

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, October 25, 2022, at 6:30 p.m. in the Courthouse, Main Courtroom, at 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, Jason Proctor, and James Jenkins attended. County Manager Brandon Rogers, County Attorney Rob Morton and County Clerk Angela Blount were also present. (O.C.G.A. § 50-14-1(e) (2)).

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

County Manager Brandon Rogers requested to amend the agenda to add Capital Improvements Element (CIE) 2021 Annual Update to Unfinished Business.

Motion/second by Commissioners Proctor/Daniel to approve the amended agenda, adding Capital Improvements Element (CIE) 2021 Annual Update to Unfinished Business, motion carried 5-0.

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

- a. Minutes of the September 27, 2022, Regular Monthly Meeting.
- b. Minutes of the September 28, 2022, Special Called Meeting. (11:30 a.m.)
- c. Minutes of the September 28, 2022, Special Called Meeting. (6:00 p.m.)
- d. Minutes of the October 5, 2022, Special Called Meeting. (6:00 p.m.)
- e. Minutes of the October 5, 2022, Special Called Meeting. (6:30 p.m.)

Motion/second by Commissioners Guy/Proctor to approve the September 27, 2022 Regular Monthly Meeting minutes, September 28, 2022 Special Called Meeting (11:30 a.m.) minutes, September 28, 2022 Special Called Meeting (6:00 p.m.) minutes, October 5, 2022 Special Called Meeting (6:00 p.m.) minutes and October 5, 2022 Special Called Meeting (6:30 p.m.) minutes, motion carried 5-0.

- 6. INVITED GUESTS**

- a. Bryan Richardson with Pike County American Legion Post 197 to present the Pike County First Responders of the Year Award Presentation.

Bryan Richardson stated there are three awards to be presented for the First Responders of the Year: Law Enforcement, Firefighter and Emergency Medical Services.

The Pike County Law Enforcement of the Year goes to Sheriff Jimmy Thomas. James (Jimmy) Leroy Thomas, Jr. spent much of his youth under the influence of law enforcement. His father was a career police officer for the Fayetteville Police Department. So naturally, Jimmy was raised in a Police Officer's environment, many times wondering whether his father would be home that night. Jimmy obviously admired his father and at the age of 14 he became a Fayette County/Peachtree City Police Cadet. At 17, he was a Fayette County Sheriff's Officer, working as a jailor and dispatcher. In 1976, Jimmy graduated from Fayette County High School. He then graduated from Emanuel Bible College in Coweta County and became an ordained minister. Officer Thomas completed three levels of management from the University of Georgia. In 1980, he graduated from the Police Officers Standards and Training for Georgia at Clayton Regional Academy and became a uniformed patrol officer with the Union City Police Department in south Fulton County. In 1986, Officer Thomas did it all as a firefighter, paramedic, and arson investigator with Fayette County. In 2000, he was elected Sheriff of Pike County and has been our Sheriff ever since. His first Sheriff related training was the 2000 Sheriff-Elect Training with the class of newly elected Sheriff's in Georgia. In 2006, Sheriff Thomas graduated from the Federal Bureau of Investigations National Academy in Quantico, Virginia. He has also received law enforcement training in search and rescue diving, photography, crime scene, building & codes enforcement, bomb squad, hazmat, and 120 hours of investigative training at the Georgia Public Safety Training Center. Sheriff Thomas's list of first responder experience is 22 years (six terms) as the Sheriff of Pike County, 42 years in law enforcement also referred to as public safety, certified firefighter with 20 years of service, and certified paramedic. He has served on the Georgia Task Force in Florida during the 1998 wildfire national disaster. Perhaps, Sheriff Thomas' most significant achievements during his six terms in office has been keeping the Pike County Sheriff's Office up to date in law enforcement modernization, technology, and training, and at the same time maintaining high morale within his staff and officers. Jimmy has been a business owner with TNT Graphics. He served on the Advisory Board for the Police Mandate Academy and All Hazards Council. Currently, he is member of the Georgia Board of Behavioral Health and Developmental Disabilities. As Sheriff, he has received numerous community, humanitarian, and law enforcement awards and recognition which includes the United Men of Pike Community Service Award, Kiwanis Citizen of the Year Award, Regional Organized Crime Information Center Award of Excellence, two awards for humanitarian assistance during the aftermath of Hurricane Katrina, an award from the National Equipment Register for one of the largest theft recoveries in Pike County history, and recognized by the Drug Enforcement Administration and Federal Bureau of Investigation for participation in a nationwide investigation targeting a drug cartel operation out of Mexico. As the Sheriff, the Pike County Sheriff's Office was awarded the Griffin Judicial Circuit 2012 and 2013 Agency of the Year

