia Marketplace, and the ACCG/LGGA procurement platforms. A total of eleven (11) responsive proposals were received.

The proposals were evaluated, reviewed, and scored by a designated review committee. The two highest-ranked proposers were J.R. Bowman Construction, which received a total evaluation score of 93, and Cooper and Company General Contractors, which received a total evaluation score of 91.

J.R. Bowman Construction submitted a best and final offer in the amount of $4,282,709. Cooper and Company General Contractors submitted a proposal in the amount of $3,882,000.

Funding for this project will be provided through Capital Improvement Plan (CIP) bond funds. While the evaluation scores among the top four proposers were closely ranked, staff determined that awarding the contract to Cooper and Company General Contractors was in the County's best financial interest.

Staff indicated availability to respond to questions related to the RFP process, and Chief Wilson indicated availability to address operational questions.

Commissioner Wilson inquired whether the proposed facility would be a two-bay structure, and staff confirmed that it is a two-bay facility. Additional clarification was provided that the contract is for construction only, as the design phase has been completed.

Staff noted for the record that Cooper and Company General Contractors previously completed construction of the North Mount Carmel Recreation Center and performed the work successfully.

Chair Harrell asked whether the facility was designed to allow for future expansion, including the possibility of conversion to a fire station. Staff indicated that the facility was not specifically designed for expansion; however, sufficient sPates exists on the site that could potentially allow for future modifications if needed.

Fire Chief Pat Wilson, Henry County Fire Rescue, addressed the Board and explained that the facility is designed to improve EMS access to the City of McDonough and will house Rescue 51, an EMS transport unit, as well as a Quick Response Vehicle (QRV). Chief Wilson stated that the building is constructed with sufficient sPates to house fire apparatus if needed in the future.

In response to a question regarding crew housing, Chief Wilson noted that while the facility is designed for a smaller crew, accommodation could be addressed through future modifications if operational needs change. He indicated that any future expansion discussions would involve the project architect, Croft and Associates.

Following discussion, the Chair asked if there were any additional questions. None were raised.

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

<u>County Manager:</u>

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)*
Resolution 26-32

Cheri Hobson-Matthews, County Manager; Kevin Johnson, Deputy County Manager; and Holly Lafontaine, Chief Strategy Officer presented the Henry County Strategic Plan for adoption.

The County Manager thanked the Board of Commissioners for authorizing funding to develop Henry County's first comprehensive strategic plan, noting the Board's request for clearer direction on the County's vision, purpose, and long-term goals. She and the Deputy County Manager expressed appreciation to County staff, residents, advisory group members, and the Technical Advisory Committee for their extensive participation through surveys, meetings, and other engagement efforts. The County Manager explained that the planning process was completed on an accelerated timeline to align with FY 2026–2027 budget planning and emphasized that future County budgets will be guided by the adopted strategic plan and its priorities.

Ms. Hannah Lee, Senior Manager and Organizational Strategy Practice Lead with KLSA, along with Mr. Keith Scott, Chief Executive Officer of KLSA, presented the Henry County 2045 Strategic Plan. Ms. Lee outlined the planning process, community engagement efforts, and the rationale for developing the plan in light of the County's growth, increasing complexity, and the need for transparency, alignment, and long-term continuity.

Ms. Lee reported that extensive community engagement occurred through surveys, public meetings, pop-up events, and advisory committees, ensuring broad representation from residents, staff, municipalities, and partners. Feedback from the community shaped the goals, objectives, initiatives, and performance metrics included in the plan.

The presentation summarized the primary themes identified by the community, including traffic and infrastructure, safety and well-being, public trust and communication, economic opportunity, and overall quality of life. The County's 2045 vision was stated as building a vibrant, innovative, connected, and exceptional community.

The seven strategic goals of the plan were reviewed, including strengthening public trust, improving intergovernmental collaboration, fostering safety and well-being, building sustainable infrastructure, delivering efficient and responsive services, cultivating and retaining a skilled workforce, and positioning Henry County as a regional economic hub. Ms. Lee explained that each goal is supported by defined objectives, initiatives, and measurable performance indicators to ensure accountability and transparency.

Ms. Lee further noted that the strategic plan will serve as a guided framework for County decision-making and investments, will be reviewed annually, and will be comprehensively updated every five years to maintain relevance.

Ms. Holly LaFontaine was introduced as the staff member responsible for overseeing implementation and monitoring progress toward the plan's benchmarks. She indicated that she would work closely with County departments, constitutional offices, municipalities, and other stakeholders to ensure coordinated implementation and accountability.

