

**REGULAR MONTHLY MEETING  
PIKE COUNTY BOARD OF COMMISSIONERS**

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, June 24, 2025, at 6:30 p.m. in the Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, and James Jenkins attended. County Attorney/County Manager Rob Morton and County Clerk Angela Blount were also present. (O.C.G.A. § 50-14-1(e) (2)). Due to unforeseen circumstances, Commissioner Ken Pullin was unable to attend the meeting.

- 1. CALL TO ORDER ..... Chairman J. Briar Johnson**
- 2. INVOCATION.....Kyle Garner**
- 3. PLEDGE OF ALLEGIANCE..... Chairman J. Briar Johnson**
- 4. APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))**

County Manager Rob Morton stated he received a request from Mr. Newton Gallway that he has a conflict tonight and has requested the Board to consider moving the Public Hearing for Agenda Item 9. h. to the beginning of the agenda to be heard after the approval of the minutes.

**Motion/second by Commissioners Daniel/Guy to approve the amended agenda , moving Agenda Item 9. New Business, subsection h. Public Hearing Modification 25-01, to the beginning of the agenda, to be heard immediately following the approval of the minutes and renumbered as Item 5. c., motion carried 4-0.**

- 5. APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))**

- a. Minutes of the June 11, 2025, Regular Monthly Meeting.
- b. Minutes of the June 11, 2025, Executive Session.

**Motion/second by Commissioners Guy/Daniel to approve the minutes of the June 11, 2025 Regular Monthly meeting and the minutes of the June 11, 2025 Executive Session, motion carried 4-0.**

- c. **PUBLIC HEARING:** To receive public input regarding MOD-25-01 – USC Timber Holdings, LLC, owner and Flat Shoals Energy Center, LLC, applicant, request a modification to zoning conditions placed on the Modified Special Exception (MOD-SE-17-03) granted on November 19, 2020, for a Solar Farm located on GA Highway 18, North Madden Bridge Road and Nixon Road in Land Lots 166, 167, 168,185,186,187, 198, 199 and 200 of the 9th Land District, further identified as Parcel ID 032 012. The property consists of 1,371 +/- Acres and the request is to modify or remove several conditions. Commission District 2, Commissioner Tim Guy.

Planning and Development Director Jeremy Gilbert addressed the Board, noting the request seeks to amend zoning conditions placed on a Special Exception granted on March 8, 2017, and amended on November 19, 2020 (MOD-SE-17-03). The current approved use allows for a 145-megawatt solar facility on Parcel ID 032 012 and adjacent parcels totaling 1,671 acres, subject to 19 conditions approved in 2020.

The applicant requested clarification and/or modification to the following conditions:

- Condition 6 – Clarification regarding buffers
- Condition 9 – Clarification on business license requirements
- Condition 10 – Clarification of compliance with Pike County Code, Chapter 166
- Condition 4 – Request to modify language regarding herbicide use
- Condition 12 – Request to remove as redundant with Condition 4
- Condition 13 – Request to allow limited access via North Madden Bridge Road for construction and maintenance

The Planning and Zoning Board heard the request on June 12, 2025, and recommended approval with the following clarifications/modifications:

- Condition 1 – A minimum 150-foot buffer shall be maintained from stream banks
- Condition 4 – Herbicide use shall be limited to spot treatments only around electrical equipment, in areas where mechanical mowing is unsafe or impractical, and where otherwise deemed necessary to ensure safe facility operations. All applications of herbicides shall comply with federal, state, and local regulations.
- Condition 6 – Any specified perimeter buffers on the property shall be honored and maintained. Board of Commissioner approval for the landscape plan is required for the planted or retained existing buffer along Highway 18, shall be substantially in accordance with the Preliminary Site Plan titled “Flat Shoals Energy Center, LLC” prepared by Sun Tribe Development, dated June 12, 2025, and the location and extent will need to be Field located.