Awards. Despite all the first responder duties he has been involved in, he still has time for community service. Jimmy was the founding board member of the Pike County Youth Football Program, and board member of the Youth Baseball Program, Vice President of the Pike County Pirate Diamond Club, President of the Lady Pirate Pride Booster Club, and Youth Softball Board. Sheriff Thomas has been married to his bride, Margaret, for over 46 years, and they live just west of Concord. They have three children, and four grandchildren. Sheriff Thomas is well deserving of this award, and it is about time he be recognized as Pike County's Law Enforcement Officer of the Year. Chairman Briar Johnson stated four to five years ago ACCG Carl Vinson Institute complimented the county for how well the Sheriff's Department, the Board of Commissioners and the County Manager work together. Sheriff Jimmy Thomas was presented with a plaque that read, Pike County Law Enforcement Officer of the Year 2022, Awarded To, Sheriff Jimmy Thomas, Of the Pike County Sheriff's Office, For Outstanding Service, Sponsored by The Pike County American Legion Post 197. Mr. Bryan Richardson stated he hopes Sheriff Thomas will add this distinguished award to his other prestigious past earned awards. Sheriff Jimmy Thomas thanked everyone for the award and stated he does not deserve this award, the people who deserve the award are his staff and family, they all put up with a lot of stuff.

The Pike County Firefighter of the Year award goes to Captain Jeffery D. Oliver. A lifelong resident of Pike County, Captain Jeffery D. Oliver has served in many different roles and departments while selflessly serving its citizens. He has served as a Pike County 911 Dispatcher from 1994 to 1998; as a Patrolman, Corporal, and Sergeant in the Pike County Sheriff's Office from 1998 until 2006; Patrolman, Sergeant, and Shift Supervisor for the City of Jonesboro Police Department from 2006 to 2021, and back as a Pike County 911 Dispatcher from 2021 to the present. Since 1992, and for a total of 30 years, Captain Oliver has been an active member of the Pike County Fire Department both before and after its creation and consolidation. He has served in many different roles during his time with the department, ranging from firefighter, Lieutenant, Interim Chief, and currently as a Captain at Station 8 in Pike County's Second District. Captain Oliver has been a key figure in the department's growth. No matter what challenges have been placed before him, whether it be on calls or during the evolution of the Departments administration and operations, Captain Oliver has always been fluid and willing to learn and adapt. There is a high level of respect and admiration from his peers and leaders. Through the years, Captain Oliver was always the one person you could count on to be at any incident with a truck from Fire Station 8. He personally shaped Fire Station 8 into the busiest firehouse in the county and there was rarely a fire or major incident in which the station was not present which, without a doubt, is due to his hard work and leadership. The department went through a very important Insurance Services Office (ISO) inspection this year. Captain Oliver played a vital part in its success. He dedicated countless hours preparing for this inspection. He was instrumental in the Departments successful results. Over the past year he has been present and influential in the outcomes of many important incidents. One example is on the night of the fire at the barbecue restaurant on the square, Captain Oliver responded in Engine 8 and not only established positive water for the incident but also handled all apparatus operations at the incident. Property was saved and damage could have been greater had it not been for the hard work of many on scene but was highlighted through Captain Oliver's efforts. Captain Oliver's past training includes the Georgia State Firefighter Certification in 1992, Georgia Peace Officers Standards and Training (POST) Certification in 1998, and Medical First Responder in 2008. In 2018, Captain Oliver received the Pike County American Legion Post 197 Firefighter of the Year Award. Those who work with him and the community in which he serves benefit from his selfless service to its citizens daily. For his dedication to duty, outstanding achievements, and service to our county, Captain Oliver is this year's 2022 Pike County Firefighter of the Year. Chairman Briar Johnson stated he worked with Jeff Oliver at the Sheriff's Department around 20-25 years ago and he did a fabulous job. Fire Chief Bobby Wilkerson stated Captain Oliver has helped him out tremendously and his experience is very valuable. Captain Jeff Oliver was presented with a plaque that read Pike County Fire Fighter of the Year 2022, Awarded To, Captain Jeffery D. Oliver, of the Pike County Emergency Services, For Outstanding Service, Sponsored by The Pike County American Legion Post 197. Captain Oliver stated it has been an honor and the last 30 years have gone by quick.