Members of the Board expressed appreciation to County staff, consultants, and community participants for their work on the strategic plan. Commissioners emphasized that the plan reflects the voice of the community and will serve as a tool for accountability for both elected officials and County staff.

The County Manager stated that the strategic plan is intended to be actively used and referenced, including in staff reports and agenda items, to demonstrate alignment with the adopted goals.

Following discussion, the County Manager noted that a resolution was before the Board for consideration to adopt the Henry County 2045 Strategic Plan.

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

SPLOST:

A. Resolution approving the bid award for the construction of Knight Drive to IP Construction, LLC in the amount of $816,435.77. **District 4**, SPLOST IV. *(Presenter: Bert Bivins, Interim SPLOST Director) (Exhibit 9)*
Resolution 26-33

Bert Bivins, SPLOST Interim Director, presented the bid award for the construction of Knight Drive to IP Construction, LLC in the amount of $816,435.77 for approval.

The SPLOST agenda item presented involved consideration of a budget amendment and bid award for the construction of Knight Drive, located between State Route 155 and Crumbly Drive. Knight Drive is an approved SPLOST IV road improvement project, currently located in Commission District 3 (formerly District 4). The Board of Commissioners approved the original construction contract in September 2024; however, the contract was subsequently terminated due to the contractor's failure to complete the work and lack of compliance.

Bids to complete the remaining portions of the project were received on January 12, 2026. A total of seven bids were submitted, with IP Construction determined to be the most responsive bidder, submitting a bid in the amount of $816,435.77. A budget amendment in the amount of $150,000 is required to fund construction, project management, and testing necessary to complete the project. Funding for the budget amendment is available from the West Village Parkway Widening account (SPLOST IV, former District 5, current District 2). Staff recommended approval of the budget amendment and award of the construction contract to IP Construction. An overview map of the project location between State Route 155 and Crumbly Drive was also presented.

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

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)*
Resolution 26-34

Sam Baker, Transportation Planning, presented grant applications for transportation projects in response to a solicitation from the Georgia Transportation Infrastructure Bank.

Staff advised the Board that Henry County has an opportunity to apply for state grants and loans for roadway projects through the Georgia Transportation Infrastructure Bank, a program administered by the State Road and Tollway Authority. The program is currently soliciting applications from local governments for eligible road projects.

In response to this solicitation, staff proposed submitting two applications for roadway improvements. The proposed projects include the Keys Ferry Road Extension from State Route 81 to North Ola Road and the Airline Road Extension from State Route 81 to Rogers Road. Staff proposed requesting $1 million in construction funding for each project.

Both projects are included in SPLOST VI, and any required local match would be funded through SPLOST VI. The application deadline is February 13. Staff recommended approval of the submission of the applications to the Georgia Transportation Infrastructure Bank and indicated availability to respond to questions from the Board.

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

Planning and 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)*
Resolution 26-35

The request before the Board was RZ-24-09, submitted by High Brass Properties, for approximately 108 acres located on Pates Creek Road within Land Lots 73, 74, and 87 of the 6th District. The applicant requested rezoning of the subject property from RA and R-3 to R-5 for Phase III of the Gates at Pates Creek subdivision, which is part of a larger, multi-phase residential development. The subject property was shown in green on the aerial presentation and carries a future land use designation of Medium Density Residential, which permits up to four dwelling units per acre (net).

For Phase III, the applicant proposed 217 residential lots with a minimum lot size of 10,000 square feet and a minimum lot width of 70 feet. These development standards are consistent with those approved in earlier phases of the Gates at Pates Creek subdivision. Zoning conditions further note that compliance with development standards may reduce the total number of allowable units.

Gates at Pates Creek has been developed in multiple phases, all of which were previously approved by prior Boards. Phase I was approved with an R-3 zoning density but included conditions allowing 10,000-square-foot lots, which is atypical for traditional R-3 zoning and more closely aligns with R-5 standards. Although zoned R-3, the lot configuration and built form reflect R-5 development. The current request would align the zoning classification with the development pattern already approved and constructed.

The project is subject to a Development of Regional Impact (DRI) review and is identified as DRI 4176, Gates at Pates Creek Subdivision Phase III. The DRI review involved GRTA, GDOT, DCA, and ARC and resulted in a Notice of Decision issued on October 22, 2024. Applicable zoning conditions and Unified Land Development Code requirements incorporate the DRI conditions into the proposed rezoning resolution.

