

STATE OF GEORGIA

COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, March 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
Dee W. Anglyn III, Vice Chair / District 3 Commissioner – *PRESENT VIA PHONE*
Johnny Wilson, District 1 Commissioner
Neat Robinson, District 2 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; Candance Brown, Staff Attorney; Stephanie Braun, County Clerk and Jasmin Head, Deputy County Clerk.

INSTRUCTIONS TO PARTICIPATE

HENRY COUNTY CODE OF CONDUCT

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

INVOCATION

The Invocation was presented.

PLEDGE OF ALLEGIANCE

The Pledge was recited.

CALL TO ORDER

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 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

RECOGNITIONS

A. Employee Years of Service Recognition (*Presenter: Holly Lafontaine, HR Director*)

- **5 Years of Service**

Alexandria Thyme – Police Department
Austin Gay – Police Department
Corey Coleman – Police Department
Cristina Colzarette – Solicitor General's Office
Demetress Selby-Patrick – District Attorney's Office
Ira Wilborn – Clerk of Superior Court
Jackson Greer – Police Department
John Knapp – Parks and Rec
Joshua Belk – Fire Rescue
Logan Tweed – Parks and Rec
Michelle Myrick-Simmons – Sheriff's Office
Myla Cantay – Police Department
Patrick Ussery – Stormwater
Steve Strickland – Transit

- **10 Years of Service**

Charles Davis – Police Department
Clemente Hart – Sheriff's Office
Leonard Moore – Police Department
Patrick Gomes – Police Department
Shannon Brown – Senior Services
Stacey Hudgens-Wallace – Community Development
Tiffany Gooden – Juvenile Court

- **15 Years of Service**

Brenda Brown – Tax Commissioner's Office
David Smith – Fleet Services
Gus Gregory – Police Department
Heather Honea – Police Department

- **20 Years of Service**

Thomas Tinsley – Fire Rescue

- **25 Years of Service**
Christopher Whitt – Police Department
Matthew Donald – Sheriff’s Office
- **30+ Years of Service**
Amelia Ash – Human Resources

PRESENTATIONS: -

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

Clayton Carte, Senior Public Relations Specialist, provided an update on Transportation T-SPLOST projects in Commission District 5. Mr. Carte noted that Henry County voters approved the county’s first Transportation SPLOST in November 2021. Collections for the five-year program began in April 2022 and are expected to continue through March 2027. The program was originally projected to generate approximately \$245 million, with an estimated \$165 million allocated to Henry County projects. The county’s project list includes seven major transportation projects, along with approximately \$9.75 million designated for countywide road resurfacing.

Mr. Carte explained that Commission District 5 includes portions of west and central Henry County, including areas within the cities of Hampton and McDonough as well as the Dutchtown community. Three major T-SPLOST roadway projects are located within the district: the Jonesboro Road Widening Project, the Mill Road Widening Project, and the State Route 81 Widening Project.

He reported that the Jonesboro Road Widening Project extends from Interstate 75 to North Mount Carmel Road and will widen the existing two-lane roadway to four lanes. The project also includes the construction of a shared-use path to accommodate pedestrian and bicycle traffic. Right-of-way acquisition for the project is approximately 98% complete and is expected to reach near completion following Board action on related agenda items. Construction bids are anticipated to be advertised in April, with construction expected to begin in early summer after a contract is awarded.

He also provided an update on the Mill Road Widening Project, which extends from Jonesboro Road to the area near the local flea market. The project includes widening the roadway to four lanes, the addition of a center median, and installation of a new traffic signal near the Logan’s and Truett’s establishments to improve traffic safety and operations along the corridor. Construction began in the fall of 2025, and utility relocation activities are currently underway.

Regarding the State Route 81 Widening Project in McDonough, Mr. Carte advised that the Georgia Department of Transportation is currently accepting construction bids, with submissions due by March 20. The Board of Commissioners is expected to consider approval of the county’s portion of the construction costs in April. The project will widen State Route 81 between Postmaster Drive and North Bethany Road to four lanes and will include pedestrian and bicycle facilities to support multimodal transportation. Construction is anticipated to begin during the summer following contract award.

Mr. Carte further noted that T-SPLOST funds have supported road resurfacing projects throughout the district. A total of sixteen roads were resurfaced in areas that were previously part of Commission District 2

and are now within District 5. These improvements included portions of Mount Carmel Road, North Mount Carmel Road, and Old Griffin Road in Hampton, as well as streets within subdivisions such as Brandon Chase and Jodeco Heights. Residents were informed that the county is currently gathering public feedback regarding a potential second T-SPLOST program and were encouraged to obtain additional information and submit feedback through the county's T-SPLOST website.