- Condition 9 – An annual business license shall be required and subject to the applicable license fee as outlined in the adopted fee schedule for the Planning and Development Department.
- Condition 10 – The proposal shall conform to any Solar Farm Standards set forth in the Pike County Code, Chapter 166, as adopted July 29, 2014, except as may be otherwise conditioned. The Bond Amount specified in Section 166.06, shall be adhered to, unless decommissioning and Final Insurances Importance applicable to GA House Bill 300 is adhered to.
- Condition 12 – Remove in its entirety
- Condition 13 – Access to the solar farm via Nixon Road is prohibited. Access to the solar farm via North Madden Bridge Road shall be limited for the purpose of construction and maintenance of the southwest substation and southwest portions of the solar facility. The developer shall identify a liaison to serve as a primary point of contact for neighbors and County staff during construction to answer questions and assist in resolving any issues related to road use should they arise. The developer will also implement dust control measures along North Madden Bridge Road during peak construction times, as appropriate considering weather conditions and the volume of construction-related traffic. The developer shall be responsible for the cost of improving North Madden Bridge Road to applicable Pike County standards to the point of access to the substation area.
- Condition 14 – The Final Site Plan shall be reviewed and approved by the Zoning Administrator. Any Development, Batteries and Solar Panels to be added for Modification outside of the Site Plan dated June 12, 2025, would have to come back before the Planning and Zoning Board.
- Condition 20 – The buffers shall be maintained the entire life of the project to be filled in as the current buffers deteriorate.
- Condition 21 – Fire Training shall be taught to the Pike County Fire Department.
- Condition 22 – Annual Water Testing shall be conducted.

**In Favor:**

- Russ Edwards
- Tyler Brock
- Kyle Gable
- Kyle Fletcher

**Opposed:**

- Patsy Hill
- Michelle Gravitt

Commissioner Jenkins asked Mr. Tyler Brock to clarify the mention of battery storage, as it was vague during the Planning and Zoning hearing. Mr. Brock responded that no battery storage is proposed at this time. If battery storage becomes necessary in the future, it would require a separate modification request before the Board of Commissioners.

Commissioner Jenkins then asked how many acres would be used for the solar facility. Mr. Brock replied that approximately 850 acres will be fenced for the solar panels, with the remaining area consisting of setbacks, buffers, and property lines.

When asked about the revenue Georgia Power generates from the project, Mr. Newton Gallaway explained that Georgia Power does not profit from the project directly. It will purchase the power through a competitive bid process under a purchase agreement, and the revenue from power generation is unrelated to Georgia Power's profits.

Commissioner Guy asked for clarification on the proposed water testing. Marcus Rubenstein, Senior Environmental Representative with Kimley-Horn, explained that:

- Groundwater monitoring wells would be installed at various site locations
- Baseline water quality testing will be conducted before construction begins and again after project completion
- Follow-up testing will occur annually for five years, then every five years thereafter
- If pollutants attributable to the facility are detected, remediation will be coordinated with regulatory authorities
- Solar panels are stable and are not known to leach contaminants, but the developer is voluntarily conducting testing to address community concerns

County Manager Rob Morton noted that he and Public Works Director Chris Goodman inspected North Madden Bridge Road and found it to be one of the best gravel roads in Pike County. CM Morton recommended that paving a small section of the road to the substation is unnecessary, and instead, the developer's contribution should be used for daily road maintenance and dust suppressant application. The funds the owner was going to contribute for intended paving of the short section of Madden Bridge Road could better serve other roads in need throughout the county.

Commissioner Jenkins inquired about the bond requirement. CM Morton advised that the bond amount will be determined pursuant to state law.

**Motion/second by Commissioners Guy/Daniel to approve MOD-25-01 with 21 conditions, motion carried 3-1, with Commissioner Jenkins opposing. The following conditions are the current and binding conditions:**