The applicant submitted proposed architectural elevations for Phase III, which were found to be consistent with those approved for Phases I and II and reflective of the same general architectural style.

Staff received comments from multiple county departments. The Department of Transportation and SPLOST provided comments related to traffic and roadway coordination through the DRI process. The Henry County School District projected approximately 147 additional students within the Dutchtown cluster. The Water Authority confirmed that water and sewer services are available. Public Safety provided staffing estimates indicating the need for two additional police officers and one additional fire safety officer.

Jonesboro Road currently serves traffic from several existing and approved developments within the corridor. Staff's review focused on roadway capacity and development timing. The rezoning includes phasing conditions tied to improvements along Jonesboro Road. Specifically, no more than 50 percent of building permits, or approximately 108 dwelling units, may be issued prior to January 1, 2028, and only after substantial completion of Phase I of the Jonesboro Road widening project. Additional permits may be issued only upon commencement of Phase II of the widening project. If Phase II does not commence by January 1, 2028, permit issuance will be further restricted until January 1, 2030. The developer is also required to submit annual build-out updates to the Planning Division.

The Zoning Advisory Board reviewed the request and recommended denial. Staff's recommendations considered prior approvals, established development patterns, the proposed phasing conditions, and DRI requirements. Staff recommended approval of the rezoning from RA and R-3 to R-5, subject to the conditions outlined in the exhibit book. These conditions address development standards, amenities and landscaping, infrastructure timing, and development along the Jonesboro Road corridor. Staff noted that there are 17 total conditions included with the request and highlighted Condition 4, as previously discussed.

Chair Harrell opened the public hearing.

In Favor:

Michelle Battle, with Battle Law, Tucker, Georgia, spoke in favor of the request on behalf of the applicant. Ms. Battle stated that the subject property was previously developed by High Brass Properties and that the current request represents Phase III of the Gates at Pates Creek subdivision. She noted that the prior phases were zoned R-3 with conditions allowing 10,000-square-foot lots and that the current request to rezone to R-5 is intended to align the zoning classification with the existing land use designation and zoning code standards, thereby eliminating the need for lot size variances.

Ms. Battle explained that a portion of Phase I of the development is located within a High Density Residential future land use designation, while the remainder of the project, including Phase III, is located within Medium Density Residential. She stated that the proposed R-5 zoning is consistent with both the future land use designation and the development pattern established in Phases I and II. She further noted that while R-3 zoning typically requires a minimum lot size of 18,000 square feet, the earlier phases were approved with variances allowing 10,000-square-foot lots. Because a similar variance request was denied for Phase III, the applicant revised the proposal to meet R-5 standards, resulting in a minimum lot size of approximately 10,890 square feet.

Ms. Battle presented information regarding the integration of Phase III with the existing phases, noting that the community is gated, includes amenities throughout, and maintains architectural consistency with previously approved and constructed homes. She stated that the proposed homes exceed the R-5 minimum square footage requirement and are consistent with Phases I and II, with anticipated sales prices in the mid-$400,000 range. Phase III proposes 217 total lots, consistent with R-5 zoning requirements for lot size, width, and setbacks.

Ms. Battle noted that Phase III will not provide direct access to Jonesboro Road and will instead be accessed from Pates Creek Road, which she stated would reduce traffic impacts on Jonesboro Road. She acknowledged the phasing conditions tied to improvements along Jonesboro Road and stated that the applicant supports those conditions to ensure roadway improvements are completed prior to issuance of a significant number of building permits. She further explained that Phases I and II directly access Jonesboro Road, whereas Phase III will provide alternative access points and internal circulation.

Additional amenities proposed for Phase III include a lakeside park with a pavilion, fire pit, fishing dock, and continued gated access, which Ms. Battle stated would prevent cut-through traffic and further reduce impacts on surrounding roadways.

Ms. Battle addressed Condition 4 of the proposed zoning conditions and acknowledged an error in the drafted language related to the timing of permit issuance if Phase II of the Jonesboro Road widening project has not commenced. She clarified that the intent was to limit development to no more than 178 building permits prior to January 1, 2029, with remaining permits eligible for issuance after that date, rather than delaying issuance until January 1, 2030. She apologized for the error and requested that Condition 4 be revised accordingly, noting that she had discussed the correction with staff and understood that staff did not object to the proposed clarification.

Ms. Battle concluded by thanking the Board for its time and indicated she was available to answer any questions.

