

STATE OF GEORGIA COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, February 3, 2026 at 9:00 a.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, 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; Candace Brown, County Attorney's Office and Stephanie Braun, County Clerk.

INSTRUCTIONS TO PARTICIPATE

HENRY COUNTY CODE OF CONDUCT

(Sec. 2-2-128: Conduct during public meetings)

INVOCATION

The Invocation was presented by Pastor Leonard Himes

PLEDGE OF ALLEGIANCE

The Pledge was recited by Pastor Leonard Himes

CALL TO ORDER

- A. **ANNOUNCEMENT #1** - The following item was advertised for the February 3, 2026 BOC Meeting, but has been removed by Staff. Please note that the Rezoning for this property (RZ-24-18) will still be heard:
COMP-AM-24-04 (REMOVED from Agenda)
J&P Synergy, LLC of McDonough, GA requests an amendment to the Comprehensive Plan for property located at 1099 Airline Road in Land Lot 74 of the 7th District. The property consists of 1.605 +/- acres, and the request is to amend the Future Land Use Map designation from Commercial to Low Density Mixed Use. **District 3.**
- B. **ANNOUNCEMENT #2** - Added: Executive Session to discuss Litigation.
- C. **ANNOUNCEMENT #3** - Added: Human Resources – Resolution approving collaborative agreement with Atlanta Heart Association (to be added after Proclamation for American Heart Month)

PROCLAMATIONS / RECOGNITIONS

- A. Proclamation recognizing February as American Heart Month (*Presenter: Amber Smith, Public Relations Specialist*)

(Added Item): Resolution approving collaborative agreement with Atlanta Heart Association
Resolution 26-51

Ms. Victoria Rodgers, HR Interim Director, stated that they were present with Ms. Scott from the American Heart Association to present a collaboration agreement between Henry County Government and the American Heart Association.

It was noted that the agreement, scheduled for consideration this month, is intended to strengthen hypertension control within the community through targeted improvement efforts.

Ms. Rodgers expressed enthusiasm about partnering with Ms. Scott and the Atlanta-based American Heart Association to advance these efforts and improve community health outcomes.

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

- B. Proclamation recognizing February as Black History Month (*Presenter: Amber Smith, Public Relations Specialist*)

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

5 Years of Service

Christopher Austin – Fire Rescue
Christopher Philbert – Police Department
Clifford Williams – Police Department
Crystal Cates – Elections and Registration
James Nicholson – Facilities Maintenance
James Tristen Keck – Fire Rescue
John Teague – Clerk of Superior Court
Juan Hernandez – Cemetery – Fire Rescue
Justin Ingles – Fire Rescue
Mary Knight-Strong – Grants Department
Mickey Thomas White – Parks and Recreation
Nartrish Lance – Sheriff's Office
Nicholas Pharr – Fire Rescue
Sedrique Ewing – Police Department
Stephanie Cross – Sheriff's Office
Tabitha Gray – Animal Care and Control
Tayana Taylor – Tax Commissioner's Office
Thomas McCulley – Fire Rescue
Zachary Christie – Fire Rescue

10 Years of Service

Matthew Phillips – Police Department
Opal Mills – State Court Clerk’s Office
Patrick Revelle – Fire Rescue

20 Years of Service

Brandy Daily – Parks and Recreation
Bryan Dixon – Parks and Recreation
Christopher Stripling – Sheriff’s Office
Hollis Cambre – Department of Transportation
Tina Cavender – Police Department

25 Years of Service

Michelle Grice - E-911
Michelle Sewell – Solicitor General
Sherry Smith – Police Department
Thomas Gresham – Fire Rescue

35 Years of Service

Michael Cash – Solicitor General

PRESENTATIONS:

- A. Transportation SPLOST (TSPLOST) District 4 Update (*Presenter: Clayton Carte, Senior Public Relations Specialist*)

Clayton Carte, Senior Public Relations Specialist provided an update on Transportation SPLOST Update – District 4 and TSPLOST II Planning.

Mr. Carte greeted the Chair, Vice Chair, Board Members, and members of the Henry County community and stated that two presentations would be provided: (1) highlights from Commission District 4, and (2) an update on planning efforts for TSPLOST II, including opportunities for public engagement.