- 1) Minimum 150-foot buffer from stream banks.**
- 2) Minimum 50-foot buffer from property lines and road frontage, and minimum 200-foot setback from Highway 18 and North Madden Bridge Road for solar panels.**
- 3) Evergreen buffer along Highway 18 as a visual screen. Where possible, retain existing vegetation along Highway 18.**
- 4) Herbicide use shall be limited to spot treatments only around electrical equipment, in areas where mechanical mowing is unsafe or impractical, and where otherwise deemed necessary to ensure safe facility operations. All applications of herbicides shall comply with federal, state, and local regulations.**
- 5) Strong erosion and sediment control plan is required, with regular inspections to protect Elkins creek.**
- 6) Any specified Perimeter Buffers on the property shall be honored and maintained. Pike County Board of Commissioners approval for the Landscape Plan is required for the planted or retained existing buffer along Georgia Highway 18, shall be substantially in accordance with the Preliminary Site Plan titled "Flat Shoals Energy Center, LLC" prepared by Sun Tribe Development, dated June 12, 2025, and the location and extent will need to be Field located.**
- 7) There shall be no unlawful encroachment into any specified state waters, buffers or wetlands.**
- 8) Any land disturbances greater than 1-acre shall require approved erosion/sediment control plans and a land disturbance permit.**
- 9) An Annual Business License shall be required and subject to the applicable license fee as outlined in the adopted Fee Schedule for the Planning and Development Department.**
- 10) The proposal shall conform to any Solar Farm Standards set forth in the Pike County Code, Chapter 166, as adopted July 29, 2014, except as may be otherwise conditioned. The Bond Amount specified in Section 166.06, shall be adhered to, unless decommissioning and Final Insurances Importance applicable to GA House Bill 300 is adhered to.**
- 11) A formal study of wetlands and sensitive areas on the property needs to be completed prior to construction.**
- 12) Access to the solar farm via Nixon Road is prohibited. Access to the solar farm via North Madden Bridge Road shall be limited for the purpose of construction and maintenance of the southwest substation and southwest portions of the solar facility. The developer shall identify a liaison to serve as a primary point of contact for neighbors and County Staff during construction to answer questions and assist in resolving any issues related to road use should they arise. The developer will also implement dust control measures along North Madden Bridge Road during peak construction times, as appropriate considering weather conditions and the volume of construction-related traffic. "Owner's Contribution" to be negotiated by separate agreement in lieu of the condition of paving of North Madden Bridge Road from Highway 18 to the substation.**
- 13) The Final Site Plan shall be reviewed and approved by the Zoning Administrator. Any Development, Batteries and Solar Panels to be added for Modification outside the Site Plan dated June 12, 2025, would have to go back before the Planning and Zoning Board.**
- 14) This approval is non-transferable to any other use and shall continue to meet all conditions, criteria, and regulations in the event that the solar farm operation is sold or otherwise transferred.**
- 15) Upon cessation of the solar farm, the subject property shall be restored, at no expense to Pike County, to the agricultural conditions of the property prior to the solar farm development (i.e. removal of all solar panels and equipment)**
- 16) A 200-foot setback will be imposed along Flat Shoals Road to be added to the conditions listed above.**
- 17) A 150-foot setback will be required along Curtis Road.**
- 18) Decommissioning bond will be re-assessed every 5 years.**

- 19) The Buffers shall be maintained the entire life of the project and to be filled in as the current Buffers deteriorate.
- 20) Fire Training shall be taught to the Pike County Fire Department.
- 21) Prior to construction, the Developer will perform baseline water quality testing using industry-standard methods within the site for pollutants reasonably related to construction or operation of a solar energy facility. The baseline testing results shall be provided to the County within sixty (60) days of the commercial operations date, and on one-year intervals there after until the fifth anniversary thereof, the Developer shall perform follow-up testing and shall test at five-year intervals thereafter. If testing indicates the presence of pollutants reasonably attributable to the solar facility, the Developer shall coordinate with the appropriate regulatory authorities regarding any necessary remedial actions in accordance with applicable law.

6. INVITED GUEST - NONE

7. REPORTS FROM COMMISSIONS, DEPARTMENTS, COMMITTEES, AUTHORITIES

- a. Monthly Reports submitted from County Departments and County Authorities, including a Revenue/Expenditure Statement for all departments and a summary check register. *There are no Department reports as they will be provided during the first Board meeting of July. Revenue/Expenditure Statement and Detail Check Register is included.*

**Motion/second by Commissioners Daniel/Guy to accept reports, motion carried 4-0.**

- b. County Manager Report

Update on County finances for the following funds/accounts:	
General Fund .....	\$1,507,040.35
Fire Dept. Donations.....	\$11,655.91
Cash Reserve Account.....	\$167,824.13
Jail Fund .....	\$17,003.51
E-911 Fund .....	\$3,814.77
DATE Fund .....	\$26,201.79
Juvenile Court Fund.....	\$13,775.83
Residential Impact Fee .....	\$217,076.41
Commercial Impact Fees .....	\$39,844.05
C.A.I.P FUND .....	\$82,199.98
General Obligation SPLOST 2022-2028.....	\$2,221,942.10
L.M.I.G. Grant (DOT).....	\$368,663.36

- c. County Manager Comment

County Manager Rob Morton noted that he had provided the Board with a pre-meeting report and highlighted the following items:

- Agribusiness Authority – The County has received confirmation from the State approving the organization of Chestnut Oak Arena, LLC. The County is in the process of obtaining a tax identification number for the entity in order to proceed with applying for 501(c)(3) tax-exempt status.
- Board Appointments – In addition to the appointment listed on the agenda, several vacancies remain: one on the Agribusiness Authority, one on the Region 4 EMS Council, one on the Pike County Water and Sewer Authority, and one on the Two Rivers RC&D Council. The County will continue advertising these positions.
- Board of Assessors – CM Morton noted that he had provided the Board with a document from Norman Appraisals addressed to the Board of Assessors. To date, 84 assessment appeals have been received. The Board also received the Chief Appraiser’s report that was presented to the Board of Assessors.
- Buildings and Grounds – The County is still awaiting the insurance carrier’s review regarding permanent remediation of the Annex roof. Ken Lalumiere and Craig Hendrix are working on several projects, including repairs to the courthouse stairs and updates to the library’s counter and flooring.
- Public Works:
  - Administration Building Parking Area – The County has received estimates for paving the gravel area and repaving the existing asphalt at the Administration Building. Each portion is estimated at just under \$20,000, totaling approximately \$40,000. This will be a budget/funding-driven project and will require further discussion. The ingress/egress at the driveway off Highway 19 is significantly deteriorating and needs attention.
  - Fuel System Upgrade – Ken Lalumiere and Chris Goodman met with a fueling expert from Macon. Based on his recommendation, the County will move forward with extending the existing fueling station pad to accommodate larger tanks. Other recommendations will be considered at a later time and will be budget dependent. Chairman Johnson inquired about relocating the fuel pad. CM Morton responded that

relocation would involve significantly different costs from those already bid and will be considered in the future.

○ Roads:

Hunter Road – Chris Goodman provided a \$100,000 estimate for in-house remediation due to frequent closures and excessive gravel use. CM Morton noted the project can be funded through SPLOST, Impact Fees, LRA, or other sources. Commissioner Guy noted that this is being moved to the top of the list and Old Zebulon Road has been at the top of the list for two years and not paved. CM Morton replied that Hunter Road remediation would be done in house, it will be a Pike County Public Works project. Old Zebulon Road and Blanton Mill Road are a part of the roads paving projects that are typically outsourced, the County is waiting on the field work and engineering documents which should be provided to the County by mid-July/August.

**Motion/second by Commissioners Guy/Daniel to approve moving forward with the remediation of Hunter Road, motion carried 4-0.**

Atlanta Paving Company – The contractor has completed paving under their current agreement. Shoulder work is being finalized. Caldwell Road is complete; Friendship Circle and Gaulding Road are next.

McKinley Road – For the section between Williamson-Zebulon Road and Highway 19, the County is awaiting updated information from Whitley Engineering for paving, including curb and gutter. A separate request was received to add the segment of McKinley Road between New Hope Road and Highway 18 to the paving list.

Scott Road Extension – Randy Davis has offered to prepare an As-Built Survey to document the cul-de-sac now that improvements are complete. This is beneficial for county records, and Mr. Davis recommended that As-Built Surveys be completed as roads are paved.

CM Morton reminded Board members to continue submitting road suggestions for inclusion on the paving and repaving project list.

• Senior Center:

- Bobby Blalock Memorial Bench – In recognition of Mr. Bobby Blalock’s service to Pike County and the Council on Aging, the Council is funding a memorial bench to be placed along the walking trail at the Senior Center.

**Motion/second by Commissioners Daniel/Guy to approve the placement of a memorial bench in honor of Bobby Blalock along the walking trail at the Senior Center, motion carried 4-0.**

- Designated Smoking Area – The County received a request from the Senior Center to establish an outdoor designated smoking area for users at the center.

**Motion/second by Commissioners Guy/Daniel to approve the establishment of a designated outside smoking area at the Senior Center, motion carried 4-0.**

- CM Morton added that past requests from the Senior Center regarding additional parking and a second bus are under consideration and will be dependent on available funding. Additionally, there are issues with the southern property line that may need to be addressed with adjacent property owners.

d. Commissioner Reports

District 1 –Tim Daniel – No report.

District 2 –Tim Guy

Commissioner Guy asked whether preliminary engineering for Old Zebulon Rod would be completed by July or August. County Manager Rob Morton confirmed that it would, noting that the project may require right-of-way acquisition.

District 3 – Ken Pullin – Absent.

District 4 – James Jenkins – No report.

At-Large Chairman Briar Johnson – No report.

e. County Attorney Report to Commissioners

CM Morton reported that the County was served earlier in the evening with a lawsuit filed in the U.S. District Court for the Northern District of Georgia: Will Holloway Sanders vs. Pike County, Georgia. The complaint seeks preliminary and permanent injunctive relief and nominal damages. The insurance carrier was previously notified upon receipt of the Ante Litem notice, which was denied at that time. The carrier will now be provided with a copy of the complaint and will determine the appropriate defense strategy.

## 8. UNFINISHED BUSINESS

- a. Discuss request from the City of Zebulon regarding the placement of Bicentennial Celebration banners on the Courthouse grounds and the use of the County parking lot in support of the event.

The City of Zebulon has withdrawn its request to use the parking lot behind the Annex. The current request pertains only to the placement of Bicentennial Celebration banners on the Courthouse grounds. The City may also close Jackson Street between Highway 19 North and South (between the Sheriff's Office/Annex and the Courthouse) during the event. The Sheriff's Office has communicated with the City and approved the temporary use of the parking spaces in front of the Sheriff's Office for a trailer staging area for musicians.

**Motion/second by Commissioners Daniel/Guy to approve, motion carried 4-0.**

## 9. NEW BUSINESS

- a. Consider one appointment to the Pike County Agribusiness Authority to fill an unexpired three-year term, set to expire December 31, 2025. *Applicant has met the criteria.*

The Board considered one appointment to the Pike County Agribusiness Authority to fill an unexpired three-year term, set to expire December 31, 2025. Applicant Bill Cloy had previously submitted his resignation but later rescinded it. County Manager Rob Morton noted that Mr. Cloy's reappointment is acceptable to the Agribusiness Authority. If reappointed, Mr. Cloy will serve the remainder of the unexpired term.

**Motion/second by Commissioners Guy/Daniel to reappoint Bill Cloy to the Pike County Agribusiness Authority, motion carried 4-0.**

- b. Review and discuss the current classification of J. Joel Edwards Library Manager as exempt or non-exempt.

The Board discussed the current classification of the J. Joel Edwards Library Manager position as exempt or non-exempt. County Manager Rob Morton recommended classifying the position as exempt to maintain consistency across all department heads and directors as salaried employees.

**Motion/second by Commissioners Daniel/Guy to approve classifying the J. Joel Edwards Library Manager position as an exempt employee, with compensation set at salary rate, motion carried 4-0.**

- c. Approve/deny RingCentral Phone System proposal presented by Wired Technology.

County Manager Rob Morton presented a proposal from Wired Technology for the implementation of a RingCentral Phone System. The County is nearing the end of its current contract with Nextiva, and its landline systems are outdated. The RingCentral proposal includes nearly \$10,000 in upfront savings and will reduce monthly expenses by \$500 compared to Nextiva. Funding is available in the FY 2024–2025 and FY 2025–2026 budgets. The Joint Board of Elections and Registration has already installed this system.

**Motion/second by Commissioners Guy/Daniel to approve RingCentral Phone System, motion carried 4-0.**

- d. Discussion and direction on proceeding with Building and Grounds vehicle repair.

County Manager Rob Morton presented two estimates for repairs to the 2008 F-250 Super Duty truck, previously transferred to Building and Grounds from the Pike County Water & Sewerage Authority with 130,000 miles:

- Option 1: Install a new engine (3-year / 100,000-mile warranty) – \$12,537.87
- Option 2: Rebuild existing engine (12,000-mile warranty) – \$8,903.53

CM Morton, with Finance Administrator Clint Chastain, recommended Option 1 based on long-term value and current departmental savings. Based on the savings to date in Building and Grounds, the County has the funds to cover this expense.

**Motion/second by Commissioners Daniel/Guy to approve the purchase of a new Jasper Engine (3 YR / 100K mile warranty) for the Building and Grounds truck in the amount of \$12,537.87, motion carried 4-0.**

- e. **PUBLIC HEARING:** To receive public input regarding REZ-25-04 – McLeRoy Rentals, LLC, owner and Dee McLeRoy, applicant, request a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing) for property located on the west side of Highway 41 South, Griffin, GA 30224. The property consists of 75.02 +/- acres in Land Lot 136 in the 2<sup>nd</sup> Land District, further identified as Parcel ID: 086 052. The request is to build a Self-Storage Facility and Future Development Area for additional warehouse/office buildings. Commission District 3, Commissioner Ken Pullin.

Planning and Development Director Jeremy Gilbert addressed the Board stating the request before them is a request for a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing). The subject property was rezoned on September 28, 2021, from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) with two conditions; 1) The developer shall submit an application for each phase of the development and approval by the Board of Commissioners will be needed prior to any permits being issued, 2) A fifty-foot (50') buffer shall be planted and maintained on all property lines that abut residentially zoned property meeting the standards outlined in Chapter 164 of the Pike County Code. The applicant is requesting a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing)

for the proposed use of primarily office warehouse uses. Phase I of the development will include a 6,300 square foot incubator building, two 10,000 square foot storage buildings and an additional 6,780 square foot self-storage building. The future development for the business park will include a 120,000 square foot office warehouse building, a tractor trailer tire shop, a 35,200 square foot office warehouse building and a cement aggregate products company. The site plan will provide a visual demonstration of the proposed development. The site is also located in the US Highway 41 Overlay District and will be required to go through the overlay review process before the development can be constructed. The subject property is in a commercial/industrial node as well as the arterial overlay corridor according to the Pike County Character Area Map. The request meets the criteria points outlined in the code. The Planning Staff recommended approval with three conditions as well as the Planning and Zoning Board heard the request on June 12, 2025, and recommended approval for the rezoning with three conditions. The three conditions are: 1) Prior to any Development, an application for an Overlay Review shall be required for each Phase of the Development in accordance with Article 16 of the Unified Development Code, 2) Buffers must be established in accordance with Article 26 of the Unified Development Code, and 3) A permit from Georgia Department of Transportation will be required for access to the site and shall be required prior to the issuance of Building Permits.

**In Favor:**

- Jerime Buffington
- Dee McLeRoy

**Opposed:**

No one came forth.

Commissioner Daniel noted that it has been discussed about the development connecting to county water. Commissioner Jenkins noted he spoke with the Developer and the intention right now is to install a well. Dee McLeRoy stated they plan to move forward with the project as designed and when Pike County Water is available, they will connect. Dee McLeRoy noted they are not opposed to connecting to county water, they just do not want it to be a stumbling block if county water is not available at the time.

**Motion/second by Commissioners Jenkins/Guy to approve REZ-25—04 with 4 conditions, motion carried 4-0. The conditions are as follows:**

- 1) **Prior to any Development, an application for an Overlay Review shall be required for each Phase of the Development in accordance with Article 16 of the Unified Development Code.**
  - 2) **Buffers must be established in accordance with Article 26 of the Unified Development Code.**
  - 3) **A permit from Georgia Department of Transportation will be required for access to the site and shall be required prior to the issuance of Building Permits.**
  - 4) **Development will connect to the county water if service is available at the time.**
- f. **PUBLIC HEARING:** To receive public input regarding REZ-25-05 – Timothy Ingram and Dee McLeRoy owners and Eric McLeRoy applicant, request a rezoning from AR (Agricultural-Residential) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 9627 US Hwy 19, Zebulon, GA 30295 and part of 516 McKinley Road, Williamson, GA 30292. The property consists of 7.14 +/- acres in Land Lot 225 in the 8<sup>th</sup> Land District, further identified as Parcel ID: 066 053 and part of Parcel ID: 066 045. The request is to expand the current equipment and storage yard for McLeRoy Inc. Commission District 1, Commissioner Tim Daniel.

Planning and Development Director Jeremy Gilbert addressed the Board stating the request before them is a request for a rezoning from A-R (Agricultural-Residential) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial). The applicant is requesting the rezoning for the proposed expansion of the existing storage yard and equipment shop. The site plan will provide a visual demonstration of the proposed development. The site is also located in the US Highway 19 Overlay District and will be required to go through the overlay review process should they trigger the thresholds based on new construction. The subject property is in a commercial/industrial node as well as the arterial overlay corridor according to the Pike County Character Map. According to the applicant’s letter of intent, they are proposing a 25-foot buffer along all property lines that abut residentially zoned properties, however, Article 26 of the Unified Development Code requires a 40-foot buffer. The request meets all the criteria points outlined in the code. The Planning Staff recommended approval with three conditions as well as the Planning and Zoning Board heard the request on June 12, 2025, and recommended approval for the rezoning with three conditions. The three conditions are: 1) An application for an Overlay Review shall be required if the proposed Development triggers the requirements for said review in accordance with Article 16 of the Unified Development Code, 2) Buffers must be established in accordance with Article 26 of the Unified Development Code, and 3) A survey shall be submitted for approval and recording combining the 3.5-acre portion of Parcel ID: 066 045 with Parcel ID: 066 053 to create the 7.14-acre parcel.

**In Favor:**

- Jerime Buffington
- Tim Ingram

**Opposed:**

No one came forth.

**Motion/second by Commissioners Daniel/Guy to approve REZ-25—05 with 3 conditions, motion carried 4-0. The conditions are as follows:**

- 1) An application for an Overlay Review shall be required if the proposed Development triggers the requirements for said review in accordance with Article 16 of the Unified Development Code.**
- 2) Buffers must be established in accordance with Article 26 of the Unified Development Code.**
- 3) A survey shall be submitted for approval and recording combining the 3.5-acre portion of Parcel ID: 066 045 with Parcel ID: 066 053 to create the 7.14-acre parcel.**

- g. **PUBLIC HEARING:** To receive public input regarding REZ-25-06 – Jason Pike, LLC owner, and Jason Mask applicant, request a rezoning from AR (Agricultural-Residential) to C-3 (Heavy Commercial) for property located at 6834 GA Hwy 362 and part of 260 Kings Bridge Road, Concord, GA 30206. The property consists of 2.355 +/- acres in Land Lots 172 & 181 in the 1<sup>st</sup> Land District, further identified as Parcel ID: 025 007A and part of Parcel ID: 025 007. The request is to convert the existing house into a Land Management Office and Heating and Air Contractors Office. Commission District 2, Commissioner Tim Guy.

Planning and Development Director Jeremy Gilbert addressed the Board stating the request before them is a request for a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial). The applicant is requesting the rezoning to convert the existing house into an office for a land management company and a heating and air contractor. The request meets the criteria points in the code. The Planning Staff recommended approval with two conditions as well as the Planning and Zoning Board heard the request on June 12, 2025, and recommended approval for the rezoning with two conditions. The two conditions are: 1) Buffers must be established in accordance with Article 26 of the Unified Development Code, and 2) A survey shall be submitted for approval and recording combining the portion of Parcel ID: 025 007 with Parcel ID: 025 007A to create the 2.355-acre parcel.

**In Favor:**

No one came forth.

**Opposed:**

No one came forth.

Chairman Johnson commended the applicant, Jason Mask, for quality development in the Hollonville area. Jeremy Gilbert confirmed that zoning conditions remain with the property regardless of ownership.

**Motion/second by Commissioners Guy/Daniel to approve REZ-25—06 with 2 conditions, motion carried 4-0. The conditions are as follows:**

- 1) Buffers must be established in accordance with Article 26 of the Unified Development Code.**
- 2) A survey shall be submitted for approval and recording combining the portion of Parcel ID: 025 007 with Parcel ID: 025 007A to create the 2.355-acre parcel.**

- h. **PUBLIC HEARING:** To receive public input regarding MOD-25-01 – USC Timber Holdings, LLC, owner and Flat Shoals Energy Center, LLC, applicant, request a modification to zoning conditions placed on the Modified Special Exception (MOD-SE-17-03) granted on November 19, 2020, for a Solar Farm located on GA Highway 18, North Madden Bridge Road and Nixon Road in Land Lots 166, 167, 168, 185, 186, 187, 198, 199 and 200 of the 9th Land District, further identified as Parcel ID 032 012. The property consists of 1,371 +/- Acres and the request is to modify or remove several conditions. Commission District 2, Commissioner Tim Guy.

**Per amended agenda, agenda item moved to Agenda Item 5 c. to be heard immediately following approval of minutes.**

- i. Discussion of a temporary moratorium on Solar Farms (Chapter 166 of the Pike County Code)

County Manager Rob Morton noted Commissioner Pullin was not able to attend the meeting tonight and he would like the Board to consider postponing this agenda item until the next meeting so Commissioner Pullin could be a part of the discussion on the moratorium. The Planning & Zoning Board has recommended a temporary moratorium on solar farms pursuant to Chapter 166 of the Pike County Code.

**Motion/second by Commissioners Daniel/Guy to postpone until the next Board of Commissioners regular monthly meeting on July 9, 2025, motion carried 4-0.**

**10. PUBLIC COMMENT (Limited to 5 minutes per person) - NONE**

**11. EXECUTIVE SESSION**

- a. County Manager Rob Morton requests an Executive Session to discuss the possible acquisition of real property pursuant to O.C.G.A. 50-14-3 (b)(1).

**Motion/second by Commissioners Daniel/Guy to adjourn Regular Session and enter into Executive Session at 8:28 p.m., motion carried 4-0.**

CLOSED MEETING AFFIDAVIT  
*[A copy of the affidavit must be filed with the minutes of the meeting]*

STATE OF GEORGIA  
COUNTY OF PIKE

AFFIDAVIT OF PIKE COUNTY BOARD OF COMMISSIONERS

Members of the Pike County Board of Commissioners, being duly sworn, state under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Pike County Board of Commissioners met in a duly advertised meeting on 6-24-2025.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 8:28 p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

No Consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

No Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and \_\_\_\_\_ *insert the citation to the legal authority making the tax matter confidential*);

Yes Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4);

No Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee or interviewing applicants for the position of the executive head of an agency, as provided in O.C.G.A. § 50-14-3(b)(2);

No Other – Germane to authorizing negotiations to purchase, dispose of or lease property.

Pike County Board of Commissioners:

J. Briar Johnson, Chairman	(L.S.)
Tim Daniel, Commissioner	(L.S.)
Tim Guy, Commissioner	(L.S.)
James Jenkins, Commissioner	(L.S.)

This the 24th day of June 2025.

Sworn to and subscribed

Before me this 24th day of June 2025.

Robert L. Morton  
Morton & Morton Associates  
County Attorney and Notary Public

My commission expires: August 10, 2026.

**Motion/second by Commissioners Guy/Daniel to adjourn Executive Session and enter into Regular Session at 8:42 p.m., motion carried 4-0.**

County Manger Rob Morton asked the Board to entertain a motion to transfer 70 Gwyn Street to the Pike County Public Facilities Authority.

**Motion/second by Commissioners Daniel/Guy to approve the transfer of county-owned property located at 70 Gwyn Street to the Pike County Public Facilities Authority, motion carried 4-0.**

**12. ADJOURNMENT**

**Motion/second by Commissioners Guy/Daniel to adjourn at 8:44 p.m., motion carried 4-0.**

\_\_\_\_\_  
J. Briar Johnson, Chairman

\_\_\_\_\_  
Angela Blount, County Clerk