



**Board of Commissioners Voting
Session Minutes
Tuesday, February 10, 2026 - 6:00 PM**

I. Call to Order, Invocation, Pledge to Flag

The meeting was called to order by Chairman Pat Graham at 6:00 p.m.

Attendee Name	Title	Status
Pat Graham	Chairman	Present
Joe Goodman	District 1	Present
Kenny Shook	District 2	Present
Rolando Alvarez	District 3	Present
Alex Ward	District 4	Present
Tim Walker	District 5	Present
Deborah Lynn	District 6	Present
Srikanth Yamala	County Manager	Present

Also Present: County Attorney Charles Ferguson and County Clerk Abril Olivas.

Commissioner Goodman led the invocation and pledge.

II. Approval of Agenda

RESULT:	PASSED [UNANIMOUS]
MOVER:	Pat Graham, Chairman
SECONDER:	Deborah Lynn, District 6
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to amend the agenda to place item VII) A to be heard last. Motion made by Graham, seconded by Lynn. Voting results shown in the box above.

III. Remarks by Commissioners

IV. Approval of Minutes

RESULT:	PASSED [UNANIMOUS]
MOVER:	Alex Ward, District 4
SECONDER:	Rolando Alvarez, District 3
AYES:	Graham, Shook, Alvarez, Ward, Walker, Lynn
ABSTAIN:	Goodman

Motion to approve. Motion made by Ward, seconded by Alvarez. Voting results shown in the box above.

- a) January 27, 2026, Special Called minutes
- b) January 27, 2026, Executive Session minutes
- c) January 27, 2026, Voting Session minutes

V. Public Comment on Agenda Items

VI. Presentation

- a) Presentation of the Barrow County unaudited financials for the Second Quarter of FY 2026.

Chief Financial Officer, Trey Wood presented the Board with the unaudited financials for the Second Quarter of FY 2026.

VII. Public Hearings

- b) **BOC2025-00019 (XX054 037A) 0 Tanners Bridge Rd; Bob Yang / Applicant; Shu Nu Hsiao / Owner.** Request for a Future Land Use Map amendment from Suburban Residential to 316 Innovation to rezone ± 14.32 acres from AG (Agriculture) to C-3 (Intense Commercial) for the construction of a commercial building.

RESULT:	PASSED [5 TO 2]
MOVER:	Joe Goodman, District 1
SECONDER:	Pat Graham, Chairman
AYES:	Graham, Goodman, Ward, Walker, Lynn
NAYS:	Shook, Alvarez

Motion to approve the Future Land Use Map (FLUM) amendment from suburban Residential to Commercial Corridor. Motion made by Goodman, seconded by Graham. Motion with the voting results shown in the box above.

RESULT:	PASSED [6 TO 1]
MOVER:	Joe Goodman, District 1
SECONDER:	Alex Ward, District 4
AYES:	Graham, Goodman, Alvarez, Ward, Walker, Lynn
NAYS:	Shook

Motion to approve the rezone request from AG (Agriculture) to C-2 (Community Commercial) with staff recommendations, with an additional condition as outlined below:

1. All aspects of the Highway Corridor Overlay shall be followed.
2. Night Sky lighting requirements of UDC Article XV shall be implemented.
3. All C-2 zoning requirements shall be met.
4. The following uses shall be prohibited on the development: convenience stores and outside fueling.

Motion made by Goodman, seconded by Ward. Motion with the voting results shown in the box above.

- c) **BOC2025-00027 (XX104C 024) 842 Eastmont Rd; William Cleghorn / Applicant & Owner.** Request for a Special Use for metal siding on a structure larger than 500sqft per UDC Sec. 89-218. Variance request to UDC Sec. 89-218 to allow for an accessory use dwelling larger than 50% of the square footage of the principal building.

RESULT:	WITHDRAWN [UNANIMOUS]
MOVER:	Kenny Shook, District 2
SECONDER:	
AYES:	

Motion to approve as presented. Motion made by Shook. Motion withdrawn.

