



**Board of Commissioners Voting
Session Draft Minutes
Tuesday, March 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, County Clerk Abril Olivas, and Deputy County Clerk Riley McReynolds.		

Commissioner Goodman led the invocation and pledge.

II. Approval of Agenda

RESULT:	PASSED [UNANIMOUS]
MOVER:	Kenny Shook, District 2
SECONDER:	Deborah Lynn, District 6
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to approve. Motion made by Shook, 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, Goodman, Shook, Alvarez, Ward, Walker, Lynn

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

- a) February 24, 2026, Special Called Minutes
Commissioner Ward noted a scrivener's error on this agenda item title listed as "January 22, 2026, Special Called Minutes," stating the correct date should read "February 24, 2026."
- b) February 24, 2026, Executive Session minutes
- c) February 24, 2026, Voting Session minutes

V. Public Comment on Agenda Items

VI. Public Hearings

- a) **BOC2025-00040 (XX111 033C) 1349 Highway 211 NE; Stacy Taylor / Applicant; Family Farm Investments LLC / Owner.** Request to rezone ± 5.14 acres from AG (Agriculture) to R-1 (Low Density Single Family Residential) for two (2) additional single-family residential lots. Variance request to 89-402 for road frontage on the two (2) new lots.

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

Motion to approve with staff recommendations, including the requested variance.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone ±5.14 acres from AG (Agriculture) to R-1 (Low Density Single-Family Residential) to allow two (2) additional single-family residential lots.

Staff recommends APPROVAL of the variance request to UDC Sec. 89-402 to reduce the road frontage requirement.

Such approvals 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 fifteen (15) feet of side yards on the property.
3. An easement providing access to the two proposed lots shall be recorded on the final plat and to include a maintenance agreement. Easement shall be maintained such as to provide clear access for emergency services in the event of an emergency.
4. The variance approval shall be limited to the two lots identified as shown on Exhibit A and shall not apply to any future subdivision of the property.

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

- b) **BOC2025-00041 (XX078 134) 210 Lynn Rd; Tammy and Jonathan Grizzle / Applicant and Owners.** Request for a Change in Conditions to conditions #1 and #3 from case RZ2025-040.

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

Motion to approve the requested change of conditions as presented.

Conditions listed on the following page.

Conditions:

1. All residential dwellings constructed shall have a minimum heated gross floor area of ~~2,500~~1,800 square feet.
2. Each residence shall have a sodded front yard and a minimum of 15 feet of sod in both side and rear yards.
3. The primary exterior materials of each residence shall consist of ~~brick, cementitious siding, stucco, or stone~~ vinyl siding.
4. The development shall be limited to a maximum of two (2) lots pending Environmental Health Approval.
5. No development shall occur on Tract 2 in any area where the lot width is less than 100 feet, consistent with the minimum lot width requirement of the R-1 zoning district. The building site shall be limited to the portion of the lot where it widens to at least 100 feet.
6. Any further variance from this ordinance shall require approval from the Zoning Board of Appeals.

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

- c) **BOC2025-00043 (XX103 010) 826 James Jackson Rd; William Brantley / Applicant; Joyce Coles / Owner.** Request to rezone ± 90.24 acres from AG (Agriculture) to R-1 (Low Density Single Family) for a major subdivision.

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

Motion to approve with staff recommendations and two additional conditions as outlined below.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone ± 90.24 acres from AG (Agriculture) to R-1 (Low Density Single Family) for a major subdivision.

Such approvals 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 fiber-cement siding, or any combination thereof.
2. Sod and landscaping shall be installed and maintained in the disturbed areas of all front yard and fifteen (15) feet of side yards.
3. The side setback for Lot 1 shall be 100’ ft from Pleasant Hill Church Rd NE.
4. Lot 1 as shown in Exhibit “A” shall have a 10’ no access screening buffer along Pleasant Hill Church Rd NE. The screen buffer shall, at a minimum, include evergreen trees suitable to local growing conditions. This will provide an opaque visual screen of the yards of individual lots during all seasons of the year, and which are a minimum of six feet in height upon planting.
5. Any portion of James Jackson Road that will be absorbed by the subdivision will have to be formally abandoned.
6. If an entrance or access will be provided from James Jackson Rd, no driveways will be permitted off of James Jackson unless the road is improved to county road standards.

7. The developer shall install a twenty-foot (20') vegetative screen buffer from the corner of lot 73 extending to the recreation area, as currently shown.
8. The restrictive covenants shall include a cap of 10% on non-owner-occupied units to be enforced by the HOA.