The Pike County Emergency Medical Technician of the Year goes to Deputy Chief Chasen L. Wright. Chasen Wright was born in 1987, and raised in Fayetteville, Georgia. Chasen started his firefighter/emergency medical career with the City of Fayetteville in 2005 at 18 years old. He has worked in emergency services for the City of Fayetteville, Henry County, City of McDonough, and Pike County, Georgia. Deputy Chief Wright holds over 35 Emergency Services related certifications. He also holds a Class A commercial driver's license, Georgia Soil and Water Conservation Commission (GSWCC) Level 2 certification and is a Commission (GSWCC) certified plan reviewer. He has served as a Station Lieutenant for Pike County Emergency Services and is currently the Deputy Chief of Training for Pike County Emergency Services. Deputy Chief Wright holds the rating of Emergency Medical Technician - Intermediate (EMT-I). In the course of his duties as an EMT, Deputy Chief Wright responded to 165 medical calls within the past year. Deputy Chief Wright's response to incidents, and his knowledge and abilities, have been crucial to Pike County's emergency medical response efforts. There are three Pike County residents who are still with us today because of Chasen Wright. These are three lives which may well have been lost if not for his emergency medical training, expertise, quick thinking, and dedication to service. As a part-time first responder serving Pike County, Deputy Chief Wright is vital to the planning and future growth of the department. His work includes, but is not limited to, responding to various emergency calls, overseeing, and providing training, ensuring training records are entered and forwarded to the State, and maintaining compliance with Georgia Emergency Medical Services Information System (GEMSIS) incident reporting requirements. Chasen is a guy you like to see arrive on incident scenes. He conducts himself very professionally, is a good organizer, analyzes situations quickly, and develops and executes a plan. He gives reassurance to victims, patients, and fellow service personnel under stressful situations in demanding environments.

His medical and fire-related skills at emergency scenes make Pike County a safer place to live, work and play. Deputy Chief Wright and his wife Amy have been married for nine years. Amy is a support firefighter for Pike County Emergency Services at Station 8. They live in Zebulon, Pike County with their five children: sons Gideon who is 7 years old, Hesston 6, Casen 4, Vaylen 2, and daughter Atlee 1 years old; and they are expecting their sixth child in December. They attend Mt. Olive Baptist Church in Molena. In appreciation for Deputy Chief Wright exemplary service to Pike County in the medical services, he has been selected as the 2022 Pike County Emergency Medical Technician of the Year. Chairman Briar Johnson stated he has seen Chasen’s name all over the county, but this is the first time he has met him in person. Chasen Wright always has a strategic plan and thinks ahead. Fire Chief Bobby Wilkerson stated that Chasen Wright rapidly moved up in Pike County to the training Chief and brought training in Pike to a new level. Chasen Wright is the future of Pike County. Deputy Chief Chasen Wright was presented with a plaque that read Pike County Emergency Medical Technician of the Year 2022, Awarded To, EMT-I Chasen L. Wright, of the Pike County Emergency Services, For Outstanding Service, Sponsored by The Pike County American Legion Post 197. Chasen Wright thanked everyone for the award. Wright noted he enjoys the job he does.

b. William Camp with Raymond James.

