

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, March 17, 2026 at 6:30 p.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 Anglyn, 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

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 Planning & Zoning item was advertised for the March 17, 2026 BOC Meeting, but has been tabled by the applicant:
RZ-24-31 (~~Public Hearing~~) **TABLED**
Dean Conn of Grovetown, GA requests a rezoning from RA (Residential Agricultural) to RA (Residential Agricultural) and R-1 (Single-Family Residential) for property located south of the intersection of Coan Drive and Bethany Drive in Land Lot 246 & 247 of the 7th District. The property consists of 143.41 +/- acres and the request is for single-family residential subdivision.
District 1.
- B. *ANNOUNCEMENT #2* - We have updated Exhibit 2 which is an ARC Grant. We will be authorizing application only and will bring it back before the Board to accept, once the grant has been awarded.

C. *ANNOUNCEMENT #3* - We are removing Exhibits 6, 7 and 8 listed on the Consent Agenda.

PROCLAMATIONS/ RECOGNITIONS

A. Georgia Parks & Recreation Association (GRPA) Youth Basketball Championship Award(s)
(*Presenter: Jonathon Penn, Executive Director*)

Jonothan Penn, Executive Director, made a presentation recognizing the accomplishments of Henry County Parks and Recreation youth basketball teams.

Mr. Penn stated that the Henry County 8U and 10U boys basketball teams achieved outstanding success during the recent season, earning GRPA District Championship titles and State Runner-Up honors. Both teams completed undefeated seasons in the county recreational league and secured league championships. They subsequently advanced to district tournament play, where the 8U team competed in Walton County and the 10U team competed in Warner Robins. Both teams won their respective district championships.

At the state level, the 8U team advanced to the championship game in a tournament hosted by Whitfield County, finishing as runner-up. The 10U team also advanced to the state championship game, with Henry County serving as host at North Mt. Carmel Park Recreation Center, and likewise finished as runner-up. The teams were commended for their strong representation of Henry County throughout postseason play.

Mr. Darryl Rowe, Athletic Coordinator for Henry County Parks and Recreation, was introduced and provided additional remarks. Mr. Rowe recognized the achievements of the student-athletes, emphasizing the importance of discipline, teamwork, and character development demonstrated throughout the season. Mr. Rowe also acknowledged team leadership, including 8U Head Coach Antoine Barnes (not present) and 10U Head Coach Jonothan Penn (present). He further expressed appreciation for the contributions of volunteer basketball board members, coaches, parents, and community supporters for their role in the success of the program.

The presentation concluded with an invitation for basketball board volunteers and members of the 8U and 10U teams to come forward for recognition.

B. Jack and Jill of America, Inc. Proclamation (*Presenter: Amber Smith, Public Relations Specialist*)

C. Government Finance Professionals Week Proclamation (*Presenter: Amber Smith, Public Relations Specialist*)

PRESENTATIONS:

A. Henry County Citizen's Academy Presentation (*Presenter: Cheri Hobson-Matthews, County Manager; and Kevin Johnson, Deputy County Manager*)

The Board of Commissioners received a presentation from County Manager Cheri Hobson-Matthews and Deputy County Manager Kevin Johnson regarding the Henry County Citizens Academy.

Ms. Matthews highlighted the Citizens Academy as a comprehensive civic engagement program designed to educate participants on the functions and operations of county government. Originally structured as an eight-month program, the most recent cohort completed an expanded twelve-month curriculum, totaling

over 30 hours of instruction. The program provided participants with in-depth exposure to key areas including public safety, infrastructure, community services, and strategic planning.

Ms. Matthews noted that graduates of the program are now better informed and engaged citizens, equipped to actively participate in local government processes, ask informed questions, and serve as ambassadors within the community. She emphasized the value of the program in fostering transparency, strengthening community relationships, and enhancing public understanding of county operations.

The following individuals were recognized and presented with certificates of completion for the Henry County Citizens Academy:

- Willie Blackwell
- Quintina Clark
- Dorothy Eske
- Josette Evans
- Ramirez Forts
- Montina Frazier
- Marlena Ingram
- Brandilyn Johnson
- Heidi Long
- Bridget McAllman
- Kayla Mims
- Paul Peters
- Angel Starks
- Tanya Wright
- Demetrius Rucker
- Elijah Reed
- Nathaniel Long
- Dwayne Jenkins
- Glenda Hargrove
- Moses Collins
- Eric Erickson
- Daphne Tomlinson

Following the recognition, the Board joined staff and participants for a commemorative photograph. A brief video presentation was also shown in honor of the graduates.