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

- d) **BOC2025-00044 (XX048 053) 0 County Line-Auburn Rd; Verterra Development, LLC / Applicant; Jessica Ogburn / Owner.** Request to rezone ± 23.86 acres from AG (Agriculture) to R-1 (Low Density Single Family) for a minor subdivision. Request for a variance to UDC Sec. 89-1186 for shared driveway length and a variance request to UDC Sec. 89-402 for minimum lot frontage.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Walker, District 5
SECONDER:	Deborah Lynn, District 6
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to approve with staff recommendations.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone ±23.86 acres from AG (Agricultural) to R-1 (Low Density Single-Family Residential) for a five-lot minor subdivision.

Staff recommends APPROVAL of the variance request to UDC Sec. 89-1186 to allow a shared driveway exceeding the maximum permitted length of 100 feet as shown in Exhibit A.

Staff recommends APPROVAL of the variance request UDC Sec. 89-402 to reduce the minimum required road frontage of 50 feet for four of the five lots as shown in Exhibit A.

Such approvals 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 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.
3. There shall be no further division of the properties.
4. An approved private drive name from Barrow County is to be obtained by builder before submittal of the 1st building permit.
5. Shared drive shall be paved with a minimum 20' width. (proffered)
6. Shared drive shall include an approved fire access turn around at dead end. (proffered)
7. A shared maintenance agreement shall be prepared and recorded prior to the final subdivision plat to ensure clear responsibility among each parcel. (proffered)

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

*End of Public Hearings.
New Business begins on the following page.*

VII. New Business

- a) Consideration to approve the Construction Services Agreement for concrete repair at Fire Station #1 for the Fire Department from Lions Pride Oconee, LLC of Statham, GA, in the amount of \$176,035.60, and authorize the Chairman to execute the agreement.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Goodman, District 1
SECONDER:	Deborah Lynn, District 6
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

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

- b) Consideration to approve the Construction Services Agreement for generator installation for Fire Station #1 and Fire Station #4 for the Fire Department from AMSCO Inc., of Winder, GA, in the amount of \$76,590.00, and authorize the Chairman to execute the agreement.

RESULT:	APPROVED [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.

- c) Consideration to approve RFQ/P 2026-11 Emergency Medical Services (EMS) Provider for the Fire Department between Barrow County, Georgia and American Medical Response (AMR) of Stone Mountain, GA, in the amount of \$3,965,000.00 and authorize the chairman to execute the agreement.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Ward, District 4
SECONDER:	Pat Graham, Chairman
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to approve, pending the County Attorney's approval of the changes mentioned in the agreement. Motion made by Ward, seconded by Graham. Motion with the voting results shown in the box above.

- d) Consideration to approve the purchase of one (1) new HP95 Mid-Mount Aerial Platform Apparatus for Barrow County Fire Department from Fireline Inc., of Winder, GA in the amount of \$1,900,000.00 and approve the necessary budget amendment.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Goodman, District 1
SECONDER:	Deborah Lynn, District 6
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to approve as presented, with the necessary budget amendment. Motion made by Goodman, seconded by Lynn. Motion with the voting results shown in the box above.

- e) Consideration to initiate the Public Hearing process and presentation of a resolution to determine that a certain County Right-of-Way identifying Sand Pump Road no longer serves a substantial public purpose; to initiate abandonment procedures, and for other purposes and authorize the Chairman to execute the resolution.

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

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

- f) Consideration to approve the Professional Services Agreement for the Barrow County Sewer Master Plan & Rate Study to AECOM of Atlanta, GA, in the amount of \$282,875.00, and authorize the Chairman to execute the agreement.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Graham, Chairman
SECONDER:	Tim Walker, District 5
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

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

- g) Consideration to approve the Developer Participation Agreement for the Mulberry Basin Pump Station and related improvements with LGI Homes-Georgia, LLC and Stanley Martin Homes, LLC, and to authorize the Chairman to execute the agreement and approve the necessary budget amendment. The County’s share of the project cost is \$1,725,304.61, representing 34.8% of the total construction cost.

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

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

VIII. Executive Session

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Graham, Chairman
SECONDER:	Rolando Alvarez, District 3
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to enter executive session to discuss personnel matters at 6:57 p.m. Motion made by Graham, seconded by Goodman. Voting results shown in the box above.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Graham, Chairman
SECONDER:	Rolando Alvarez, District 3
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to adjourn executive session and return to regular session at 7:29 p.m. Motion made by Graham, seconded by Alvarez. Voting results shown in the box above.

No action was taken as a result of Executive session.

IX. Adjournment

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Graham, Chairman
SECONDER:	Alex Ward, District 4
AYES:	Graham, Goodman, Shook, Alvarez, Ward, Walker, Lynn

Motion to adjourn at 7:30 p.m. Motion made by Graham, seconded by Ward. Voting results shown in the box above.

These Minutes have not been approved by the Barrow County Board of Commissioners.