RESULT:	PASSED [5 TO 2]
MOVER:	Rolando Alvarez, District 3
SECONDER:	Alex Ward, District 4
AYES:	Goodman, Shook, Alvarez, Ward, Walker
NAYS:	Graham, Lynn

Motion to approve the special use and variance requests with the following conditions, amending Condition 6 as outlined below:

1. The exterior siding shall consist of architectural-grade metal panels with concealed or color-matched fasteners.
2. The exterior of the accessory structure shall be consistent with that of the primary residence.
3. The accessory structure shall be used for personal use only as a storage building, with no business to be operated out of the structure.
4. The accessory structure shall not be utilized as a residential structure.
5. The accessory structure shall be located as depicted on the submitted site plan.
6. The accessory structure shall not be greater than ~~839~~ 900 sq ft.
7. Screening or landscaping shall be installed along visible elevations where practicable.

Motion made by Alvarez, seconded by Ward. Motion with the voting results shown in the box above.

- d) **BOC2025-00028 (XX054 009) 1381 Loganville Hwy; Jefferey Deloach / Applicant; Clayton Whitehead / Owner.** Request to rezone ± 51.37 of a ±91.76 parcel from AG (Agriculture) to R-2 (Medium Density Residential) for a 99-lot open space subdivision. Request for a variance to UDC Sec. 89-465 to allow for 5ft side setbacks on the lots within the development.

RESULT:	PASSED [4 TO 3]
MOVER:	Alex Ward, District 4
SECONDER:	Rolando Alvarez, District 3
AYES:	Graham, Goodman, Alvarez, Ward
NAYS:	Shook, Walker, Lynn

Motion to approve the rezone request from AG (Agriculture) to R-2 (Medium Density Residential), approve the variance request to allow for a 7.5' side yard set backs with staff recommended conditions, as outlined below:

1. All residential units shall comply with the proffered minimum floor area standards: 50% of the lots shall have dwellings with a minimum of 1,800 square feet, and the remaining lots shall have dwellings with a minimum of 2,000 square feet of heated gross floor area, as provided in the applicant’s proffered conditions (Exhibit A).
2. The exterior of any and all residential units constructed on the property shall consist of brick, stone, stucco, masonry siding, or any combination thereof.
3. Landscaping and sod shall be installed and maintained in all disturbed areas.
4. Floodplain and stream buffer areas shall remain undisturbed and preserved as open space, except for utility installations. (Amended)
5. All new development shall comply with all standards of the Highway Corridor Overlay District Article XVI of the UDC.
6. All open space and common areas shall be owned and maintained by the homeowners’ association.

7. A minimum 100-ft arterial building setback shall be maintained along Loganville Highway.
8. A minimum ~~20-ft~~ 15 ft. building separation shall be maintained between principal residences in accordance with open space subdivision standards. (Amended)
9. The restrictive covenants shall include a restriction capping non-owner occupied units at 10%, to be enforced by the HOA.
10. No townhomes or multifamily uses.
11. All shingles shall be architectural shingles. (Proffered)
12. The Declaration of Covenants for the subdivision shall provide design standards not only for the home, but also for the yard, fences, and retaining walls, along with a specific list of restrictions for the development. (Proffered)
13. All common area landscaping shall be maintained by the HOA with a professional landscaping company being employed to keep all grass fertilized and mowed on a regular basis and all landscaping properly maintained. (Proffered)
14. Owner/Developer shall install, and the HOA shall maintain, a 20 ft. screening landscape strip to be designed by a landscape architect and approved by the Planning and Community Development Director (or their designee) for the full length of the development along Loganville Highway. (Proffered)
15. Signage shall be provided at the entrance(s) to the development, which shall be ground based, monument style. (Proffered)
16. Masonry stoops and steps on the front and side of each home shall have a minimum width of 5 ft. (Proffered)

Motion made by Ward, seconded by Alvarez. Motion with the voting results shown in the box above.

- e) **BOC2025-00033 (XX004 010) 559 Quail Trail Rd; Scott Smith / Applicant; Danut Andronesi & Joja George / Owners.** Request to rezone ±2.92 acres from AR (Agriculture Residential) to R-1 (Low Density Single Family Residential) for an additional single-family residential lot.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Joe Goodman, District 1
SECONDER:	Kenny Shook, District 2
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to approve as presented with staff recommendations.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the request to rezone ±2.92 acres from AR (Agriculture Residential) to R-1 (Low Density Single-Family Residential) to subdivide for the construction of two new residential units.