William “Bill” Camp, Managing Director with Raymond James, addressed the Board stating they are working with the county with sales tax projections and debt projections. Mr. Camp recognized County Manager Rogers for all his thorough preparation for the presentation tonight. Sales tax has experienced an exceptional growth, over the last six years the sales tax has experienced almost 16% growth. Along with the six-year SPLOST VI, up to \$14 million of General Obligation Bonds were approved. The Board has the authority to issue up to \$14 million in bonds. With no growth, no change in SPLOST, the County is collecting \$2,357,959 in SPLOST. The projections over the next six years come to \$14,147,756. The County will borrow on a tax-exempt basis. The Bond proceeds would be for the projects of the County and the Cities. If no other bonds are issued, approximately \$190,000 per year of “pay-as-you-go” would be available for additional SPLOST projects (assuming no change in SPLOST collections). The County gets 74% of the sales tax and the Cities split the 26%. Rates have gone up. Feds will meet on November 2, 2022, and rates will increase again. Current short term U. S. Treasury Rates as of 10-24-2022 average bond yield is about 3.75%. The good news with short term rates going up is that the Fed is impacting the U.S. Treasury rates as well. The County’s General Obligation will be used for both County projects and City projects. The expected project spending schedules are important to know upfront for: tax-exempt borrowing expectations; and likely arbitrage profit, and potential rebated, from the construction earning. Bonds will help to complete priority projects immediately, lock out construction inflation: 18% cost inflation last year versus approximately 3.75% interest on tax-exempt bonds, Bond proceeds like SPLOST money is invested and earns interest. Pike County has issued Bonds for SPLOST projects before.

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.

Motion/second by Commissioners Daniel/Proctor to accept the Department Reports, motion carried 5-0.

b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$2,015,135.43
Fire Dept. Donations.....	\$7,520.73
Cash Reserve Account.....	\$467,520.93
Jail Fund	\$37,291.14
E-911 Fund	\$371,786.56
DATE Fund	\$40,553.19
Juvenile Court Fund.....	\$13,319.37
Residential Impact Fee	\$1,248,496.17
Commercial Impact Fees	\$163,947.11
C.A.I.P FUND	\$180,027.00
General Obligation SPLOST Tax Bond Sinking Fund, 2016.....	\$3,920.52
L.M.I.G. Grant (DOT).....	\$229,285.11

c. County Manager Comment

County Manager Brandon Rogers thanked all the First Responders who received awards.

The County has been approached by a citizen asking for a survey to be conducted on Campbell Road at Highway 19. The Citizen who made the request, son was in an accident at this intersection and her concerns were that there should be a deceleration lane on Highway 19 due to the visibility and the speed of traffic on Highway 19. CM Rogers asked the Board if they would like for him to reach out to the Georgia Department of Transportation, GDOT, about conducting a survey since it is a state highway. The Board agreed for the County Manager to reach out to GDOT about conducting a survey.

Early voting is currently underway and ends November 4, 2022. Early voting is located across the street from the Courthouse at the Registrar’s Office. If you miss early voting, the polls will be open November 8, 2022 to vote.

The County received a notice from ACCG stating that due to the increase in the county population on the last census, the County should expect an increase in the insurance premium tax. The estimated

increase is \$81,647 in addition to what the county already has planned for and should be received in the next couple of days. These funds can help with the baseball netting at the Parks and Recreation Department.

On Wednesday, October 26, 2022, Chairman Briar Johnson and CM Rogers will be attending an ACCG Regional meeting in Troup County.

On October 27, 2022, between 6:00-7:00 p.m., the Griffin Judicial Circuit will be holding a candlelight vigil on the Courthouse Grounds in observance of Domestic Violence awareness month.

On Thursday, October 27, 2022, the Pike, and Upson EMA will be holding classes for the County and City personnel as well as an evening class for First Responders and Citizens who want training on how to perform rapid effective damage assessments to protect property and begin the process of recovery and mitigation after a disaster. The first class for County and City leaders begins at 8:30 a.m. The second class for Department Heads and assistants begins at 1:00 p.m. The last class will be at 6:00 p.m. for First Responders and Citizens. All classes will be taught at the Strickland Building in Concord.

d. Commissioner Reports

District 1 – Commissioner Daniel – No report.

District 2 – Commissioner Guy – No report.

District 3 – Commissioner Proctor – No report.

District 4 – Commissioner Jenkins asked about a rumor going around that a lock was purchased for the Courthouse in the amount of \$800 if this was true. CM Rogers responded he could not quote the exact amount spent on the lock but \$800 is around the amount spent for the locks for the Courthouse doors, they are specific locks that must be ordered from one company. Commissioner Jenkins asked how many doors that includes, and CM Rogers replied just one door.

At-Large Chairman Briar Johnson – No report.

e. County Attorney Report to Commissioners

County Attorney Rob Morton stated the County did obtain a dismissal on the litigation that was filed against three of the Commissioners individually.