- B. Henry County Airport Area Development Plan Update (*Presenter: Cooper Carry/Consultants*) **Note: This was presented during the regular agenda/Exhibit 22.
- C. 2026 Georgia General Assembly Legislative Update (*Presenter: Ashley Larrow, Chief of Staff/County Manager's Office*)

Ashley Larrow, Chief of Staff / County Manager's Office gave the following presentation regarding 2026 Georgia General Assembly Legislation.

She provided an overview of local legislation and general bills being tracked, including those identified as part of the County's legislative priorities.

Ms. Larrow reported that updated draft language for local legislation related to the Airport Authority has been submitted to the County's state delegation and has been well received. The proposed legislation seeks to restructure the Airport Authority to better align with County needs and eliminate duplication with existing authorities.

An update was also provided on Board of Ethics legislation (*House Bill 359*). Revised language has been submitted and reviewed by the delegation, with general agreement indicated. Movement on this item is anticipated.

Ms. Larrow noted that de-annexation legislation, a general bill with statewide implications, was recently considered on the Senate floor but was recommitted to committee. Efforts to advance the bill will continue.

Staff highlighted several general bills of significance to county operations, including:

- *House Bill 295 (HB 295)*: Allows property owners to seek compensation for loss of property value due to alleged failure of local governments to address nuisances; raises concerns regarding waiver of sovereign immunity.
- *House Bill 350 (HB 350)*: Provides for safe haven newborn surrender locations; supported as a public safety initiative.
- *House Bill 483 (HB 483)*: Expands protections for code enforcement officers by increasing penalties for certain offenses committed against them while on duty.
- *House Bill 646 (HB 646)*: Establishes minimum compensation requirements for coroners and may incorporate provisions from House Bill 868 related to health insurance benefits for certain retired constitutional officers; noted for potential fiscal impact.
- *House Bill 961 (HB 961) and Senate Bill 462 (SB 462)*: Address ambulance service billing and require insurance coverage for out-of-network emergency transport; supported due to potential positive budget impact.
- *House Bill 1028 (HB 1028)*: District Attorney Compensation Reform Act; under review for potential budget implications.
- *House Bill 1063 (HB 1063)*: Addresses data center infrastructure costs to prevent passing costs on to residential ratepayers.
- *House Bill 1086 (HB 1086)*: Requires signage on certain building structures to enhance firefighter and emergency responder safety.
- *House Bill 1116 (HB 1116)*: Property tax legislation with significant potential impact on local government revenue authority; identified as a major concern.
- *House Bill 1116 (HB 1116 – zoning provisions)*: Includes language limiting local zoning authority for certain residential dwellings under 400 square feet.

Additional legislative items discussed included:

- *House Resolution 1243 (HR 1243)*: Establishes a Next Generation 9-1-1 funding mechanism at the state level.
- *House Resolution 1608 (HR 1608)*: Creates a study committee on municipal electric franchise fees.
- *Senate Bill 214 (SB 214)*: Relates to absentee voting procedures and election administration.
- *Senate Bill 306 (SB 306)*: Requires certified mail notification for conservation use matters.
- *Senate Bill 382 (SB 382)*: Proposes a statewide base year homestead exemption requirement.
- *Senate Bill 437 (SB 437)*: Allows for third-party plan review, raising concerns regarding local control.
- *Senate Bill 447 (SB 447)*: Expands third-party oversight functions; opposed by the County.

- *Senate Bill 454 (SB 454)*: Addresses safety requirements for temporary door locking devices in public buildings.
- *Senate Bill 462 (SB 462)*: Companion legislation to HB 961 related to ambulance billing.

Ms. Larrow stated that additional bills have advanced beyond crossover but were not included in the presentation. The County will continue to monitor legislative developments and coordinate with the Association County Commissioners of Georgia (ACCG) and the local delegation to advocate for the County's interests.

D. Pathway Community Foundation 2026 Smart Cities Cohort Update (*Presenter: Toussaint Kirk, Executive Director*)

Toussaint Kirk, Executive Director gave the Commission an update regarding Henry County's participation in the 2026 Smart Cities Cohort in partnership with the Pathway Community Foundation.

Mr. Kirk reported that the County has partnered with the Pathway Community Foundation, a civic technology organization focused on innovation, education, and community empowerment, to develop technology-driven solutions to local government challenges. The initiative connects Henry County with students from Historically Black Colleges and Universities (HBCUs), who collaborate with County staff to design and implement practical solutions.

Mr. Simon, a representative from the Pathway Community Foundation, provided an overview of the program, noting its dual objectives of developing a workforce pipeline by exposing students to careers in local government, and expanding the County's capacity to address complex challenges through innovative and data-driven approaches. The program includes a structured 10-week engagement in which participating students receive training and apply their skills to real-world municipal issues.

Henry County was noted as the first county in Georgia to participate in the program. The current project focus is a collaboration with the Stormwater Division to develop a real-time stormwater monitoring system. The proposed solution aims to:

- Identify localized flooding risks during storm events
- Provide early warning notifications to improve emergency response
- Enhance public safety outcomes
- Ensure scalability, reliability, and cost-effective implementation

Josue O. De Jesus, Stormwater Director highlighted that the initiative serves as a cost-effective research and development opportunity for the County, while also creating a pipeline for future talent recruitment into local government roles.

E. Safe Haven Baby Boxes Presentation (*Presenter: Deputy Chief Frank Robinson/HCFR*)

Deputy Fire Chief Frank Robinson gave the Commission a presentation regarding the proposed Safe Haven Baby Box Initiative.

The presentation included an overview of the program, its purpose, associated legislation, operational procedures, and projected costs.

Deputy Chief Robinson referenced *House Bill 350 (HB 350)*, which has successfully crossed over in the Georgia General Assembly and is currently in a Senate committee, with a hearing anticipated in the near term. The legislation supports the establishment of safe, anonymous surrender options for newborns.

He indicated a desire for Henry County to proactively implement the program and potentially become the first county in Georgia to install Safe Haven Baby Boxes prior to the bill's enactment.

The purpose of the initiative is to provide a safe, legal, and anonymous option for parents in crisis to surrender a newborn. Deputy Chief Robinson emphasized the importance of the program by referencing a recent incident in Georgia involving the unsafe abandonment of an infant, underscoring the need for accessible alternatives.

The proposed program would involve a partnership with Safe Haven Baby Boxes, Inc. to install secure, temperature-controlled devices at staffed Henry County Fire Rescue stations. The boxes are installed in the exterior wall of the facility and are designed with safety and rapid response features, including:

- Automatic locking mechanisms once a newborn is placed inside
- Silent and audible alarms triggered upon opening, placement, and closure
- Immediate notification to on-site personnel and mobile devices
- Integrated camera system for monitoring activation
- Targeted response time of approximately four minutes for retrieval

Upon activation, fire rescue personnel would respond immediately, provide medical assessment, and transport the newborn to a hospital for further care and appropriate notifications.

Cost estimates for each Safe Haven Baby Box were presented as follows:

- Initial lease/service fee: approximately \$16,000
- Camera installation: approximately \$500
- Installation costs: approximately \$5,000–\$7,500
- Delivery/setup: approximately \$931
- Total estimated cost per unit: \$21,600–\$24,000

Ongoing costs include:

- Annual recertification fee: approximately \$600
- Annual alarm monitoring: approximately \$300–\$400
- Five-year agreement term with renewal requirements

It was noted that the equipment would remain under lease and not be owned by the County.

Deputy Chief further advised that a community-led fundraising effort is being coordinated to support the initiative, with a goal of raising approximately \$25,000 per unit. The funding strategy is intended to cover initial costs and potentially offset operational expenses for up to ten years. Approximately five boxes are proposed to adequately serve the geographic size and population of the County.

Additional benefits of the program include enhanced child welfare protections, immediate emergency response capabilities, required annual training for fire personnel, and increased public awareness and community outreach.

APPOINTMENTS:

- A. Council on Aging Appointment(s): 4-year term
 - 1) BOC Chair - Reappointment of Joni McRae
 - 2) District III - Reappointment of Diane Reed
- Resolution 26-85

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

CONSENT AGENDA

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

ANIMAL CONTROL:

- A. Resolution accepting donations made on behalf of citizens to Henry County Animal Care and Control totaling \$1,045 in currency donations and \$13,385 estimated in material donations. *(Presenter: Captain Michael Hobgood, Animal Control)(Exhibit 1)*
- Resolution 26-86

COMMUNITY DEVELOPMENT:

- A. Amended) Resolution authorizing the Henry County Board of Commissioners to apply for ~~and accept~~ Atlanta Regional Commission Community Development Assistance Program (CDAP) Funds for a comprehensive countywide housing plan in the amount of \$200,000; authorizing a local match in the amount of \$40,000. *(Presenters: Kevin Johnson, Deputy County Manager; and Chandra Wright, Housing Solutions Committee Advocate)(Exhibit 2)*
- Resolution 26-87

COUNTYWIDE:

- A. Resolution to award Bid # 26-21 to Landrum Tree Service for tree removal and vegetation management services as a unit/price agreement with no fixed quantities. *(Presenter: Jonathon Penn, Executive Director)(Exhibit 3)*
- Resolution 26-88

DOT:

- A. Resolution awarding annual on-call paving services for Henry County Department of Transportation to Blount Construction Company, Inc. in the amount of \$250,035.30. *(Presenter: Steven Cariola, Engineer II)(Exhibit 4)*
- Resolution 26-89

PARKS AND REC:

- A. Resolution to enter into a Memorandum of Agreement with Youth Sports League, Inc. to provide an afterschool and camp (with the exception of summer camp) enrichment program with no associated cost to the County. (*Presenter: Jonathon Penn, Executive Director*)(*Exhibit 5*)
Resolution 26-90
- B. **(Item Removed)** Resolution approving an agreement with Kaizen Laboratories Inc for new Parks & Recreation software for an amount equal to 5% of the gross billings conducted through the platform (Presenter: Jonathon Penn, Executive Director)(Exhibit 6)

PLANNING AND ZONING:

- A. **(Item Removed)** Resolution by the Henry County Board of Commissioners to adopt the State required Capital Improvement Element annual update and CIE Community Work Program 2025-2029. Countywide (Presenter: Toussaint Kirk, Executive Director)(Exhibit 7)

POLICE DEPARTMENT:

- A. **(Item Removed)** Resolution declaring three (3) 2015 Dodge Charger vehicles assigned to the Henry County Police Department as surplus property and authorizing their lease to the City of Molena. (Presenter: Major Bessie Simpson-Baugh, HCPD)(Exhibit 8)

SPLOST:

- A. Resolution to authorize the acquisition of 1,924.154 square feet of Right of Way, and 362.308 square feet of Driveway Easement, more or less, in Land Lots 191 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 2, TSP1107) **District 2** (*Presenter: Bert Bivins, SPLOST Transportation Director*)(*Exhibit 9*)
Resolution 26-91
- B. Resolution to authorize the acquisition of 7,277.59 square feet of Right of Way, 417.75 square feet of Temporary Easement, and 638.14 square feet of Driveway Easement more or less, in Land Lots 205 & 206 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 12, TSP1101) **District 1** (*Presenter: Bert Bivins, SPLOST Transportation Director*)(*Exhibit 10*)
Resolution 26-92
- C. Resolution to authorize and amend the acquisition of 8,513 square feet of Temporary Easement, more or less, in Land Lot 78 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 (Western Parallel Connector, Parcel 16) **District 5** (*Presenter: Bert Bivins, SPLOST Transportation Director*)(*Exhibit 11*)

Resolution 26-93

- D. Resolution to authorize and amend the Acquisition of 92,644.89 Square Feet of Temporary Easement, More or Less, in Land Lot 78 of the 6th District, Henry County, Georgia, By Negotiated Contract or Condemnation Pursuant to Provisions of O.C.G.A. Section 32-3-4 Through Section 32-3-19 (Western Parallel Connector, Parcel 17) **District 5** (*Presenter: Bert Bivins, SPLOST Transportation Director*)(*Exhibit 12*)
Resolution 26-94

(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

Henry County Fire Rescue

- A. Resolution Accepting a Reimbursement Grant from The FY26 Georgia Trauma Commission Trauma Related Equipment Grant in the amount of \$24,879.54 to reimburse the purchase of Trauma Equipment and Emergency Medical Supplies for Henry County Fire Rescue (*Presenter: Deputy Chief Billy Petite/HCFR*)(*Exhibit 13*)
Resolution 26-95

Deputy Chief Billy Petite presented a reimbursement grant from the FY26 Georgia Trauma Commission to support the implementation of a pre-hospital whole blood administration program. The initiative would allow paramedics to administer whole blood in the field to patients experiencing severe bleeding, thereby improving survival outcomes compared to traditional saline use. The program will utilize low titer O-positive blood, which will be stored and transported in specialized equipment and administered by trained paramedics through the County's EMS system. Grant and supplemental funding will cover the initial implementation in FY26 with minimal budget impact, while modest ongoing pharmaceutical costs are anticipated in FY27. All training and operations will comply with Georgia EMS and Trauma regulations, and paramedics will be required to obtain certification approved by the County's medical director.

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

- B. Resolution accepting donations and sponsorships for the IAFC Southeastern Division Winter Meeting hosted by Henry County Fire Rescue in the total amount of \$23,500. (*Presenter: Fire Chief Deron "Pat" Wilson/HCFR*)(*Exhibit 14*)
Resolution 26-96

Fire Chief Deron "Pat" Wilson requested Board approval of a resolution to accept \$23,500 in donations and sponsorships received for the Southeastern Association of Fire Chiefs (SAFC) Winter Meeting hosted in Henry County in January 2026. He provided an overview of the event, noting it brought together fire service leaders from across the Southeast, as well as Puerto Rico and Caribbean territories, for collaboration and professional exchange. The meeting was attended by over 140 participants and was well received, reflecting positively on Henry County as the host.

The funds were used to support event-related expenses. He respectfully requested formal acceptance of the donations in accordance with County policy.

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

Parks & Recreation:

- A. Resolution awarding RFP 26-18 to Christaline LLC DBA Match Point Tennis in the amount of \$123,600.00 for the Remodel of Current Courts at Warren Holder Park located at 301 Club Drive, Locust Grove **(District 1)** using SPLOST VI funds *(Presenter: Jonathon Penn, Executive Director)(Exhibit 15)* Resolution 26-97
- B. Resolution awarding Bid 26-26 to Pinpoint Fence LLC in the amount of \$360,000.00 for Warren Holder Ball Fencing and Netting Pole Installation located at 301 Club Drive, Locust Grove **(District 1)** using SPLOST VI funds. *(Presenter: Jonathon Penn, Executive Director)(Exhibit 16)* Resolution 26-98
- C. Resolution awarding Bid 26-27 to HEC Construction Solutions in the amount of \$436,015.00 for Warren Holder Ball Field Renovations located at 301 Club Drive, Locust Grove **(District 1)** using the City of Locust Grove Impact Fee funds remitted to the County. *(Presenter: Jonathon Penn, Executive Director)(Exhibit 17)* Resolution 26-99
- D. Resolution awarding RFP #26-28 to Jeff Sullivan Concrete Services in the amount of \$386,550.00 for Concrete Improvement Services for the Warren Holder Park renovation project located at 301 Club Drive, Locust Grove **(District 1)** using SPLOST VI funds. *(Presenter: Jonathon Penn, Executive Director)(Exhibit 18)* Resolution 26-100

Jonothan Penn, Executive Director presented four resolutions for the award of bids related to improvements at Warren Holder Park, located at 301 Club Drive, Locust Grove (District 1).

He provided an overview of the project, which includes enhancements to recreational amenities and infrastructure. Planned improvements include upgrades to existing tennis courts to accommodate both tennis and pickleball, resulting in one tennis court with dual-purpose lines and two dedicated pickleball courts (totaling four pickleball playing areas). Additional improvements include baseball field renovations such as laser grading, new fencing, netting, goal posts, and batting cages.

Mr. Penn also highlighted planned ADA enhancements, including improved walkways, accessible dugouts, and other features to ensure compliance with accessibility standards.

The following resolutions were presented:

- *RFP 26-18:* Award to Crystalline LLC (d/b/a Matchpoint Tennis) in the amount of \$123,600 for tennis and pickleball court renovations, funded by SPLOST VI.
- *Bid 26-20:* Award to Pinpoint Fence LLC in the amount of \$360,000 for ball field fencing and netting pole installation, funded by SPLOST VI.
- *Bid 26-27:* Award to HEC Construction Solutions in the amount of \$436,015 for ball field renovations, funded by City of Locust Grove impact fees remitted to the County.
- *RFP 26-28:* Award to Jeff Sullivan Concrete Services in the amount of \$386,550 for concrete improvement services, funded by SPLOST VI.

Mr. Penn noted that these improvements are consistent with recent park upgrades across the County and are intended to enhance recreational opportunities while ensuring accessibility and modernized facilities. During Board discussion, Commissioner Wilson expressed support for the Warren Holder Park improvement project, noting that the enhancements reflect long-term planning efforts and respond to community requests particularly the addition of pickleball courts, which have been a priority for residents in the Locust Grove area.

Mr. Penn confirmed that construction is currently underway, with existing facilities already closed and program activities temporarily relocated. The anticipated timeline for completion is targeted for the fall, barring any unforeseen delays.

The Board acknowledged the progress of the project and the anticipated benefits to the community.

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

SPLOST:

- A. Resolution approving the Project Framework Agreement (PFA) between Henry County and the Georgia Department of Transportation for SR 42 Widening (PI No. 0021214), from Bill Gardner Parkway to SR 155. Agreement details Preliminary Engineering commitments of which \$750,000 is Federal, \$114,375 is Henry County, and \$73,125 is City of Locust Grove participation. This is an approved SPLOST VI project with shared costs located in **District 1 and District 5**.
(Presenter: Bert Bivins, SPLOST Transportation Director)(Exhibit 19)Resolution 26-101

Bert Bivins, SPLOST Director presented a resolution for approval of the Project Framework Agreement (PFA) between Henry County and the Georgia Department of Transportation (GDOT) for SR42 widening between State Route 155 and the Bill Gardener Parkway as follows:

Key points presented:

- Henry County was selected for federal transportation funding through the 2024 TIP solicitation for scoping and design concept development.
- Total federal funding: \$750,000, requiring a 20% local match of \$187,500, funded as follows:
 - District 1: \$82,350 (43.92%)
 - District 5: \$32,025 (17.08%)
 - City of Locust Grove: \$73,125 (39%)
- County's portion of the local match will be funded using SPLOST funds.
- Upon approval, the project will move to the procurement of design services for scoping.
- This phase only covers scoping and design concept development, not final design or construction funding.

Timeline Discussion:

- Scoping is expected to take approximately 10–12 months.
- Following scoping, additional funding must be secured for final design and construction, which could result in an overall project timeline of 6–8 years, depending on available funding and approvals.
- Staff intends to pursue additional funding from ARC and collaborate with the City of Locust Grove to complete the project.

Board discussion addressed funding, timeline, and next steps. The project framework agreement was approved to proceed with scoping and design procurement.

Next Steps:

- Procure design services under GDOT oversight.
- Complete scoping study within the projected timeline.
- Seek additional funding for full design and construction in coordination with ARC and local partners.

Commissioner Wilson 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 20)

Kamau As-Salaam, Deputy Director presented a resolution to adopt the 2026 Unified Land Development Code and Official Zoning Map of Henry County, Georgia and introduced the items related to the modernization of Henry County's zoning and development processes, summarizing three years of work. The presentation included three primary components:

1. Unified Land Development Code (ULDC) Rewrite:
 - Nathan Brown of TSW Design presented the final draft of the 2026 ULDC.
 - The rewrite reflects a comprehensive update of the 2009 zoning code, aligning with the updated 2045 Comprehensive Plan adopted in October 2023.
 - The code was developed to be more user-friendly, predictable, and reflective of Henry County's vision for growth.
 - Key improvements include:
 - Enhanced standards for landscaping, tree preservation, and open space.
 - Introduction of modern land uses and updated regulations for residential and non-residential development.
 - Creation of the RX (Residential Mixed) district to encourage housing diversity.
 - Updated standards for drive-throughs, accessory dwelling units, and data centers.
 - Streamlined administrative processes and removal of legalistic language for clarity.
 - Three new overlay districts: Central District, North Ola/Kellytown, and Airport Area, each with specific development and design standards.
 - Public engagement included four steering committee meetings, two public drafts, an open house, and 359 unique online comments.
2. Comprehensive Plan Update (2023):
 - The update aligns the structure and language of the comprehensive plan with the new ULDC.
 - A public hearing will be conducted for formal adoption.
3. Airport Area Development Plan, Design Guidelines, and Vision Book:
 - Presented by Allison Bickers of Cooper Carry.
 - Supports implementation of the Airport Area Development Overlay District.
 - Establishes environmental, design, and development standards for the area.

Mr. As-Salaam emphasized that the ULDC is a living document and may be refined over time based on implementation and community feedback. He acknowledged public comments received, including suggestions regarding the data center ordinance, and noted that all input was reviewed and incorporated as appropriate. The official zoning map, reflecting all current and historical zoning actions, was presented for adoption alongside the ULDC.

The next steps are public hearings and adoption of the ULDC and official zoning map and continued implementation of overlay districts and ongoing refinement of planning standards.

Nathan Brown with TSW presented the ULDC rewrite changes, noting that the process began in 2024 and is now ready for adoption. He stated that the document is 446 pages long and reflects 24 months of work, including 359 online public comments, one open house, two public drafts, and four steering committee meetings. He explained that key updates include improvements to the document's structure and usability, with reorganized articles focusing on uses and use standards, site development, environmental considerations, and administration. He also noted that much of the legal terminology has been removed to make the document more user-friendly.

Chair Harrell called the Public Hearing inviting anyone wishing to speak **in favor** of to approach the podium.

In Favor:

Mark LaRue, Walnut Creek Watershed Coalition, expressed general support for the ULDC updates, noting that many of his prior recommendations, including native plant provisions, were incorporated. He did raise concern regarding Section 6.6.3 (Data Centers), specifically Paragraph B.11.i, stating that public involvement is limited for environmental impact summaries and operations management plans for data centers. He recommended making such information available for public review and comment to reduce confusion and constituent concerns.

Chair Harrell called the Public Hearing inviting anyone who wished to speak **in opposition** to this item to approach the podium.

Opposition:

Carla Owens, acknowledged the work of staff but expressed concerns regarding accessory structures in RA zoning districts (Sections 7.02.00–7.02.02). She noted that while many RA properties have utilities-serviced accessory structures, the current code limits their use for professional or commercial activities. She also highlighted that modern remote work, telehealth, and low-impact professional activities may be better suited to detached structures. And she raised questions about mixed housing provisions and potential impacts on neighborhood character in existing residential areas.

Tina Coria – Founder, Conserve Henry, expressed concerns about data centers and adult entertainment uses, noting perceived inconsistencies with prior stakeholder input.

The Chair clarified that the public hearing is limited to the ULDC content, and unrelated organizational or school concerns were outside the scope of the discussion.

Mr. As-Salaam clarified that data centers are not permitted by right and require industrial zoning, a special use permit, and a development agreement, with each proposal subject to public review and potential town halls. He noted that mixed-use housing provisions provide flexibility but do not override existing

neighborhood character, and that adult entertainment uses remain strictly regulated. He also explained that accessory structures in RA districts may be used for home occupations under current rules, with additional uses requiring conditional approval. The public hearing allowed community input on the ULDC update, focusing on data centers, accessory structures, and mixed-use housing, with staff addressing questions on processes and permitted uses.

Commissioner Wilson requested additional information on the proposed Sidewalk Bank. **Mr. As-Salaam** explained that the Sidewalk Bank is part of the Highway Corridor Overlay District and is designed as a multi-use fund to capture contributions for sidewalks, street trees, and pedestrian lighting. The mechanism is intended for situations where sidewalks would not connect to adjacent properties immediately, such as in rural or industrial areas. The final structure and technical setup of the fund will require coordination with the County Finance Department and future Board approval. Contributions may also be used for future roadway projects to ensure effective allocation of funds.

Commissioner Robinson commended residents for their engagement in the planning process, emphasizing the value of constituent input in shaping the ULDC, North Ola Master Plan, and Kelletown Master Plan. He also recognized staff for their responsiveness in incorporating public comments.

Commissioner Lewis requested clarification on updates to the tree ordinance. **Mr. As-Salaam** noted that the 2026 ULDC introduces a weighted density system, requiring tree and vegetation surveys during development or rezoning. Mature trees must be preserved, replacement plantings must meet higher quality standards, and open space and buffer requirements are integrated with tree preservation efforts. Clustering of homes is encouraged to protect green space and community character.

Chair Harrell thanked the Deputy Director for taking the time to hear the comments of the constituents and called for a motion.

Commissioner Lewis made a motion to approve (including the official adopted zoning map); **Commissioner Price** seconded. The motion carried 6-0-0.

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 21)

Resolution 26-102

Kamau As-Salaam, Deputy Director discussed the overall changes as requested with this resolution to amend the Henry County Comprehensive Plan.

He explained that the updates to the 2023 Comprehensive Plan are administrative in nature, intended to align terminology and references with the newly adopted Unified Land Development Code (ULDC). Updates include changes to zoning district names for consistency between documents and no changes were made to the Future Land Use Map or to any property's zoning designation.

Chair Harrell called the Public Hearing, and no one came forward to speak in favor of or opposition to this item.

Commissioners confirmed that no properties' zoning was changed as part of this update.

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

- C. Resolution to adopt the Airport Area Development Plan Design Guidelines and Vision Book as a planning and design resource to support implementation of the Airport Area Development Plan Overlay District as provided in Section 5.5 of the 2026 Unified Land Development Code (ULDC). District 1 & 5. (*Presenter: Kamau As-Salaam, Deputy Director (Exhibit 22)* Resolution 26-103

Kamau As-Salaam, Deputy Director explained this item was not a public hearing, but he would be addressing the resolution to adopt the Airport Area Development Plan Design Guidelines and Vision Book and have Allison Bickers of Cooper Carry go into detail with her presentation. He noted the resolution seeks adoption of the Airport Area Development Plan Vision Book and Design Guidelines as a planning and resource guide to support implementation of the recently approved Airport Area Development Plan Overlay District in the Unified Land Development Code (ULDC).

The Vision Book is intended to provide conceptual design direction and inspiration, illustrating the intent of the overlay and giving future staff, developers, and the Board guidance for decisions in the district. It complements the technical regulations contained in the ULDC.

Allison Bickers from Cooper Carry presented the plan, highlighting the study area from Lake Talmadge south to Echo Park Speedway. Key points included:

- A high-level, 10–30 year vision for the area, designed to balance residential, entertainment, recreational, and light industrial uses while preserving natural features.
- Engagement with stakeholders and property owners, including the airport executive director, Echo Park Speedway, the Henry County Development Authority, county departments, and community members through multiple town halls, workshops, and open houses over the past two years.
- Zoning and land use considerations organized into five conceptual zones, with each zone designed to complement the natural landscape, connectivity, and community needs:
- Residential neighborhoods focused on homeownership with low-scale commercial or neighborhood-serving amenities.
- Natural and recreational retreat areas.
- Entertainment and cultural districts leveraging Echo Park Speedway.
- High-tech and light industrial zones with high-quality architectural design.
- Integrated pathways and trails to encourage multimodal transportation, including walking, cycling, and golf carts, connecting neighborhoods, parks, and entertainment destinations.
- Green space preservation, with a goal to retain more than 50% of the district as open or natural areas.
- Stormwater management and community amenities, designed to integrate functional infrastructure with visually appealing public spaces.
- Connectivity and long-term planning, ensuring that existing and approved developments can be integrated seamlessly with future growth.
- Airport considerations, including consultation with the airport master plan designer to account for flight patterns, height restrictions, and noise mitigation measures.
- Future infrastructure planning, allowing the county to coordinate with GDOT and other agencies for roadway and utility improvements before development occurs, providing a proactive approach to growth management.

Ms. Bickers emphasized that the Vision Book serves as guidance, while the ULDC enforces technical standards, ensuring that any future development follows quality and safety regulations, regardless of changes in property ownership or developers.

Mr. As-Saalam confirmed that adoption of the plan is conceptual and does not alter property ownership, zoning, or development rights.

Commissioner Wilson had a few questions related to potential annexation by the City of Hampton and collaboration with municipalities. He also addressed airport noise impacts on future residential development, with Mr. As-Salaam noting that engineering solutions and building standards could mitigate concerns. He also asked about coordination with the Flint River Trail and regional trail network plans, with confirmation that ongoing collaboration with ARC and trail stakeholders will integrate county pathways with the regional system.

Commissioner Lewis highlighted the importance of preserving green space and natural resources, maintaining walkability and multimodal connectivity within the district and using the plan as a tool to negotiate with developers and agencies, ensuring consistent and high-quality development over time.

Chair Harrell inquired about the Atlanta Regional Commission (ARC) Flint River Trail Master Plan and requested that Henry County's plans for the airport area development be coordinated with the trail's development, particularly as it will connect to the Atlanta Beltline.

Mr. As-Salaam responded that the airport area plan has involved numerous steering committee members and stakeholders, including Sam Baker, who oversees the county's trails master plan. He noted that as the ARC's plan progresses, the county will ensure ongoing coordination so that the trail is incorporated appropriately into the overall planning and development of the area.

Chair Harrell called for a motion.

Commissioner Lewis made a motion to approve; **Commissioner Price** seconded. The motion carried 5-1-0 with Commissioner Wilson voting in opposition.

D. (TABLED BY APPLICANT)

RZ-24-31 (Public Hearing)

Dean Conn of Grovetown, GA requests a rezoning from RA (Residential Agricultural) to RA (Residential Agricultural) and R-1 (Single-Family Residential) for property located south of the intersection of Coan Drive and Bethany Drive in Land Lot 246 & 247 of the 7th District. The property consists of 143.41 +/- acres and the request is for single-family residential subdivision. District 1. (Presenter: Alexius Jones, Planner II)(Exhibit 23)

County Manager Comments

The County Manager provided updates on upcoming community engagement and events:

- *TSPLOST Community Engagement Meetings:*
 - District 4: March 19, 5–8 p.m., J.P. Mosley Recreation Facility
 - District 5 (rescheduled): March 23, 5–8 p.m., North Mount Carmel Recreation Center
 - District 1: March 26, 5–8 p.m., Locust Grove Events Center
 - Final county-wide meeting: April 13, 5–8 p.m., Henry County Administration Building

- *Job Fair – Re-Entry Workforce Resources:*
 - Hosted by District Commissioner Michael Price
 - March 21, 11 a.m.–2 p.m., Henry County Administration Building (140 Henry Parkway)
 - Focus: Resources for offenders re-entering the workforce
 - Participants include: Henry County Human Resources Department, Southern Crescent Technical College, Georgia Department of Community Supervision, and Kaiser Permanente (mobile health vehicle providing free health screenings, nutrition, and education services)
- *District 4 Quarterly Town Hall Meeting:*
 - March 30, 6:30 p.m., J.P. Mosley Recreation Facility
 - Topics: Transportation, SPLOST, TSPLOST, and the road scoring process
- *District 3 Town Hall Meeting:*
 - April 20, 6:30 p.m., Henry County Administration Building – Community Meeting Room

Public Comment

There was no one signed up for Public Comment

Approval of Minutes

A. March 3, 2026 Regular BOC Meeting

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

Upcoming Meetings and Events

- A. March 31, 2026 at 9:00 a.m. is a Regularly-scheduled BOC Meeting.
- B. April 14, 2026 at 4:00 p.m. is a Special Called budget workshop
- C. April 14, 2026 at 6:30 p.m. is a Regularly-scheduled BOC meeting

Chair Harrell adjourned the meeting at 9:30 p.m.

*Carlotta Harrell, Chair
Henry County Board of Commissioners*

*Stephanie Braun
County Clerk*