District 4 – TSPLOST I Update

The current TSPLOST program was approved by voters in November 2021, with collections beginning in March 2022 and continuing for five years. The program designated seven major roadway projects countywide and approximately \$9.75 million for road resurfacing.

Commission District 4 represents central Henry County along the I-75 corridor and includes portions of the cities of McDonough and Stockbridge.

Within District 4, the major roadway project is the Rock Quarry Road widening project in Stockbridge near Piedmont Henry Hospital. Construction began several months ago. The project includes widening the existing two-lane roadway to four lanes and adding pedestrian and bicycle

facilities. Construction is anticipated to be completed in late 2028 or early 2029. Current construction activities include enlarging the box culvert over Reeves Creek and constructing a gravity wall.

Regarding resurfacing, TSPLOST funding contributed to resurfacing 16 roads in District 4 in 2022. Roads resurfaced include:

- Patrick Henry Parkway
- Tunis Road (near Eagle's Landing High and Middle Schools)
- Hunt Ridge Drive (off Millers Mill Road)
- Roads within Daley's Mill Plantation subdivision
- Roads within St. Andrews at Rockport subdivision

Following the presentation, Commissioner Price expressed appreciation to the citizens who voted in favor of TSPLOST and encouraged continued support for future TSPLOST initiatives to maintain and upgrade the County's infrastructure.

B. Transportation SPLOST 2 (T-SPLOST 2) Public Outreach (*Presenter: Clayton Carte, Senior Public Relations Specialist*)

Clayton Carte, Senior Public Relations Specialist, continued his presentation regrading TSPLOST II – Planning and Public Engagement as follows:

Staff provided an update on planning efforts for a potential TSPLOST II referendum anticipated in November 2026. Planning efforts began several months ago, and staff is preparing to engage residents for public feedback regarding potential projects.

Overview of Sales Tax Structure

Henry County currently has an 8% sales tax:

- 4% allocated to the State of Georgia for the general fund.
 - 4% allocated locally, divided into four programs:
1. **Local Option Sales Tax (LOST)** – Shared between the County and cities for general fund purposes and property tax rollback.
 2. **SPLOST (Special Purpose Local Option Sales Tax)** – 1% for capital and roadway projects (examples include the Henry County Aquatic Center and the Locust Grove Tag Office).
 3. **Transportation SPLOST (TSPLOST)** – 1% dedicated strictly to transportation projects (example: McDonough Parkway Extension near Union Grove).
 4. **Education SPLOST (E-SPLOST)** – 1% allocated to Henry County Schools for capital projects such as new schools, classroom additions, and school buses.

TSPLOST II Financial Outlook

TSPLOST I was approved in November 2021. Staff anticipates that a six-year TSPLOST II program could generate approximately \$340–\$375 million, to be distributed among the County and its cities for eligible transportation projects.

Eligible projects under Georgia statute include road widenings, bridge replacements, resurfacing, sidewalks, trails, and other transportation infrastructure improvements.

Existing Transportation Projects

Staff reviewed transportation projects already planned or underway:

- **Georgia Department of Transportation (GDOT):** 11 major projects under construction or in planning, including:
 - Widening of Georgia 20 in McDonough
 - Construction of the new I-75 Bethlehem Road interchange in Locust Grove
 - Proposed expansion of I-75 express lanes (included in the Governor's budget proposal)
- **Henry County SPLOST Programs:**
 - 11 major projects funded through SPLOST V or TSPLOST I
 - 8 additional projects with construction funding in SPLOST VI

TSPLOST II Focus Areas

Staff identified four primary focus areas for TSPLOST II:

1. **Major Road Widenings**
SPLOST VI currently includes nine major road widening projects under design. Funding all nine would cost approximately \$600 million, which exceeds the projected TSPLOST II revenue. Public input will be sought to prioritize two or three of the most critical projects.
2. **Road Resurfacing**
Over the past six years, the Board has committed \$113 million toward resurfacing approximately 255 miles of county roads. However, resurfacing remains a key community concern, and additional funding is anticipated under TSPLOST II.
3. **Intersection Improvements**
Staff has identified 16 intersections countywide for consideration. Public feedback will help determine which intersections should be prioritized.
4. **Sidewalks and Trails**
Staff is reviewing the County's Transportation Plan and Parks Master Plan to identify potential sidewalk and trail projects.