Such approval shall be accompanied by the following conditions:

1. The exterior of any and all residential units constructed on the property shall consist of brick, stone, stucco, or masonry siding, or any combination thereof.
2. Sod and landscaping shall be installed and maintained in the disturbed areas of all front yards and 15' of side yards on the property.

Motion made by Goodman, seconded by Shook. Motion with the voting results shown in the box above.

- f) **BOC2025-00034 (XX078 001H) 416 J B Owens Rd; Les Patch / Applicant; Leslie Patch & Ronda Patch / Owners.** Request to rezone ± 1 acre from AG (Agriculture) to R-1 (Low Density Single Family Residential) for an additional single-family residential lot.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Rolando Alvarez, District 3
SECONDER:	Tim Walker, District 5
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to approve with staff recommendations.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the request to rezone 1 acre from AG (Agriculture) to R-1 (Low Density Single Family Residential) to subdivide for a new single-family residence.

Such approval shall be accompanied by the following conditions:

1. The exterior of any and all residential units constructed on the property shall consist of brick, stone, stucco, or masonry siding, or any combination thereof.
2. Sod and landscaping shall be installed and maintained in the disturbed areas of all front yards and 15' of side yards on the property.
3. Coordination with the Barrow County Transportation required prior to recording of the plat so that should shared drives be required, associated easements are recorded on the plat.
4. The lot shall include a turn-a-round space incorporated within the driveway to help prevent backing into J B Owens Rd.

Motion made by Alvarez, seconded by Walker. Motion with the voting results shown in the box above.

- g) **BOC2025-00036 (XX048 056) 755 County Line-Auburn Rd; Bruce Voellinger / Applicant; Bruce and Robin Voellinger / Owners.** Request to rezone ±4.53 acres from AG (Agriculture) to R-1 (Low Density Single Family Residential) for an additional single-family residential lot.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Tim Walker, District 5
SECONDER:	Kenny Shook, District 2
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to approve as presented with staff recommendations.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the request to Rezone ± 4.5 acres from AG (Agriculture) to R-1 (Low Density Single Family Residential) to subdivide for a new single-family residence.

Such approval shall be accompanied by the following conditions:

1. The exterior of any and all residential units constructed on the property shall consist of brick, stone, stucco, or masonry siding, or any combination thereof.
2. Sod and landscaping shall be installed and maintained in the disturbed areas of all front yards and 15' of side yards on the property.
3. Coordination with the Barrow County Transportation required prior to recording the plat so that should shared drives be required associated easements are recorded on the plat.
4. The lots shall include a turn-a-round space incorporated within the driveway to help prevent backing into County Line-Auburn Rd.

5. Front building set back is to be 100' from the arterial road.

Motion made by Walker, seconded by Shook. Motion with the voting results shown in the box above.

- h) **BOC2025-00039 (XX092 029) 406 E Midland Ave; Barry Edgar / Applicant and Owner.** Request to rezone ± 8.54 acres from AG (Agriculture) to R-1 (Low Density Single Family Residential) for a major residential subdivision.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Rolando Alvarez, District 3
SECONDER:	Alex Ward, District 4
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to approve with staff recommendations.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the request to rezone ±8.54 acres from AG (Agriculture) to R-1 (Low Density Single-Family Residential) for a major residential subdivision, based on findings that the proposed zoning district is consistent with the Suburban Residential character area of the Comprehensive Plan.

1. The exterior of any and all residential units constructed on the property shall consist of brick, stone, stucco, or fiber-cement siding, or any combination thereof.
2. Sod and landscaping shall be installed and maintained in the disturbed areas of all front yards and fifteen (15) feet of side yards on each lot.
3. A six-foot (6') rot-resistant privacy fence shall be installed as shown on the rezoning concept plan (Exhibit A).

Motion made by Alvarez, seconded by Ward. Motion with the voting results shown in the box above.

- i) **2026-00002-BOC (XX042 009) 441 Chandler Rd; Barrow County Board of Commissioners / Applicant; Dorin Mateiovici/ Owner.** Request to amend the Future Land Use Map for ±7.8 acres to Suburban Residential as stated on the Staff recommendations on case BOC2025-00004 RZ.

RESULT:	PASSED [6 TO 1]
MOVER:	Alex Ward, District 4
SECONDER:	Joe Goodman, District 1
AYES:	Graham, Goodman, Alvarez, Ward, Walker, Lynn
NAYS:	Shook

Motion to approve as presented. Motion made by Ward, seconded by Goodman. Motion with the voting results shown in the box above.

- a) **BOC 2025-00005 RZ (XX011 005, XX011 010) 154 Hill's Shop Rd; MHB Lending LLC / Applicant; Raymond Hardy / Owner.** Request to rezone ±26.68 acres zoned AG and AR respectively to R-2 for a 36-lot single-family detached subdivision.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Pat Graham, Chairman
SECONDER:	Joe Goodman, District 1
AYES:	Goodman, Shook, Alvarez, Ward, Walker, Lynn, Graham

Motion to approve with Planning Commission recommended conditions:

1. All single-family residences shall have a minimum heated area of 1,800 sq ft. for single-story homes and 2,000 sq ft. for two-story homes.
2. All homes shall have a minimum two car garage. (Proffered)
3. All development shall comply with the R-2 Open Space district standards as set forth in the Barrow County Unified Development Code.
4. A minimum of 20 percent open space plus all primary conservation areas shall be provided and maintained in accordance with UDC requirements.
5. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. (Proffered)
6. Homes shall be designed to incorporate the following: Front elevations to be designed with brick, stone, fiber cement siding, fiber cement cedar shake, fiber cement board and batten or a mixture thereof. Sides and rear elevations to be fiber cement siding. (Proffered)
7. All utilities shall be placed underground. (Proffered)
8. All grassed areas on dwelling lots shall be sodded. (Proffered)
9. The owner/developer shall install and maintain a 20-foot landscape strip, designed by a registered landscape architect and approved by the Director of Planning and Community Development (or designee), along the full length of the development on proposed conceptual road as shown on Exhibit A. The landscape strip must adjust with the topography to screen the side and rear yards. It shall include a six-foot-high, rot-resistant privacy fence along the full length of the development, positioned outside the property lines of individual lots. The landscape strip must, at a minimum, include evergreen trees suitable for local growing conditions between the privacy fence and the lots along the conceptual road of Exhibit A with trees being a minimum of six feet in height upon planting.
10. All stream buffers, floodplain areas, and primary conservation areas shall remain undisturbed except as permitted by applicable regulations.
11. Natural Vegetation shall remain on the property prior to the issuance of a Development Permit. (Proffered)
12. Dedication of the required right-of-way to Barrow County shall be completed prior to final plat approval.
13. ~~Utilities provided by Gwinnett County water and sewer through an intergovernmental agreement with Barrow County. Intergovernmental agreement must be in place prior to issuance of Land Disturbance Permit.~~ Utilities will be provided by Gwinnett County Water & Sewer, which will require Barrow County and the City of Auburn to amend the Service Delivery Service (SDS) areas prior to the issuance of a Land Disturbance Permit.
14. Amenity Areas to be provided in Gwinnett and Barrow and shall consist of a minimum the following amenities: a recreation area with swimming pool, pickleball courts, cabana and dog parks. (Proffered)
15. Any Fire Department comments shall be addressed during the development permit process, including submission of a life-safety plan and details for any proposed amenity structures.

Motion made by Graham, seconded by Goodman. Motion with the voting results shown in the box above.

VIII. Old Business

- a) Consideration to approve the FY 2026 Piedmont Circuit Specialty Court Contract Agreement for Advantage Behavioral Health Systems.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Alex Ward, District 4
SECONDER:	Kenny Shook, District 2
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to approve as presented. Motion made by Ward, seconded by Shook. Motion with the voting results shown in the box above.

IX. New Business

- a) Consideration to approve the declaration the attached list of capital assets following the government-wide inventory.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Pat Graham, Chairman
SECONDER:	Deborah Lynn, District 6
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to approve as presented. Motion made by Graham, seconded by Lynn. Motion with the voting results shown in the box above.

X. Executive Session

XI. Adjournment

RESULT:	PASSED [UNANIMOUS]
MOVER:	Pat Graham, Chairman
SECONDER:	Deborah Lynn, District 6
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to adjourn at 7:13 p.m. Motion made by Graham, seconded by Lynn. Voting results shown in the box above.

These Minutes have been approved by the Barrow County Board of Commissioners.

Abril Olivas

Abril Olivas,
County Clerk