Commissioner Lewis thanked staff for the update and noted that the district regularly keeps residents informed about transportation projects. He also highlighted progress in acquiring the remaining parcels for the Jonesboro Road project and reminded residents that the T-SPLOST program will appear on the November ballot, emphasizing the importance of renewing it to continue transportation improvements in the county.

CONSENT AGENDA

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

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 SERVICE:

- 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 AND 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 a permanent easement 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 the Consent Agenda; **Commissioner Lewis** seconded. The motion carried 6-0-0.

REGULAR AGENDA

COUNTY MANAGER

- A. Resolution to rename Heritage Park Veterans Museum in honor of James "Jim" Joyce. *(Presenter: Jonathan Penn, Executive Director)(Exhibit 13)*
Resolution 26-82

Jonathon Penn, Executive Director, came forward and stated we have a resolution before you to rename the Heritage Park Veterans Museum in honor of our beloved Mr. Jim Joyce. Mr. Joyce served both our county and our country with distinction as a member of the United States Army, and this resolution recognizes his service and dedication by renaming the museum in his honor.

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

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)*
Resolution 26-83

Lynn Planchon, Capital Projects Director, presented the resolution awarding Croft and Associates the RFP for the new Hidden Valley Senior Center as follows:

Ms. Planchon noted this is a SPLOST VI project. The Purchasing Department previously issued Request for Proposals RFP 26-22 for architectural and design services related to the project. The solicitation was publicly advertised on the county's website, the Team Georgia Marketplace, and the ACCG / GLGA –Georgia Local Government Association procurement platform.

There were six responsive proposals were received. An evaluation committee reviewed and scored the submissions based on established criteria. Following the initial evaluation process, the two highest-ranked firms were invited to participate in interviews with the committee.

After completing the evaluation and interview process, Croft & Associates of Kennesaw, Georgia was identified as the highest-ranked proposer. The firm subsequently submitted a Best and Final Offer in the amount of \$1,075,060 for design services associated with the project. Funding for the design work will be provided through SPLOST VI funds.

She presented and showed the evaluation results and provided the Board with a breakdown of Croft & Associates' proposed fees by project phase. Ms. Planchon also highlighted the firm's relevant experience designing senior centers and similar facilities. Among the examples discussed was the North Cobb Senior Center, which staff noted as being comparable to the proposed Hidden Valley facility.

She further explained that the firm's lead architect, Allison Hardy, has extensive experience in the design of senior living and senior-focused facilities. Additionally, the project team includes consultants with specialized experience relevant to key components of the project. She noted that the kitchen consultant has significant experience designing commercial kitchens for senior centers, which is important due to the inclusion of a full-service kitchen in the facility.

It was also emphasized the importance of the pool design component, as the proposed senior center will include an aquatic feature. The selected team includes Water Design as the pool consultant, which has designed numerous aquatic facilities for similar community and senior center projects. Ms. Planchon provided examples of pool designs completed by the consultant and shared a list of comparable projects.

She concluded the presentation by offering to answer any questions from the Board regarding the proposal and recommended award.

Following the presentation, Commissioner Robinson expressed appreciation to staff for their work on the project and noted the community's enthusiasm for the new facility. She referenced a recent town hall meeting held in the Fairview area where residents were provided an opportunity to learn more about the project, ask questions, and share input regarding potential features. Commissioner Robinson thanked staff members for attending the meeting and for listening to the needs and desires expressed by residents. She stated that the project would be a valuable addition to the community and expressed confidence that the facility would serve local seniors well.

The Chair asked if there were any additional comments from the Board. Hearing none, a motion was made and seconded to approve the agreement with Croft & Associates for design services related to the Hidden Valley Senior Center project.

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

PLANNING AND 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.

Kamau As-Salaam, Deputy Director presented a resolution to adopt the 2026 ULDC and the official zoning map Henry County as follows:

Kamau As-Salaam, Deputy Director introduced the first public hearing regarding the proposed rewrite of the County's Unified Land Development Code (ULDC). He explained that the rewrite effort originated during the development of the County's Comprehensive Plan update, which began in 2023 and was formally adopted in October 2023. During that process, staff identified that many of the County's development regulations, ordinances, and administrative processes no longer reflected current growth patterns, development trends, or the County's long-term planning goals.

He noted that the existing ULDC was adopted in 2009 and that Henry County has experienced significant growth and change since that time. As a result, staff initiated a comprehensive update of the code to ensure that development regulations align with the updated Comprehensive Plan and better reflect the County's current needs and future vision.