Been handling title searches along various areas that include some right-of-way issues.

Assisted with Pike County Water and Sewerage Authority related to internship and other issues they were dealing with.

Assisted with the Pike County Development Authority with some closing transactions.

Been looking at Road and Bond Requirements and looked at some issues involving Impact Fees and provided an opinion about that.

Assisted with Open Records Requests and contract certifications. Also assisted the clerk with audited documentation and got in compliance with that.

8. UNFINISHED BUSINESS

a. Approve/deny the adoption resolution for the Capital Improvements Element (CIE) 2021 Annual update.

County Manager Rogers stated the Capital Improvements Element (CIE) was presented to the Board at a previous meeting that included a Public Hearing, all the obligations have been filled. The County sent the CIE to the Department of Community Affairs to be reviewed, and they approved it and sent it back to the County for the Board to approve the adoption resolution and approve the Chairman to sign.

Motion/second by Commissioners Daniel/Guy to approve the adoption resolution for the CIE 2021 Annual update and authorize Chairman Johnson to sign, motion carried 5-0.

9. NEW BUSINESS

a. Approve/deny for Chairman Johnson to sign the proclamation honoring Sunday, November 6, 2022 as Retired Educators Day in Georgia.

Chairman Briar Johnson read the proclamation aloud.

Motion/second by Commissioners Proctor/Guy to approve the proclamation and authorize Chairman Johnson to sign, motion carried 5-0.

b. Accept warranty deed/dedication of The Reserve at Reidsboro Subdivision Right-of-Way.

County Manager Brandon Rogers stated the warranty deed needs to be received for the Reserve at Reidsboro Subdivision right-of-way and per policy the deed will have to be held for two years, at the end of the two years the Board can accept the warranty deed. County Attorney Rob Morton asked that someone clarify with the developer there is a bond requirement and a two-year waiting before the deed is accepted.

Motion/second by Commissioners Jenkins/Daniel to receive the warranty deed of The Reserve at Reidsboro Subdivision right-of-way, motion carried 5-0.

c. Discussion of the 2023 Georgia County Internship Program Grant.

County Manager Brandon Rogers addressed the Board stating the information on the Internship Grant is in their packets. The grant offers up to two hundred hours of funding with the possibility of shared

cost of the FICA to the county. The Water Authority currently has hired an intern to start the mapping project listed in the Water Resource Management Plan. CM Rogers noted if the county is awarded the grant, he would like to use this intern to finish any remaining mapping that the Pike County Water and Sewerage Authority and Pike County might need.

Motion/second by Commissioners Guy/Proctor to approve applying for the 2023 Georgia County Internship Program Grant, motion carried 5-0.

- d. Discussion on previously paved portion of Harden Road.

County Manager Brandon Rogers noted years ago a section of Harden Road was deteriorating and the County determined the best course of action was to mill up the asphalt and return that section of the road back to dirt. It is only about a 200-foot section where Buffington Road turns off onto Harden Road at New Hope Baptist Church. A citizen has requested that the county repave the portion of the road that was previously paved. The cost to the County is about \$5,000 and the advantage is the traffic on Harden Road in that area will minimize the dust at the church playground. Harden Road is paved from New Hope Road to Buffington Road. The paving would be from Buffington Road on Harden Road about 200-foot to where the cow pastures start. Chairman Johnson asked if the County has received any complaints from the church. CM Rogers replied yes, the citizen that contacted the County is a part of the church, and they are asking for the paving to help eliminate dust at the playground area. Commissioner Proctor suggested asking the church to pay the cost of what it would cost the County to pave it. The Board agreed not to pave the road at this time.

Discussion only, no motion entertained.

- e. Approve/deny Service Delivery Strategy Extension for Fiscal Year 2023.

County Manager Brandon Rogers stated the extension of the Service Delivery Strategy will allow the County a couple of additional months to finalize the Service Delivery Strategy that is due on October 31, 2022. The extension will allow the County to keep a qualified government status until the Service Delivery Strategy is submitted in February 2023.

Motion/second by Commissioners Proctor/Daniel to approve the Service Delivery Strategy Extension, motion carried 5-0.

- f. Approve/deny steel and erection contract for Blackmon Road Fire Station.