Public Engagement Opportunities

Staff announced five upcoming public engagement sessions to gather feedback from residents:

- February 4 – Fairview Recreation Center
- February 9 – North Mount Carmel Recreation Center
- Additional meetings in March in Stockbridge, Locust Grove, and McDonough

Residents may also visit the County's website to review project information and complete an online survey.

Chair Harrell thanked Mr. Carte for the presentation and stated that she currently serves as Chair of TAQC (Transportation and Air Quality Committee) for the Atlanta Regional Commission (ARC).

Chair Harrell noted that several projects included in TSPLOST I had remained on the Georgia Department of Transportation (GDOT) project list for more than ten years. Passage of TSPLOST I provided the necessary local funding to advance projects such as the McDonough Road widening and Rock Quarry Road widening, among others.

She emphasized that continued progress on transportation and infrastructure improvements will require passage of TSPLOST II, stating that the program is vitally important to maintain project momentum. She further highlighted the importance of collaboration with GDOT and expressed appreciation that key projects are included in the Governor's proposed budget, including expansion of the managed lanes in both directions along the interstate.

Chair Harrell also referenced the Bethlehem Road interchange project, acknowledging Commissioner Wilson's longstanding advocacy efforts.

It was noted that transportation projects are costly; however, local funding is essential to leverage state and regional partnerships and to ensure that Henry County projects remain competitive and continue moving forward.

Chair Harrell concluded by expressing appreciation for the opportunity to represent Henry County at ARC meetings and to ensure the County maintains a voice in regional transportation planning discussions.

CONSENT AGENDA

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

AIRPORT

- A. Resolution approving Croy Engineering task order #22 for engineering design services for a MALSR lighting system at the Atlanta Speedway Airport in the amount of \$116,640.65.
(Presenter: Lynn Planchon, Capital Project Director)(Exhibit 1)
Resolution 26-37

COURTS

- A. Resolution accepting a grant for the Adult Felony Drug Court in the amount of \$126,556.00 from the Office of the Governor/Criminal Justice Coordinating Council for fiscal year 2026.
(Presenter: Craig Ogilvie, Director of Henry County Accountability Court)(Exhibit 2)
Resolution 26-38
- B. Resolution accepting a grant for the Resource Court in the amount of \$156,862.00 from the Office of the Governor/Criminal Justice Coordinating Council for fiscal year 2026.
(Presenter: Craig Ogilvie, Director of Henry County Accountability Court)(Exhibit 3)
Resolution 26-39
- C. Resolution accepting a grant for the Veterans Treatment Court in the amount of \$46,506.00

from the Office of the Governor/Criminal Justice Coordinating Council for fiscal year 2026.
(Presenter: Craig Ogilvie, Director of Henry County Accountability Court)(Exhibit 4)
Resolution 26-40

- D. Resolution accepting a grant award in the amount of \$94,513.92 from the Office of the Governor/Criminal Justice Coordinating Council to fund the Juvenile Mental Health Court for fiscal year 2026. (Presenter: Angela Craig, Director; and Monyato Tolbert, Deputy Director)(Exhibit 5)
Resolution 26-41
- E. Resolution accepting a grant for the Misdemeanor Drug Court in the amount of \$97,792 from the Office of the Governor/Criminal Justice Coordinating Council for Fiscal Year 2026. (Presenter: Lisa King, DUI Drug Court Coordinator/HC State Court)(Exhibit 6)
Resolution 26-42

SPLOST

- A. Resolution to authorize the acquisition of 288.62 square feet of Right of Way, 3,914.66 square feet of Permanent Easement, 190.46 square feet of Temporary Easement, and 3,466.24 square feet of Driveway Easement, more or less, in Land Lot 109 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 53, TSPLOST) **District 5** (Presenter: Bert Bivins, SPLOST Interim Director)(Exhibit 7)
Resolution 26-43
- B. Resolution approving a budget amendment and construction Change Order #1 from J.R. Bowman Construction for Fire Station #5 located in Hampton, GA in the amount of \$239,838.00. New District 1/Old District 2. (Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 8)
Resolution 26-44

STORMWATER

- A. Resolution declaring certain stormwater vehicles and equipment as surplus and authorizing their sale. (Presenter: Josue O. De Jesus, Director)(Exhibit 9)
Resolution 26-45
- B. Resolution revising the Stormwater Impervious Unit (IU); and providing for implementation. (Presenter: Josue O. De Jesus, Director)(Exhibit 10)
Resolution 26-46

TECHNOLOGY SERVICES

- A. Resolution approving the yearly maintenance of the County's backup solution equipment from Surelock in the amount of \$176,343.50, with funding available in the Repairs and Maintenance budget of the Technology Services Department (Presenter: Jesse Dobbs, Deputy Director)(Exhibit 11)
Resolution 26-47

(This Ends the Consent Agenda)

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

REGULAR AGENDA

Annexation:

- A. **AX-26-01** The City of Hampton has received a request for annexation of subject property located at 1019 Highway 19/41, consisting of 2.0 +/- acres in Land Lot 229 of the 6th District. **District 5** (*Presenter: Toussaint Kirk, Executive Director*)(*Exhibit 12*) Resolution 26-48

Toussaint Kirk, Executive Director, gave the following background on this annexation request:

The Board considered Annexation Application AX2601 for property located at 1019 Highway 1941, consisting of approximately two acres in Land Lot 229 of the 6th District. The request was submitted under the 100% annexation method. The property is currently zoned RA (Residential Agricultural) with a Future Land Use designation of Low Density Mixed Use. The applicant indicated that, upon annexation into the City, the proposed zoning designation would be M-1 (Light Industrial).

Mr. Kirk explained that the proposed M-1 zoning would permit industrial and manufacturing uses, representing an increase in intensity from the existing residential zoning and differing from the County's Future Land Use Map designation. Pursuant to OCGA § 36-36-113, a county may object to an annexation if it would result in a substantial or significant change in zoning or land use, or an increase in infrastructure demands. Planning and Zoning determined that the request would create a significant change in surrounding land uses and would not be consistent with the County's Future Land Use Map. Staff recommended that the County object to the annexation request.

During Board discussion, Commissioner Lewis inquired about the specific proposed use of the property. Staff stated that no specific industrial use had been identified by the applicant. It was noted that there are concerns regarding compatibility with surrounding residential properties and potential infrastructure and safety impacts.

Commissioner Lewis made a motion to deny the annexation on the grounds that it creates significant change to our Comprehensive Plan and safety as far as the infrastructure; **Vice Chair Anglyn** seconded. The motion carried 6-0-0.

Planning and Zoning:

- A. **RZ-25-05 (Public Hearing Required)**
Jamila Brown of Atlanta, GA requests a rezoning from RA (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 2170 Jonesboro Road in Land Lot 109 of the 6th District. The property consists of 2.0 +/- acres and the request is for a counseling center. **District 5** (*Presenter: Alexis Jones, Planner II*)(*Exhibit 13*) Resolution 26-49

Alexis Jones, Planner II, remarked that the item before the Board is RZ 2505: a request for property at 2170 Jonesboro Road.

The subject property consists of approximately two acres, and the request is to rezone the property from RA to C1 to allow the continued use of an existing building as a traditional counseling and professional office. This slide shows the aerial view of the subject property. The site fronts Jonesboro Road, which is a major arterial and is located within an area that already includes a mix of institutional, office, and commercial

uses. It is important to know upfront that this is not raw land, and no new principal building is being proposed.

Ms. Jones stated the structure on the site today already exists and it has historically functioned as an office building associated with the adjacent church. The property is currently zoned R.A., and the future land use designation is high density mixed use. The requested C-1 zoning is consistent with that future land use designation and supports low-impact, neighborhood-serving commercial and office uses. The slide showed the site plan and existing conditions. The property contains a one-story office building that was once originally approved in 1999 under a conditional use as an administrative office and conference facility serving the adjacent church. What is being proposed today is not a change in building intensity or scale, but rather a change in zoning to allow the building to function independently, as a professional counseling office.

There is no residential component, no overnight stays, and no institutional housing associated with this request. As mentioned, the subject property was approved in 1999 under CU 9906 for use as an administrative office. This conditional use that exists limits the building strictly to church-related administrative functions. The current request, if approved, will provide the new owner the commercial zoning classification needed to run as an independent facility. Again, that use would be for a traditional counseling center. Licensed therapists will provide counseling services both in person and virtually. Typical office hours are weekdays with limited Saturday appointments and there are no late-night operations. Questions related to the business model, staffing, or service-specific offerings should be directed to the applicant who is present here today. For additional detail, please see the applicant's letter of intent included in your exhibit books on pages 21 through 24.

The property meets or exceeds the minimum lot size, width, and setback requirements. There's an existing building, and any development standards will be confirmed during the plan review stage should the zoning be approved. He noted some of the comments we received from other departments, to include Fire and Public Safety, who confirmed that life safety requirements will be addressed during the plan review. Henry County Water Authority verified that water service is available, and that sewer capacity does exist. Environmental Health has confirmed the existing septic can support the proposed use. And regarding the right-of-way, SPLOST has already acquired the necessary right-of-way for the Jonesboro Road widening project affecting this property. No new right-of-way is required for this use. The existing driveway serving the adjacent property, known as Stillwater Church, currently crosses the subject parcel.

As part of this rezoning, access easements will be formally established to ensure the church maintains uninterrupted access. Through conversations with the applicant, they have clearly demonstrated a willingness to provide and formalize uninterrupted access to the adjacent church property. And this requirement is explicitly addressed as a zoning condition and will be finalized during the rezoning approval process. Staff recommends approval of the request to rezone the property from RA to C1 with the conditions shown on screen, which addresses the access easement.

Chair Harrell called the Public Hearing.

In Favor

The applicant came forward and addressed the Board and stated that the proposed request is intended to serve the best interests of the community. The applicant indicated that the rezoning would not result in changes to traffic flow or alter the current use of the building. The request is solely to allow the existing conditional zoning approval to run with the property on a permanent basis.

Timothy Vondell Jefferson, Economic Development Consultant with Faith Excel Economic Development Group, LLC, 2261 Towns Road, Unit 91, Lovejoy, Georgia, addressed the Board. He stated that after discussions with the property owner and considering her professional expertise, he believes the proposed

rezoning would be an asset to Henry County. He noted that the owner brings many years of experience as a trained counselor and that the property is well-suited for a counseling center. He respectfully requested the Board's support for the rezoning request.

In Opposition:

No one came forward.

Chair Harrell closed the public hearing to further discussion.

Madame Chair asked a few questions as follows:

A Board member inquired about the type of counseling services proposed for the property. Staff indicated their understanding that the services would consist of traditional talk therapy but deferred to the applicant for clarification. The applicant confirmed that the practice is licensed by the State of Georgia and provides traditional counseling services, including individual and family therapy, cognitive behavioral therapy, trauma-focused therapy, solution-focused therapy, and other behavioral health services.

Frandee Dunmore addressed the Board and stated that she is a Licensed Professional Counselor in the State of Georgia since 2005. She explained that she has operated a counseling practice in Fayette County since 2017 and intends to provide general counseling and wellness services at the proposed location. She noted that services would include both in-person and virtual sessions and that additional licensed counselors work under her supervision.

Commissioner Harrell asked about the need for rezoning. Staff explained that the property is currently subject to a conditional use associated with the original church approval and rezoning to a commercial classification is required for the counseling practice to operate independently under new ownership.

Commissioner Price had questions regarding access to the property and a shared driveway easement with the adjacent church. The applicant stated that access arrangements are currently being negotiated between the property owners to ensure clear and functional use for both parties. Staff confirmed that the proposed use would not interfere with the Jonesboro Road widening project and would not impede the church's operations.

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

B. RZ-24-18 (Public Hearing Required)

J&P Synergy, LLC of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located at 1099 Airline Road in Land Lot 74 of the 7th District. The property consists of 1.605 +/- acres, and the request is for a commercial office.

District 3 (*Presenter: Alexius Jones, Planner II*)(*Exhibit 14*)
Resolution 26-50

Alexius Jones, Planner II presented a request for rezoning from J&P Synergy, LLC of McDonough from RA to MU and gave the following background:

The item before the Board was RZ-2418, a rezoning request for property located at 1099 Airline Road, consisting of approximately 1.6± acres. The property is currently zoned RA (Residential Agricultural) and developed with a single-family residence. The applicant requested rezoning to Mixed Use (MU) to allow operation of an office within the existing structure.

Ms. Jones presented the subject property's location and noted that the Future Land Use Map designates the area as Commercial. The applicant proposed to reuse the existing residential structure for office purposes, with no new construction at this time. She advised that if rezoned, the property would be required to comply with applicable commercial development standards, including access, parking, and any necessary improvements during development review. Public water is available; however, public sewer is not currently available. Any commercial driveway access onto Airline Road would be required to meet Henry County DOT standards.

Staff provided zoning history for the surrounding area, noting that in 2021 adjacent property was rezoned from RA to Mixed Use following a prior request for commercial zoning. At that time, staff and the Zoning Advisory Board determined Mixed Use to be more appropriate for the corridor's anticipated development pattern. The subject parcel was not included in that rezoning action and remained RA. In 2023, as part of the Comprehensive Plan update, the Future Land Use Map designation for the area transitioned from Mixed Use to Commercial.

Ms. Jones stated that while the surrounding properties are zoned Mixed Use, rezoning this parcel to MU is not necessary to accommodate the proposed office use. Given the current Commercial Future Land Use designation, staff recommended denial of the request to rezone from RA to MU and approval of rezoning to C-1 (Neighborhood Commercial), subject to the stated conditions. Staff further noted that Condition No. 3 was modified to limit permitted uses on the property to commercial office only.

The Zoning Advisory Board voted in agreement with staff's recommendation to deny the Mixed Use request and approve C-1 at its May 8, 2025 meeting.

Chair Harrell called the Public Hearing.

In Favor:

Brian Strickland of Smith, Welch, Webb & White, counsel for the applicant, addressed the Board. He provided additional background regarding the 2020 rezoning of the adjacent A, B, and C tracts, which his firm handled. He noted that at that time the property received a Mixed-Use designation that permitted C-1 and C-3 uses within the district.

Mr. Strickland explained that the subject parcel was previously occupied by a resident who chose not to sell during the earlier rezoning process. The property, consisting of a 2,100-square-foot, three-bedroom, three-bath residence, has since been sold to the applicant.

He stated that the original request for Mixed Use zoning was intended to maintain consistency with surrounding properties; however, the applicant now supports rezoning to C-1 to allow use of the structure as a professional office. He noted that the C-1 designation would be consistent with the Future Land Use Map and compatible with surrounding development. Mr. Strickland concluded by offering to answer any questions from the Board.

The applicant's representative inquired about Condition No. 3, which limits the use of the property to commercial office. He requested clarification that the condition would remain consistent with uses permitted under the County's C-1 (Neighborhood Commercial) zoning district and would not further restrict the types of professional office uses otherwise allowed by code. He stated that the applicant would support the condition so long as it aligns with the existing C-1 permitted uses and does not impose additional limitations beyond standard professional office uses.

In Opposition:

Ms. Sarita Dyer, spoke in opposition to the request. She expressed concern regarding what she described as repeated changes to the future land use designation for the subject property, stating that the revisions have created confusion for nearby residents. Ms. Dyer referenced prior discussions regarding commercial uses on the site and noted uncertainty about the current proposal and any potential redesignation to low-density residential. She emphasized the importance of long-term planning consistency and transparency, stating that frequent amendments to the Future Land Use Map create unpredictability for the community.

Ms. Dyer stated that residents previously opposed certain commercial uses, including a gas station, but were informed of other anticipated commercial development. She expressed concern about perceived inconsistencies in planning decisions and urged the Board to maintain commercial zoning rather than allowing residential or multifamily development. She concluded by stating that residents in the area do not support apartments, data centers, or additional gas stations.

With no more comments in opposition, Chair Harrell closed the Public Hearing and asked the following questions of staff and the applicant:

Chair Harrell asked for clarification regarding the proposed zoning conditions. The Chair requested an explanation of the C-1 (Neighborhood Commercial) zoning district. Staff explained that C-1 is intended to accommodate low-impact commercial retail and service uses designed to serve surrounding neighborhoods.

Chair Harrell referenced Condition No. 3, which limits the property to commercial office uses only, and asked for clarification regarding its necessity. Staff explained that while the C-1 district allows a range of neighborhood commercial uses, the condition was added to further restrict the property specifically to commercial office use in accordance with discussions with the District Commissioner.

She inquired about the type of office use proposed and whether new construction or multiple stories were anticipated. The applicant's representative stated that the intent is to utilize the existing residential structure for office purposes. He further explained that any future new construction would be required to comply with C-1 zoning standards and County development regulations. The representative noted that C-1 permits office-related uses such as finance, insurance, business and professional services, medical offices, veterinary clinics, real estate offices, and similar low-impact office activities.

The Chair also requested clarification regarding the subject parcel's location relative to previously rezoned tracts. Staff confirmed that the request applies only to the approximately 1.6-acre parcel shown on the right side of the map and does not include the surrounding tracts that were rezoned in 2021.

Staff further clarified for the record that no amendment to the Future Land Use Map (FLUM) is being requested or considered as part of this application. Staff emphasized that the subject property is already designated Commercial on the adopted Future Land Use Map. Therefore, the requested C-1 (Neighborhood Commercial) rezoning is consistent with and supported by the current Commercial future land use designation. Staff reiterated that concerns regarding a change to the Future Land Use Map were not applicable to this request.

She acknowledged that the limited parcel size would not support multifamily development and that such uses would not be permitted under the proposed C-1 zoning with the added office-only condition.

Vice Chair Anglyn thanked public speaker (Ms. Dyer) for her comments and reiterated that there will be no multifamily developments in District 3, a position consistently communicated to developers. He confirmed that no amendments to the Future Land Use Map (FLUM) are being made with this rezoning request.

Vice Chair Anglyn also noted that this area is not part of a current master planned district, with master planning efforts occurring further north in Kelly Town and North Ola. He acknowledged the “island” created by the remaining parcel from the 2020 rezoning of A, B, and C tracts and expressed agreement with the Zoning Advisory Board’s recommendation to remove the Mixed Use (MU) request and approve C-1 Neighborhood Commercial zoning, noting that these better limits potential uses and provides predictability for the 1.6-acre parcel. He highlighted that the existing home on the property will be repurposed as a commercial office. Additionally, he inquired about potential future right-of-way or road widening along Airline Road and requested that any necessary planning or coordination be considered as development occurs.

Vice Chair Anglyn made a motion to deny MU but approve C-1; **Commissioner Lewis** seconded. The motion carried 6-0-0.

County Manager Comments

Cheri Hobson-Matthews provided the following information to the Commissioners and the public:

There was an update on upcoming community engagement and public information events. She highlighted ongoing community engagement meetings regarding the proposed SPLOST, emphasizing that these sessions are educational and focused on informing the public about potential projects should the current penny be renewed. Meetings include District 2 at Fairview Rec Center on February 4th from 6:00 p.m. to 8:00 p.m., District 5 at North Mount Carmel Park on February 9th from 6:00 p.m. to 8:00 p.m., and a Blacksville community engagement meeting at the Henry County Administration Building on February 16th at 6:30 p.m.

She also noted a virtual District 4 meeting on February 19th regarding the proposed tethering ordinance.

Additionally, the Planning and Zoning Department will host an open house on February 9th from 12:00 p.m. to 8:00 p.m. to allow the public to meet staff and learn about master plans, ordinances, and UDC processes.

She announced the rescheduled groundbreaking for Fire Station No. 5 on February 18th at 1:00 p.m. and Henry County Day at the Capitol on February 17th.

Finally, she introduced the FY2027 budget open house, scheduled for February 10th from 4:00 p.m. to 6:00 p.m., emphasizing transparency, public engagement, and alignment of budget priorities with the Board-approved strategic plan. She confirmed that all event dates will be posted on the county website and social media platforms.

Public Comments

There were no public comments.

Approval of Minutes

- A. December 29, 2025 Called BOC Meeting
- B. January 6, 2026 Regular BOC Meeting

Upcoming Meetings and Events

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

ADDED:

Executive Session, re: Litigation Matters (10:23 a.m.)

Commissioner Price made a motion to approve going into Executive Session for Litigation matters; **Commissioner Lewis** seconded. The motion carried 6-0-0.

Reconvene from Executive Session (11:15 a.m.)

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

Approval of Affidavit and Resolution pertaining to Executive Session

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

Chair Harrell adjourned the meeting at 11:16 a.m.

*Carlotta Harrell, Chair
Henry County Board of Commissioners*

*Stephanie Braun
County Clerk*