The proposed rewrite represents the culmination of multiple planning initiatives and incorporates elements from various master plans, recently adopted ordinances, and updated development policies. The effort also includes a reorganization of portions of the code to improve clarity, consistency, and usability for staff, developers, and the public.

Mr. As-Salaam acknowledged the assistance of TSW Consulting, which partnered with the County throughout the rewrite process. **Mr. Nathan Brown** of TSW was introduced and was present to provide a detailed presentation of the proposed ULDC revisions.

Mr. As-Salaam further advised that following the ULDC presentation and public hearing, the Board would also conduct a separate public hearing regarding proposed updates to the Comprehensive Plan to ensure consistency with the updated development code.

Mr. Brown A representative from the County's consulting firm, TSW, provided the Board with an overview of the proposed Unified Land Development Code (ULDC) rewrite and the process leading to the draft currently under consideration. The consultant explained that the update effort began following the adoption of the County's Comprehensive Plan in 2023 and formally progressed through 2024 and 2025. The process included multiple phases of review and community engagement prior to reaching the current stage, which is approaching final consideration for adoption.

The consultant outlined the project timeline, noting that work on the draft code began in 2024 and continued through the summer and fall of that year. Throughout the process, several public engagement opportunities were conducted, including four steering committee meetings, public draft reviews, and a Planning and Zoning open house. A public draft of the code was made available online in November 2025, and an updated draft has also been posted on the County's website for additional review and public comment. Staff reported receiving approximately 200 unique public comments during the process, indicating community engagement and feedback prior to final adoption. The consultant stated that adoption of the revised code is anticipated in the coming weeks.

Mr. Brown also recognized the efforts of the County's Planning Department staff, noting their role in coordinating the process, maintaining the project schedule, and assisting with public outreach and communication throughout the development of the revised code.

During the presentation, the consultant explained that the proposed ULDC rewrite is not intended to be a complete overhaul of existing regulations, but rather a modernization and reorganization of the current code. Approximately 80 percent of the changes consist of updates, clarifications, and organizational improvements to existing regulations adopted in 2009, while roughly 20 percent represent new standards or policy changes designed to reflect current planning practices and the goals outlined in the Comprehensive Plan.

A significant portion of the update focuses on improving the structure and usability of the code. The consultant explained that the previous code contained regulations scattered throughout multiple sections, which made it difficult for users to locate relevant standards. The revised code reorganizes topics into clearly defined articles and chapters, including a new article dedicated specifically to site development standards such as parking, loading areas, buffers, and open space requirements. Additionally, use standards and supplemental regulations have been consolidated into a single section to simplify navigation and interpretation.

The revised code also introduces charts, tables, and graphics to help illustrate regulatory concepts and improve readability. While the text of the ordinance remains legally binding, the visual elements are intended to provide additional clarification for staff, developers, and members of the public. The consultant noted that efforts were also made to reduce complex legal terminology and replace it with clearer, plain-language explanations where possible.

The presentation further highlighted several zoning district modifications. The revised code removes the previous system of dual standards that applied different development regulations depending on whether a property was located within a platted subdivision. Instead, the new structure establishes consistent dimensional and development standards within each zoning district. The RS zoning district has been replaced with a new Residential Mix district intended to allow a variety of residential housing types within a single zoning category. This district encourages a mix of housing options while establishing standards to guide compatible development patterns.

Several updates to non-residential use standards were also introduced. These changes include updated regulations for uses considered to have greater community impacts, such as drive-through facilities, certain vehicular uses, and data centers. The revised code establishes clearer distance requirements for these uses and standardizes how such distances are measured for administrative consistency. Additional standards for data centers have been incorporated, including requirements related to energy consumption and the use of development agreements that would require Board review and approval.

Mr. Brown also described updates to residential development regulations, including the introduction of new housing types such as cottage courts and tiny houses in order to reflect evolving housing trends. Expanded flexibility is proposed within certain zoning districts, including the R5 and the new Residential Mix (RX) district, to allow a broader range of residential housing options. In addition, the revised code includes open space requirements for residential developments, with certain exemptions for low-density districts where such requirements may not be appropriate.

Changes were also proposed to zoning terminology and approval procedures. The consultant explained that under Georgia's zoning procedures law, special uses and conditional uses are generally considered legislative actions requiring approval by the Board of Commissioners. However, the revised code distinguishes between uses that require full Board review and those that may be approved administratively through a conditional use permit reviewed by the Zoning Advisory Board (ZAB). Uses requiring Board approval include those considered to have significant community impacts, such as data centers, adult entertainment establishments, and aircraft landing areas. Other uses with less significant impacts, such as assisted living facilities, recreational courts, and self-storage facilities, may be reviewed through the conditional use permit process.

The proposed ULDC also establishes three new zoning overlays. The first is the Central District Overlay, which is intended to implement recommendations from the Comprehensive Plan to create a centralized, pedestrian-oriented town center area within the County. The overlay emphasizes walkability, building orientation toward streets, reduced visibility of parking areas, enhanced landscaping, and publicly accessible open spaces. Incentives are included within the overlay to encourage developers to incorporate publicly accessible open spaces, including provisions allowing such spaces to count toward open space requirements.

The second overlay area focuses on the North Ola and Kelleytown communities and is intended to preserve rural character and natural landscapes in the southeastern portion of the County. The overlay encourages cluster housing designs that allow for smaller lot sizes while preserving open space and tree cover, and it establishes enhanced roadway buffers to protect scenic views along major corridors.

The third overlay relates to the Airport District and aligns with planning work currently underway through a separate planning effort. The overlay incorporates planning concepts that divide the area into several subdistricts intended to support different development patterns, including areas focused on gathering spaces, technology-related development, and compatible land uses surrounding the airport.

Environmental regulations were also updated as part of the rewrite. The revised code consolidates environmental standards including watershed protection, floodplain management, and tree preservation into a single article for easier reference. Tree protection requirements have been revised to utilize a tree density unit approach intended to maintain existing tree canopy coverage while allowing development to proceed. The standards place additional emphasis on protecting significant or specimen trees and require replacement trees to meet minimum size standards to ensure long-term viability. The plant species list has also been updated to prioritize native vegetation and species that are well-suited to the region.

Additional updates include revisions to stormwater management standards to align with current best practices and the introduction of a sidewalk banking system. Under this provision, sidewalks will generally be required for new

development; however, when installation is not feasible in a particular location, developers may contribute to a fund that will support sidewalk and pedestrian infrastructure improvements elsewhere in the County. The consultant also noted that the code includes updated sign regulations addressing sign size, height, and placement standards.

Mr. Brown concluded the presentation by summarizing the key updates and offering to answer questions from the Board regarding the proposed ULDC revisions.

Following the consultant's presentation, Mr. As-Salaam returned to the podium to provide additional clarification regarding the ongoing review process for the proposed Unified Land Development Code (ULDC) rewrite.

He reiterated that the draft ordinance remains open for public review and comment through the current period and into the following week. He noted that the updated draft has been redistributed to the steering committee and made available to the public to encourage continued feedback. According to staff, a significant number of comments have already been received, and staff is actively reviewing those submissions to ensure that all feedback is carefully considered and addressed where appropriate.

Mr. As-Salaam emphasized that the ULDC rewrite has been a comprehensive and evolving process and that the County has sought to maintain transparency and opportunities for public participation throughout the development of the draft. He further noted that even after adoption, development codes are typically subject to periodic updates and refinements as the County continues to grow and as new issues or needs are identified. He explained that the Board retains the ability to amend or modify the ULDC in the future if certain provisions require adjustment or clarification. The rewrite is intended to modernize the existing code and align it with the County's Comprehensive Plan, but like most regulatory frameworks, it will continue to evolve over time as circumstances change.

Staff concluded by reiterating that the review process remains ongoing and that feedback received from the public and stakeholders will continue to be evaluated prior to final consideration by the Board.

Chair Harrell opened public comment.

In Favor: No one came forward.

In Opposition:

Jose Marin addressed the Board to express concerns about the proposed ULDC revisions, specifically the designation of his neighborhood, Lake Cindy Estates, as Medium Density Housing (MDH). He noted that the draft code does not list home occupations as a permitted use in the MDH district, which could prevent residents from operating small businesses from their homes. Mr. Marin stated that Planning and Zoning staff indicated the omission may have been an oversight and asked that the Board review and consider allowing home occupations in the MDH district as the ordinance moves forward.

Following public comment, the Chair asked staff to respond to the concerns raised by the speaker regarding home occupations within the proposed Medium Density Housing (MDH) zoning district.

Mr. As-Salaam confirmed that the issue had recently been brought to their attention through communication with the resident and acknowledged that the omission of home occupations within the MDH district was an oversight in the draft ordinance and that revisions will be made to ensure that home occupations remain permitted within all residential zoning districts, consistent with the current regulations.

The Chair noted that the item was being presented as a public hearing only and that no vote would be taken at that time. The public hearing was then closed.

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.

Kamau As-Salaam, Deputy Director, presented the Comprehensive Plan Amendment 26-01 for the Board's consideration and explained that the amendment is primarily administrative in nature. He noted that the County completed a comprehensive rewrite of the Comprehensive Plan in 2023, which subsequently led to the ongoing rewrite of the Unified Land Development Code (ULDC). As part of that process, several zoning district names and classifications were updated in the proposed ULDC. It was explained that the purpose of the amendment is to ensure consistency between the Comprehensive Plan and the revised ULDC by updating references to zoning district names. Staff presented a comparison chart showing the previous zoning district terminology alongside the updated classifications reflected in the ULDC. Examples of these updates include the transition of the R-5 district to the Residential Mix (RX) district, RD to RFT, and RMH to MDH. He also noted that the updated framework includes additional special purpose districts and overlay districts incorporated into the development code.

Mr. As-Salaam clarified that the changes do not modify the County's Future Land Use Map and do not alter any property's land use designation. Instead, the amendment simply aligns the Comprehensive Plan terminology with the updated zoning classifications and standards contained in the proposed ULDC.

At the request of Chair Harrell, Mr. As-Salaam further explained that many of the name changes were intended to modernize terminology and better reflect the updated standards and regulatory framework contained in the revised code.

Chair Harrell then opened the public hearing and invited members of the public wishing to speak in favor of or in opposition to the Comprehensive Plan amendment to come forward. No speakers came forward.

Mr. As-Salaam also informed the Board and the public that an additional public meeting regarding the Airport Area Development Plan would be held later that evening at 6:00 p.m. in the Community Room. Mr. As-Salaam stated that notifications had been distributed to residents in the affected area and that the meeting would provide an opportunity for residents to review the plan and ask questions of the consulting team.

With no additional comments or speakers, the Chair closed the public hearing.

County Manager Comments:

The County Manager provided several updates and reminders for the Board and public. She highlighted upcoming T-SPLOST 2 community engagement meetings, which are district-level educational sessions designed to inform residents about proposed projects and gather feedback. The schedule includes:

- **March 16** – District 3 at Heritage Park, open house from 5:00–8:00 p.m.
- **March 19** – District 4 at JP Mosley Recreation Facility, 5:00–8:00 p.m.
- **March 23** – District 5-1 at North Mount Carmel Recreation Facility (rescheduled)
- **March 26** – District 1 at Locust Grove Event Center (rescheduled to accommodate city events)
- **April 13** – County-wide session at the Administration Building

The County Manager encouraged residents to participate and provide input on potential T-SPLOST 2 projects. She also reminded the public that the FY27 budget survey remains available on the County’s website, noting that it is brief (seven questions) and valuable for providing community input. Additionally, she announced that qualifying for the 2026 General Primary Election is currently underway at the Board of Elections office located at 1550 South Zachary Parkway in McDonough, Georgia. Positions up for election include:

- County Commissioner Districts 3, 4, and 5
- Board of Education Districts 2 and 4
- State Court Judge Divisions 2 and 3
- Chief Judge for Magistrate Court

Chair Harell noted that candidates for state legislative and congressional offices must qualify at the Georgia State Capitol.

Public Comments

No public commenters were present for the meeting.

Executive Session 10:13AM (Re: Litigation)

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

Reconvene from Executive Session: (10:55am)

Commissioner Robinson made a motion to reconvene from executive session (10:55 a.m.); **Commissioner Price** seconded. The motion carried 5-0-1 with Vice Chair Anglyn and Commissioner Lewis not present.

Approval of an Affidavit pertaining to Executive Session

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

ADDED after Executive Session:

- A. Resolution approving a settlement agreement in the amount of \$9,853.58 regarding Case Number #SUCV2023003426 (Maurice Carr v Henry County, et al.)
Resolution 26-84

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

Approval of Minutes

The Chair requested approval of the minutes from the following meetings:

- February 3, 2026 – Regular Board of Commissioners Meeting
- February 12, 2026 – Called Board of Commissioners Meeting
- February 2026 – Retreat and Strategic Planning Session
- February 17, 2026 – Regular Board of Commissioners Meeting

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

Upcoming Meetings and Events

The Chair then reviewed upcoming meetings and events:

- **March 17, 2026** – Regularly scheduled Board of Commissioners meeting at 6:30 p.m.
- **March 31, 2026** – Regularly scheduled Board of Commissioners meeting at 9:00 a.m.

Adjourned the meeting at 10:59 a.m.

*Carlotta Harrell, Chair
Henry County Board of Commissioners*

*Stephanie Braun
County Clerk*