County Manager Brandon Rogers stated the County received four bids on the steel and erection for Blackmon Road Fire Station. 1) Champion Buildings Inc. bid \$72,000 2) Peak Steel Buildings bid \$85,400 3) Premier Building Systems, Inc. bid \$59,465 and 4) S & T Construction Company LLC bid \$57,416. CM Rogers recommends approval of S & T Construction Company LLC for \$57,416. Chairman Johnson asked if the bids were apples to apples because there is a significant difference in the pricing. CM Rogers replied yes one of the big differences in the bids was their erection costs. S & T is a local company.

Motion/second by Commissioners Daniel/Guy to approve S & T Construction Company LLC in the amount of \$57,416.00, motion carried 5-0.

- g. Approve/deny steel and erection contract for Chestnut Oaks Extension Center.

County Manager Brandon Rogers stated the County received four bids on the steel and erection for Chestnut Oaks Extension Center. 1) Champion Buildings Inc. bid \$102,000 2) Peak Steel Buildings bid \$96,000 3) Premier Building Systems Inc bid \$91,140 and 4) S & T Construction Company LLC bid \$76,133. CM Rogers recommends approval of S & T Construction Company LLC for \$76,133. CM Rogers noted that he has been told they are four months out before the county will see the steel on both projects.

Motion/second by Commissioners Proctor/Daniel to approve S & T Construction Company LLC in the amount of \$76,133.00 , motion carried 5-0.

- h. **PUBLIC HEARING:** To receive public input regarding REZ-22-06 J. Craig Darsey, owner and applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located at 5385 US Highway 19, Zebulon, GA 30295 in Land Lots 232 & 249 of the 8th Land District, further identified as Parcel ID 069-017. The property consists of 12.3+/-acres and the request is to rezone the property to allow the parking and storing of equipment and commercial vehicles. Commission District 2, Commissioner Tim Guy.

County Attorney Rob Morton noted that even though item h. and item i. involve separate applications but involve the same issue, the Board may want to consider consolidating the public hearings and then addressing the separate actions.

Jeremy Gilbert, Planning and Development Director, addressed the Board stating the request before them is a rezoning of the subject property from A-R, Agricultural Residential, to C-3, Heavy Commercial. The subject property is currently zoned A-R, Agricultural Residential and is currently used as a storage yard for trucks, trailers, and equipment. The applicant wishes to rezone the subject property to allow the use that is on the property to be in conformance with the zoning code. Currently the use of the property is not allowed in the A-R zoning district. However, according to the applicant they have been operating at this location since they purchased the property in 2015. Looking at arial photos on google maps it appears the area has changed drastically since 2020 and even more in 2021. The site is located in the US 19 Overlay district and would be required to go through the overlay review process before any future development can be constructed. Based on the overlay only the first 400 feet of the property from the center of the right-of-way is located in the overlay and bound by the requirements. Based on the survey submitted, approximately the first 360 feet of the property would

be bound by the overlay requirements. Based on the survey only about 2.5+/- acres of the 12.3 acres would be located within the overlay and be well less than the 50% requiring the entire property to be held to the overlay. The applicant is not proposing to construct any new building at this time and plans to use the property in its current condition. However, the property also has 2 fuel tanks located on the property that would need to have proper permitting from the state to ensure compliance. Also, the property currently has approximately 12 fire trucks on display located within the boundaries of the overlay. Should the property be rezoned to commercial, the property will now be held to the standards of the overlay and outside storage of equipment and materials is not allowed without a special exception. The applicant has filed a special exception for outside storage. The Planning and Zoning Board heard the request on October 13, 2022 and recommends approval with four conditions: 1) The portion of the property that is located within the overlay shall go through the overlay review process before any new development is allowed on that portion of the property, 2) A special exception will be required for outside storage to be permissible, 3) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outlined in Chapter 164 of the Pike County Code and 4) Only the proposed use of parking and storage of trucks, trailers and equipment will be allowed. All other commercial uses will require board approval.

In Favor

Ron Snowden

Opposed

No one came forth.

