



**HENRY COUNTY  
BOARD OF  
COMMISSIONERS**

**CHAIR**

**Carlotta Harrell**

**DISTRICT I  
COMMISSIONER**

**Johnny Wilson**

**DISTRICT II  
COMMISSIONER**

**Dee Clemmons**

**DISTRICT III  
COMMISSIONER**

**Greg Cannon**

**DISTRICT IV  
COMMISSIONER**

**Vivian Thomas**

**DISTRICT V  
COMMISSIONER**

**Bruce Holmes**



**COUNTY MANAGER**

**Cheri Hobson-Matthews**

**COUNTY CLERK**

**Stephanie Braun**

**COUNTY ATTORNEY**

**Patrick Jaugstetter**

**BOC MEETING AGENDA**

**Henry County Government Administration  
140 Henry Parkway McDonough, GA 30253**

**Website: [co.henry.ga.us](http://co.henry.ga.us)**

**Phone: 770-288-6000**

**Board of Commissioners**

Carlotta Harrell, Chair  
Johnny Wilson, District I  
Dee Clemmons, District II  
Greg Cannon, District III  
Vivian Thomas, District IV  
Bruce Holmes, District V



**Henry County Government**

140 Henry Parkway  
McDonough, GA 30253  
(770) 288-6000  
[www.henrycounty-ga.org](http://www.henrycounty-ga.org)

## Henry County Board of Commissioners

### 6:30 PM, Tuesday, August 17, 2021

*NOTICE: This is a public in-person meeting held at the Henry County Administration Building (Community Room), 140 Henry Parkway, McDonough, GA. HenryTV will also be streaming live online at <https://www.co.henry.ga.us/Government/Agenda-Minutes> on Charter/Spectrum Channel 180, and Facebook Live. See attachment in order "to participate" in Public Hearings and Public Comments*

BOC Present: Chair Carlotta Harrell, Commissioner(s) Johnny Wilson, Dee Clemmons, Greg Cannon, Vivian Thomas, and Bruce Holmes

Staff Present: Cheri Hobson-Matthews, County Manager; Patrick Jaugstetter, County Attorney; Stephanie Braun, County Clerk, Nathifa Cunningham, Deputy County Clerk

**I. Instructions to Participate**

**II. Invocation**

**III. Pledge of Allegiance**

**IV. Call to Order**

**V. Proclamation**

- A. Proclamation recognizing the retirement of Henry County State Court Judge, Honorable Ben W. Studdard III

**VI. Appointment**

- A. Reappointment to the McIntosh Trail Board: Major Jason Bolton, HCPD (Term: 8/21/2024)  
[Resolution #21-257](#)

VOTE: Commissioner Cannon made a motion to approve reappointment;  
Commissioner Wilson seconded. The motion carried 6-0-0.

## **VII. Consent Agenda**

### **Leisure Services**

- A. Resolution to approve one house structure and one storage structure on County property declared as surplus at Nash Farm Park 24 Babbs Mill Road Hampton, Georgia 30228 (*Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services*) (*Exhibit 1*)  
[Resolution #21-258](#)

### **Police Department**

- A. Resolution for the acceptance of a donation from Paradise Empowers Inc. in the amount of \$1,000 for the Henry County Police Department K-9 Unit (*Presenter: Sgt. Nick Jackson, K-9 Handler/HCPD*)(*Exhibit 2*)  
[Resolution #21-259](#)

### **Fire Department**

- A. Resolution approving the repair of Henry County Fire Rescue 5, 2020 Dodge 4500 Ambulance (Asset # 8876) at an estimated cost of \$120,687.31 (*Presenter: Interim Fire Chief Jonathan Burnette*)(*Exhibit 3*)  
[Resolution #21-260](#)

### **SPLOST**

- A. A resolution approving the contribution of fixed assets to the Henry County Water Authority (HCWA) in the amount of \$47,437.00 and authorizing the Chair or County Manager to execute all necessary documents for conveyance of fixed assets

relating to the new Fire Line at the Nash Farm Cultural Arts Center (*Presenter: Lynn Planchon, SPLOST Project Manager*)(*Exhibit 4*)  
[Resolution #21-261](#)

***(This Ends The Consent Agenda)***

VOTE: Commissioner Thomas made a motion to approve items listed on Consent Agenda; Commissioner Cannon seconded. The motion carried 6-0-0.

**Regular Agenda**

**VIII. County Manager Comments**

- A. Disparity Study Update
- B. Aquatic Center Update
- C. COVID-19 Update  
*Moved to last item presented by county manager*
- D. Emergency Rental Assistance Program (ERAP) Update

**\*\*\* (ADDED):**

**1) Presentation by Don Ash, EMA Director; and Paula Butts, Piedmont Henry Chief Nursing Officer regarding COVID-19 Update**

**2) Clarifying Declaration of State of Local Emergency (*signed by Chair Carlotta Harrell on August 17, 2021 and in effect for the duration of the Declaration of Local Emergency executed August 3, 2021*).**

**IX. Board of Education**

- A. Resolution providing for the levy and collection of an annual ad valorem tax to provide funds for the payment of principal of and interest on \$210,000,000 in aggregate principal amount of Henry County School District General Obligation Bonds, Series 2021 (*Presenter: Will White with Smith, Welch, Webb & White*)(Exhibit 5)

[Resolution #21-262](#)

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

## **X. Board of Commissioners**

- A. **(Presentation/Discussion Only):** Payment to Henry County Water Authority (HCWA) for relocating utilities in Henry County Right-of-Way (Presenter: Cheri Hobson-Matthews, County Manager; and Roque Romero, SPLOST Transportation Director)

## **XI. Planning & Zoning**

- A. **(Public Hearing)** COMP-AM-20-05 J&P Synergy, LLC of McDonough, GA requests an amendment to the Comprehensive Plan for property located at 1664 Highway 20 East in Land Lot 74 of the 7th District. The property consists of 19.998 +/- acres, and the request is to amend the Future Land Use Map designation from Industrial to Commercial. **District 3** (*Presenter: Stacey Jordan-Rudeseal, P&Z Asst. Director*)(Exhibit 6)

[Resolution #21-263](#)

**VOTE: Commissioner Cannon made a motion to: 1) approve Staff's 11 conditions read into the record; and 2) approve the alternate zoning of Mixed Use; Commissioner Wilson seconded. The motion carried 6-0-0.**

- B. **(Public Hearing)** RZ-20-10 J&P Synergy, LLC of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to C-1 (Neighborhood Commercial) and C-3 (Highway Commercial) for property located at 1664 Highway 20 East in Land Lot 74 of the 7th District. The property consists of 19.998 +/- acres, and the

request is for a neighborhood commercial retail center and a self-service storage facility. **District 3** (*Presenter: Stacey Jordan-Rudeseal, P&Z Asst. Director*)(*Exhibit 7*)

[Resolution #21-264](#)

**VOTE:** Commissioner Cannon made a motion to approve Lots A and B with the understanding that applicant will bring back Lot C for site plan approval prior to development, and further approving all recommended staff conditions read into the record; Commissioner Wilson seconded. The motion carried 6-0-0.

- C. **(Public Hearing)** RZ-21-03 Blue River Development, LLC of Cumming, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Sewer) (Single-Family Residence) for property located at the southeast corner of the intersection of Highway 20 East and Airline Road in Land Lot 75 of the 7th District. The property consists of 93.69 +/- acres, and the request is for a single-family residential subdivision. **District 3** (*Presenter: Kamau As-Salaam, Planner II*)(*Exhibit 8*)

**VOTE:** Commissioner Cannon made a motion to table item; Commissioner Holmes seconded. The motion carried 6-0-0.

- D. **(Public Hearing)** RZ-21-05 Arlington Properties of McDonough, GA requests a rezoning from C-2 (General Commercial) and M-1 (Light Manufacturing) to MU (Mixed Use) for property located at 156 Foster Drive in Land Lots 111 & 112 of the 6th District. The property consists of 18.189 +/- acres, and the request is for a mixed multi-family residential, office, and commercial development. **District 3** (*Presenter: Kenta Lanham, Planner II*)(*Exhibit 9*)

[Resolution #21-265](#)

**Commissioner Cannon made a motion to approve with 11 conditions as read into the record; Commissioner Thomas seconded. The motion carried 6-0-0.**

- XII. Public Comments** We welcome citizens to voice their county-related concerns and opinions **regarding items which are listed on this agenda or on the previous regular meeting agenda.** All persons wishing to speak during Public Comment must pre-register with the County Clerk in writing or via email: [sbraun@co.henry.ga.us](mailto:sbraun@co.henry.ga.us) no later than 12:00 p.m. on the day immediately prior to the meeting. Each speaker will have three (3) minutes to speak.

No member of the public shall be permitted to make personal, impertinent, slanderous or profane remarks to any member of the board, staff or general public. Any person who makes such remarks, or who utters loud, threatening, personal or abusive language, or engages in any other disorderly conduct which disrupts, disturbs or otherwise impedes the orderly conduct of any board meeting shall, at the discretion of the chair or a majority of the council, be barred from further audience before the board during that meeting.

(No one signed up for Public Comment)

**XIII. Approval of Minutes**

A. June 14, 2021 Regular BOC Meeting

B. June 29, 2021 Virtual Called Workshop Meeting re: TSPLOST

VOTE: Commissioner Clemmons made a motion to approve minutes; Commissioner Thoma seconded. The motion carried 6-0-0.

**XIV. Upcoming Meetings and Events**

A. September 8, 2021 at 9:00 a.m. is regular BOC Meeting (Moved to Wednesday due to holiday)

B. September 21, 2021 at 6:30 p.m. is regular BOC Meeting

**XV. Executive Session (Re: Real Estate/Property Acquisition and Pending Litigation)**

Executive session moved to a called BOC meeting on August 17, 2021 at 5:30 p.m.

**XVI. Reconvene from Executive Session**

**XVII. ~~Approval of an Affidavit and Resolution pertaining to Executive Session~~**

**XVIII. Adjournment**

(Meeting adjourned @ 08:56pm)