In Opposition:

Carla Owens spoke in opposition to the rezoning request on behalf of herself and other residents. She stated that while residents are not opposed to growth, they oppose the proposed rezoning from RA and R-3 to R-5 because it represents a permanent land use decision with long-term environmental, infrastructure, and public safety impacts that exceed current capacity. Ms. Owens asserted that the request is inconsistent with the County's Comprehensive Plan, Future Land Use Map, and rural area policies, noting the area is designated for lower-density development. She raised concerns about the lack of transparency and finalized documentation in the Development of Regional Impact (DRI) process, flood risks and environmental impacts, traffic and roadway safety, emergency response capacity, stormwater management, and school impacts. She concluded by requesting denial of the rezoning or deferral of any density increase until infrastructure improvements are completed and verified.

Chair Harrell noted time remaining of three minutes and 12 seconds.

Keota Golden spoke in opposition, citing specific data from the Development of Regional Impact (DRI). She stated that the proposed development includes parcels located in high-risk flood areas and within stream buffers, and questioned the effectiveness of the proposed green infrastructure, noting that several detention ponds appear to be located near or within stream buffers. She raised concerns about where stormwater would go during flood events, particularly given that the plan shows approximately 35% impervious surface, exceeding the County's stated maximum of 25%. Ms. Golden expressed concerns about increased impervious surfaces contributing to urban heat effects, higher cooling costs, degraded air quality, and increased stormwater runoff impacting the Pates Creek watershed, including nearby streams, lakes, and ponds. She emphasized the potential risks to drinking water quality, given the County's reliance on rainfall for water supply, and questioned how stormwater runoff would be managed to protect local watersheds. Additional concerns included potential clear-cutting of old-growth hardwoods, loss of natural green space, and impacts to wildlife habitat. She suggested lower-density development, preservation of natural areas, and inclusion of natural trails as more responsible alternatives to reduce environmental and habitat disruption.

With 42 seconds remaining, Leticia Gonzalez, spoke in opposition to the request. Ms. Gonzalez expressed concerns regarding the capacity and condition of the Pates Creek Bridge, noting that the bridge has a posted weight limit and is subject to periodic inspections, with the most recent inspection occurring in October 2022. She stated that semi-truck traffic regularly uses Pates Creek Road, particularly during congestion on Interstate 75, and expressed concern about roadway and bridge safety. Ms. Gonzalez also raised concerns regarding school capacity, stating that student-to-teacher ratios at local middle and high schools exceed published figures and are higher than reported on the school system's website.

Chair Harrell asked staff whether a copy of the Development of Regional Impact (DRI) documentation was available. Staff responded that the final Notice of Decision from GRTA and the Atlanta Regional Commission was included in the agenda exhibits and had been received in 2024.

Mr. As-Salaam explained that the DRI process functions as an enhanced impact analysis, including traffic and other infrastructure considerations, and that recommendations from the DRI are incorporated into zoning conditions as well as enforced through applicable provisions of the Unified Land Development Code (ULDC). Staff further noted that ULDC thresholds require implementation of certain DRI elements during development review.

In response to questions regarding flood risk, FEMA-designated areas, and stormwater runoff, staff clarified that zoning submittals are conceptual in nature. Following any zoning approval, detailed engineering plans are required and must undergo formal review by multiple departments, including erosion control, stormwater management, planning and zoning, building, and fire departments, to ensure compliance with all applicable codes and regulations.

Chair Harrell asked questions regarding the conceptual nature of the zoning plans and asked whether detailed engineering related to stormwater, traffic, and erosion control would occur after zoning approval and be required to comply with DRI recommendations. Staff confirmed that all engineering work is completed post-zoning and must follow applicable DRI recommendations, Unified Land Development Code requirements, and departmental review standards.

She also asked whether the School System had provided a letter indicating that the Dutchtown Cluster could accommodate an additional 147 students. Staff responded that the School System's correspondence does not state approval or disapproval of development requests, but instead provides projected student generation numbers and estimated classroom needs. Staff further confirmed that school capacity information is known and considered as part of the review process.

Commissioner Robinson, in whose district the property is located, thanked the citizens for attending and sharing their concerns. **Commissioner Robinson** noted her familiarity with the area and roadway conditions and sought clarification regarding the timing language contained in the zoning conditions, specifically whether staff supported a date of 2029 or 2030.

Staff clarified that the phasing condition had evolved during the review process and that staff does not have a preference between the two dates; the decision rests with the Board. Staff further explained that the condition was revised to reference calendar years rather than the Jonesboro Road Phase II SPLOST project, as that phase has not yet been formally approved. Staff confirmed that the current staff recommendation reflects a date of January 1, 2030.

Commissioner Robinson then 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 recommended by staff, with one modification. The modification revises Condition 10 to state that the development shall not exceed 217 dwelling units, and that compliance with zoning conditions and development standards may further limit the total number of dwelling units. All other conditions were to remain as presented by staff.

The motion was seconded by **Commissioner Price**.

During discussion, the Chair inquired whether compliance with the Development of Regional Impact (DRI) requirements, including floodplain, stormwater, and other mitigation measures, was addressed within the conditions. Staff confirmed that compliance with the DRI is included as Condition 6 and noted that any changes to DRI requirements would require review by the Board and a public hearing.

Additional clarification was provided that staff's recommended date for the phasing condition remains January 1, 2030.

Commissioner Wilson asked clarifying questions regarding R-3 zoning standards, including minimum lot size. Staff confirmed that R-3 zoning requires a minimum lot size of 18,000 square feet and that the proposed development would be reviewed as an R-3 subdivision without the previously discussed lot size variances. Commissioner Wilson stated that reducing density from R-5 to R-3 would assist with managing growth and allowing county services and infrastructure to keep Pates.

Staff noted that while the zoning conditions allow for a maximum of 217 dwelling units, compliance with R-3 standards would likely result in a lower total number of lots.

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.

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

Commissioner Lewis requested County Manager Matthews approach the podium to answer some questions regarding this added item.

Commissioners Lewis engaged in discussion regarding recent public comments and concerns related to the Henry County Library System, including funding levels, operational decisions and employee benefits. He requested an overview of the level of funding provided by the Commissioners to the Library System over the past several years.

Staff reported that approximately 80 percent of the Library System's operating budget is funded by Henry County through the General Fund, with the remaining 20 percent funded through state and federal grants. The Board of Education contributes $5,000 annually, and no municipal contributions were made. Staff outlined that the County's General Fund allocation to the Library System increased from approximately $2.3 million in FY 2022 to $3,144,484 in the current fiscal year. In addition, the Library System receives impact fee revenue for capital expenses, and the County funds all facility maintenance and upgrades. Staff further reported that over the past five years, the County has invested approximately $2.656 million in library facilities through maintenance funds, grants and SPLOST.

Staff explained that the reported $125,000 budget shortfall is attributable to increased health insurance costs for library employees and is not related to operational or capital expenses. Staff clarified that Library System employees are neither County nor State employees, but employees of the Library System who participate in the Teachers Retirement System of Georgia and the State Health Benefit Plan. Staff noted that a 1996 Attorney General opinion confirms that library systems are not authorized to contract for health insurance outside of the State Health Benefit Plan unless the employees are County employees.

The Commissioners discussed prior actions taken to support the Library System, including funding increases and allocations specifically intended to maintain Saturday operating hours. Several Commissioners expressed concern that the decision to close libraries on Saturdays occurred without prior communication to the Board, despite prior funding commitments for those hours.

Discussion also included whether Library System employees could legally become County employees. Staff advised that this requires further legal review and potentially legislative action, and that the estimated all-in cost to the County for salaries and benefits would be approximately $2.9 million annually. Staff cautioned that any such change could have implications for continued receipt of state and federal grant funding.

Additional discussion addressed coordination between the Library System and other County departments, including the Board of Elections, particularly with respect to shared facility use during elections. Commissioners emphasized the need for cooperation and formal agreements to ensure County operations are supported within County-owned facilities.

Commissioners discussed potential interim measures to address the current budget shortfall while longer-term solutions are explored, including outreach to municipalities and the Board of Education regarding potential financial participation. It was noted that the City of Stockbridge previously provided a one-time contribution to support Saturday library hours.

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.

Staff thanked the Board for the action, noting that it prevented the need for reductions in other departmental operational budgets. Staff committed to continued discussions with the Library System regarding funding, operational coordination, and long-term structural solutions.

Public Comments

Executive Session (re: Personnel / Real Estate / Litigation)

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

Reconvene from Executive Session

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

Approval of an Affidavit and Resolution pertaining to the Executive Session

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

Upcoming Meetings and Events

February 3, 2026 at 9:00 a.m. is a Regularly-scheduled BOC Meeting.
February 17, 2026 at 6:30 p.m. is a Regularly-scheduled BOC meeting

Chair Harrell adjourned the meeting at 10:20 p.m.

Carlotta Harrell, Chair
Henry County Board of Commissioners

Stephanie Braun
County Clerk