Motion/second by Commissioners Guy/Daniel to approve REZ-22-06 with 4 conditions, motion carried 5-0. Conditions are as follows:

- 1) The portion of the property that is located within the overlay shall go through the overlay review process before any new development is allowed on that portion of the property.**
- 1) A special exception will be required for outside storage to be permissible.**
- 2) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outlined in Chapter 164 of the Pike County Code.**
- 3) Only the proposed use of parking and storage of trucks, trailers and equipment will be allowed. All other commercial uses will require board approval.**

- i. **PUBLIC HEARING:** To receive public input regarding SE-22-03. J. Craig Darsey, owner and applicant request a special exception to allow outside storage in the Highway 19 Overlay District on Parcel ID 069-017 located at 5385 US Highway 19, Zebulon, GA 30295 in Land Lots 232 & 249 of the 8th Land District. The property consists of 12.3 +/- acres. Commission District 2, Commissioner Tim Guy.

Jeremy Gilbert, Planning and Zoning Director, addressed the Board stating that the request before them is requesting permission via the special exception process to allow outdoor storage in the Highway 19 Overlay District. Information same as item h. This item was heard by the Board of Appeals on August 18, 2022 and recommends approval with three conditions: 1) The portion of the property that is located within the overlay shall go through the overlay review process before any new development is allowed on that portion of the property, 2) No outdoor storage shall be visible from the public right-of-way. It shall be screened either by an opaque fence or a vegetative buffer and 3) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outlined in Chapter 164 of the Pike County Code.

In Favor

Combined with Item h. Public Hearing

Opposed

Motion/second by Commissioners Guy/Proctor to approve SE-22-03 with 2 conditions, motion carried 5-0. Conditions are as follows:

- 1) The portion of the property that is located within the overlay shall go through the overlay review process before any new development is allowed on that portion of the property.**
- 2) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outlined in Chapter 164 of the Pike County Code.**

10. PUBLIC COMMENT

- a. Walker Chandler to address the Board regarding obstruction of boat ramp at Flat Shoals.
Walker Chandler was not present at the meeting.
- b. Bobby Blalock and Dave Lamb to address the Board regarding Council on Aging.

Dave Lamb, Chairman of The Council on Aging for McIntosh Trail, Inc., addressed the Board stating the Council on Aging works on aging issues with Pike and Spalding Counties. Barbara Messer has volunteered to be on the Council on Aging Board but would need to be formerly appointed by the Board of Commissioners to serve on that Board. Mr. Lamb recognized Rob Morton's father, Tom

Morton, for all the years and services he did with the Council on Aging. Shortly after year 2000, Georgia had over one million over the age of 65. In Pike County as of 2022, the population for seniors over the age of 65 years is 3,440 residents or 17.7% of total population of 19,437. That number is expected to increase to 21.9% of the total population in 2030. In just the adult population, about 1 in every 4 adults is 65 years old or older in Pike County. The Three Rivers Region Area Agency on Aging office is in Franklin but has offices located all over the region. Earlier this year, the Pike County seniors at the Senior Center were surveyed, 93% are Pike County residents, 47% are aged in 70-79 years old, 27% are aged 80 years old or older, 100% are members of the Pike County Senior Center, 100% use the Senior Center facility more than two days a week, 80% are Social Security beneficiaries, 100% are Medicare beneficiaries and 7% receive care in home provided by family or friend. The Seniors were surveyed about what their priorities are and the top three were impact of inflation on cost of living, prescription drug costs and access to information about senior services. Survey Comments included seniors wanted more information on care available to seniors and helpful suggestions to reduce the impact of inflation. Seniors want a walking track. Three Rivers Region Area Agency on Aging service summary during fiscal year 2021 funded \$142,051 for senior meals program, provided 17,033 meals (home-delivered and congregate), 19 Medicare Counseling (residents served), 744hours of in-home services provided and 381 calls to the AAA for services. Bobby Blalock added the Pike County Senior Center would like to get a larger bus; they are limited in what they can do because of transportation.

11. EXECUTIVE SESSION

- a. Chairman Briar Johnson is requesting 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 8:19 p.m., motion carried 5-0.

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 10-25-2022.

2.

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

3.

The executive session was called to order at 8:19 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.)
Jason Proctor, Commissioner	(L.S.)
James Jenkins, Commissioner	(L.S.)

This the 25th day of October 2022.

Sworn to and subscribed
Before me this 25th day of October 2022.

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

My commission expires: August 10, 2026.

Motion/second by Commissioners Daniel/Proctor to adjourn Executive Session and enter into Regular Session at 8:57 p.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 8:57 p.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk