

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, July 30, 2024, 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**.....**Kyle Garner**
- 3. **PLEDGE OF ALLEGIANCE**..... **Chairman J. Briar Johnson**

4. **APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))**

Motion/second by Commissioners Guy/Proctor to approve the agenda, motion carried 5-0.

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

- a. Minutes of the July 18, 2024, Regular Monthly Meeting.
- b. Minutes of the July 18, 2024, Executive Session.
- c. Minutes of the July 18, 2024, Workshop.

Motion/second by Commissioners Daniel/Guy to approve the minutes of the July 18, 2024 Regular Monthly Meeting, minutes of the July 18, 2024 Executive Session, and the minutes of the July 18, 2024 Workshop, motion carried 5-0.

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 August. Revenue/Expenditure Statement and Detail Check Register is included.*

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

- b. County Manager Report

Updated County finances will be provided on the August 14, 2024 Board of Commissioners meeting agenda. The finances were not available at the time of the preparation of the agenda.

County Manager Brandon Rogers noted the Board has received the financials in an email. The financials were not ready in time to include them on the agenda. The financials will be on the August meeting agenda.

- c. County Manager Comment – No comment.

- d. Commissioner Reports

District 1 – Commissioner Daniel – No report.

District 2 – Commissioner Guy stated he received a phone call from a citizen regarding Millwood Road and the citizen wanted to thank the county and Public Works for getting to it quick.

District 3 – Commissioner Proctor – No report.

District 4 - Commissioner Jenkins – No report.

At Large Chairman Briar Johnson stated he would like the Commissioners to start looking at the Flat Shoals at the bridge, where citizens are using it to access the river. Chairman Johnson would like the Commissioners, the County Attorney and the County Manager to get together over the next couple of weeks to discuss what the county needs to do with it. Chairman Johnson would like this to be looked at by the next Board of Commissioners meeting.

Chairman Johnson asked the County Manager if the salary study had been started. CM Rogers replied the cost to do the salary study was over 30 days and he will provide updated costs to the Board at the next meeting of what it will cost the county to do the salary study.

- e. County Attorney Report to Commissioners

County Attorney Rob Morton addressed the Board stating each of them were served with a petition for quiet title and he wanted to clarify that this is a private action involving a state matter where the petitioners are wanting to clarify the title to a property. The reason the county was served is in the event the county has any claims such as tax wise or otherwise related to the property requires a notice. The Board of Commissioners does not need to act on this matter.

County Attorney Rob Morton noted since the Chairman brought up Flat Shoals, there was a conference with the Judge who will be presiding on the case involving Walker Chandler and Tom Morgan. The deadline to file the county’s response is by 5:00 p.m. on Thursday, August 1, 2024. Morton noted it will be filed by 5:00 p.m. on Thursday.

The Board of Commissioners authorized the County Attorney to do the title work on 94 Gwyn Street, the former Health Department building, prior to their approval to transfer the property to the Pike County Public Facilities Authority. The title work is complete, and everything came back clear. County Attorney Morton noted he has proper legal description and asked the Board to entertain a motion to transfer 94 Gwyn Street to the Pike County Facilities Authority and authorize Chairman Johnson to execute the deed.

Motion/second by Commissioners Daniel/Guy to approve the transfer of 94 Gwyn Street Zebulon, GA property to the Pike County Public Facilities Authority and authorize Chairman Briar Johnson to execute the deed , motion carried 5-0.

County Attorney Rob Morton stated the County Clerk contacted him about a new portion in the opioid litigation. The outside council that the county has an agreement with related to the ongoing litigation sent Mr. Morton an email recommending the county to participate in the national settlement with an additional pharmaceutical company, Kroger. DocuSign documents were sent for the Chairman and County Attorney to sign to participate in the Kroger Opioid Settlement. Kroger was not part of the original list with outside council. The form is identical, in all material respects, to the participation forms the county previously signed to participate in other national opioid settlements.

Motion/second by Commissioners Proctor/Guy to approve adding Kroger to the other national opioid settlement list and authorize Chairman Briar Johnson and County Attorney Rob Morton to sign via DocuSign, motion carried 5-0.

8. UNFINISHED BUSINESS

- a. Approve/deny FY 2022-2023 Budget Amendments.

County Manager Brandon Rogers stated this will be the last time that he will ask the Board to postpone the FY 2022-2023 Budget Amendments until the next meeting. The auditors have already set up follow-up meetings with the Commissioners and will be ready to present the audit at the next Board of Commissioner regular monthly meeting.

Motion/second by Commissioners Daniel/Proctor to postpone the FY 2022-2023 Budget Amendments until the next Board of Commissioners regular monthly meeting, motion carried 5-0.

9. NEW BUSINESS

- a. Approve/deny contract between Three Rivers Regional Commission Area Agency on Aging and Pike County Commission for Fiscal Year 2025.

County Manger Brandon Rogers stated this is an annual contract and he did not see any changes from the prior contract. CM Rogers recommendation is approval. County Attorney Rob Morton noted he would follow the County Managers recommendation and if there are any issues he can address those separately. This is an annual contract and should not have any changes.

Motion/second by Commissioners Daniel/Guy to approve the contract between Three Rivers Regional Commission Area Agency on Aging and Pike County Commission for Fiscal Year 2025, motion carried 5-0.

- b. Appoint County voting delegate for the 2024 Legislative Leadership Conference.

County Manager Brandon Rogers stated that Commissioner James Jenkins is scheduled to attend the conference and recommends appointing Commissioner Jenkins as the voting delegate for Pike County.

Motion/second by Commissioners Daniel/Proctor to appoint Commissioner James Jenkins as the Pike County voting delegate for the 2024 Legislative Leadership Conference, motion carried 5-0.

- c. Consider the approval of the County Manager's recommendation and appointment of the new Library Manager.

County Manager Brandon Rogers recommendation for the Library Manager at the J. Joel Edwards Library is Alla Drake.

Motion/second by Commissioners Jenkins/Guy to approve Alla Drake as Library Manager, motion carried 5-0.

- d. Discussion of the Pike County EMA vehicle loan.

County Manager Brandon Rogers noted this was talked about early in the budget process. Emergency Management Agency, EMA, receives a Hazard Mitigation Grant every year and the county matches the grant. CM Rogers is asking that the county secure a loan at a local bank. The plan is to upgrade the EMA vehicle, and the vehicle EMA currently has will be given to the Fire Department to use as an emergency response vehicle. CM Rogers noted the loan will not exceed \$32,000.00 and that includes loan fees and interest. The grant pays a portion of the interest. EMA Director, Jim Totten, noted the vehicle they are getting is a vehicle that was ordered, and no one wanted it, so they are getting a good deal. The vehicle is a F-350 truck and will be upgraded with equipment to use it as an incident command vehicle.

Motion/second by Commissioners Guy/Proctor to approve and authorize County Manager Brandon Rogers and Chairman Briar Johnson to sign documentation with the bank related to the loan, motion carried 5-0.

- e. Approve/deny use of Parks and Recreation Impact Fees to replace existing irrigation and install new plumbing pipes to separate well and city water.

Parks and Recreation Board Chairman, Chris Childress, addressed the Commissioners stating the Parks and Recreation is requesting Impact Fee money to install new irrigation on the baseball fields, as well as softball. Mr. Childress noted there are two different entities that bid on this, a turf entity and a plumber. The reason for this is as the Parks and Recreation were obtaining quotes for the irrigation project they noticed that the baseball restrooms and baseball concession stand have mixed water with irrigation that is at the fields. New pipes will be added for irrigation but also want to run pipes from the city water straight to the baseball restrooms and baseball concession stand. This is why the Board of Commissioners will see two different quotes in their meeting packet. One quote is on one side that is off the well that was donated by Middle Georgia Wells for the irrigation system and one quote is the baseball restrooms and baseball concession that is off the city. Mr. Childress stated to do both, the quote total is \$60,910.00. Mr. Childress noted at their Parks and Recreation Board meeting on July 2, 2024, the Impact Fee balance for Parks and Recreation was \$104,941.00. Mr. Childress stated he believes that they have met all criteria as it relates to impact. The only additional request that Parks and Recreation may have would request \$70,000.00 to have a buffer because once the work starts being done, unexpected events may arise. Mr. Childress stated if the Board of Commissioners would rather him come back before them for additional Impact Fees in an unexpected event that they needed additional money, then he would have no problem coming back before the Commissioners to ask for additional Impact Fees. County Manager Bradnon Rogers stated he sent the Board of Commissioners some notes prior to the meeting regarding this agenda item. CM Rogers noted what he sent the Board was a total of \$60,910.00 for an irrigation system. The difference in what Mr. Childress presented and what the County Manager sent out was that the County Manager did not include the new line to the baseball concession stand. CM Rogers noted his numbers only included the new irrigation system. CM Rogers stated what he sent the Board of Commissioners that he recommended was \$52,400.00 to be paid by Impact Fees and the \$8,510.00 be paid by the Recreation Department. Commissioner Daniel asked if this was Impact Fee eligible. CM Rogers replied the way he understands it, Parks and Recreation does not have serviceable water to the baseball concession stand. Water will be provided to the concession stand and that is a new service. CM Rogers noted he is not sure if it is Impact Fee eligible and that would be a County Attorney question. County Attorney Rob Morton stated based on the presentation, that it would qualify as a new service, and he is comfortable with defending that. If someone raises an issue, County Attorney Rob Morton could make a reasonably good faith argument that it is a new service and would qualify. CM Rogers recommendation is to approve the use of \$60,910.00 in Impact Fees.

Motion/second by Commissioners Daniel/Guy to approve Parks and Recreation use of \$60,910.00 in Impact Fees for irrigation and plumbing pipes for new construction, motion carried 5-0.

- f. Approve/deny the adoption resolution for the Capital Improvements Element (CIE) 2023 Annual update.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating what is before them is a resolution to approve the adoption of the 2023 Annual Update Capital Improvements Element (CIE). A Public Hearing was held on May 15, 2024 at the Pike County Courthouse. On May 22, 2024, the CIE 2023 Annual Update was submitted to the Three Rivers Regional Commission for review and approval. Three Rivers Regional Commission determined that the CIE 2023 Annual Update met the standards for completeness and advised that the 2023 Annual Update would be forwarded to the Georgia Department of Community Affairs for review and approval. On July 8, 2024, the Georgia Department of Community Affairs found that the CIE 2023 Annual Update adequately addresses applicable requirements. Chairman Briar Johnson asked about the \$150,000.00 for the Blackmon Road Fire Department that is listed in the CIE, will this be changed once the county finds another location for a Fire Department. Jeremy Gilbert replied that the money is just allocated for a new Fire Station, it is not a true expenditure. County Attorney Rob Morton clarified that the change in the Blackmon Road Fire Department changed after the CIE was submitted to the state for their review, so this document confirms what the county has worked on up to date. They can reflect that change in the future.

Motion/second by Commissioners Guy/Proctor to approve the adoption resolution for the Capital Improvements Element 2023 update and authorize Chairman Briar Johnson to sign, motion carried 5-0.

- g. Approve/deny the purchase of two tractors for Public Works.

County Manager Brandon Rogers stated the county received three quotes for tractors from Atlantic & Southern, Wade Tactor & Equipment and Kubota. The lowest quote is Kubota. CM Rogers stated they are not confident that the Kubota tractors will hold up to everyday commercial use. The county was not able to obtain quotes on John Deere tractors. The county has had very good experiences with Massey Ferguson tractors. CM Rogers recommendation is to purchase Massey Ferguson tractors, he knows the county can get ten years out of them when he is not confident that the county can get ten years out of the Kubota tractors. The county received two quotes on the Massey Ferguson tractors, a 110 HP and a 75 HP. CM Rogers noted the plan is to get two small tractors and two larger tractors. Currently, the county only needs to purchase two tractors because they still have two John Deere tractors that are operational. With the purchase of two new Massey Ferguson tractors, that will fill the Light Equipment Operator positions in Public Works. Public Works will have eight mowers running year-round. Chairman Briar Johnson asked with there being such a price difference between the smaller tractor and the larger tractor, if the larger tractor went down, can the bat wing be used on the smaller tractor. CM Rogers replied no. The equipment is not swapped between tractors, once installed on the tractor it stays with that tractor.

Motion/second by Commissioners Guy/Daniel to approve the purchase of 2 Massey Ferguson tractors, one 110 HP and one 75 HP, with bush hogs from Atlantic & Southern Equipment, motion carried 5-0.

- h. Discussion of the part-time Magistrate Judge pertaining to additional supplement.

County Manager Brandon Rogers addressed the Board stating he provided them all with a packet to look at regarding additional supplement for the part-time Magistrate Judge. There is a lot of stuff to take into consideration. The Chief Magistrate Judge would like to hire a part-time Non-Chief Magistrate Judge to replace Daphne Martin who retired. Instead of replacing the position with a full-time employee, Judge Callaway-Ingram is replacing that position with a part-time Non-Chief Magistrate Judge. The first worksheet in the packet is what was provided by the Chief Magistrate Judge. The Board can accept this salary worksheet, but CM Rogers stated he does not believe the base salary is figured to Georgia code and he advises the Board not to accept it. CM Rogers noted the takeaway from the worksheet that Chief Magistrate Judge provided, is what she wants the total salary to be for the Non-Chief Magistrate Judge, \$41,329.39. That is working 80 hours a month. CM Rogers noted he completed the worksheet with options for the Board of Commissioners. CM Rogers stated the first option is what he thinks is the correct way to complete the worksheet, that puts the base salary at \$25,987.20 and this is figured at \$27.07 per hour working 80 hours a month (per the directions on the worksheet) If the directions on the worksheet are followed all the way through, add in the Additional Local Supplement of \$6,000.00 that the Chief Magistrate Judge is requesting, that gives a total salary for the Non-Chief Magistrate Judge position of \$35,222.40. That is a difference of about \$6,000.00 from when the County Manager does the sheet and when the Chief Magistrate Judge does the sheet. CM Rogers noted the second option is matching the total base salary of what the Chief Magistrate Judge has on her worksheet. To make the total base salary match on the second option, the Additional Local Supplement has to be increased to \$12,106.99. CM Rogers noted his concern is once the Board of Commissioners approves the Additional Local Supplement, as long as this person is in office, the local supplement cannot ever be reduced, it has to stay. CM Rogers noted the next option that he provided is based on what the future might hold if the Board of Commissioners approves the \$12,106.99 Additional Local Supplement. The County Manager did a base salary so if that person goes full-time in a year or so, that number jumps up to a total salary of \$63,806.49 with just a \$6,000.00 Additional Local Supplement and a total salary of \$69,913.48 if you add a \$12,106.99 Additional Local Supplement. CM Rogers cautioned the Board to think about the long-term effects and how the supplement plays a huge role. Commissioner Daniel noted this agenda item was only for discussion tonight and he would like to hear from the Chief Magistrate Judge. There are so many numbers that play a part. Commissioner Daniel would like to invite the Chief Magistrate Judge to attend the next Board of Commissioners meeting to explain to the Board what she is asking for. CM Rogers suggested the Board could wait on the approval of the local supplement today, and just start with a part-time salary so she can go ahead and hire someone. Once the Board of Commissioners talks to the Chief Magistrate Judge, then they can decide what they want the local supplement to be. Commissioner Daniel noted that is not for the Board of Commissioners to decide if the Chief Magistrate Judge has it in her budget.

Motion/second by Commissioners Daniel/Guy to invite the Chief Magistrate Judge, Marcia Callaway-Ingram, to the next Board of Commissioners regular monthly meeting, motion carried 5-0.

- i. **PUBLIC HEARING:** To receive public input regarding MOD-24-01 Mill Creek Events, LLC owner and Joseph Liscia applicant request a modification to a zoning condition placed on the Special Exception granted on April 26, 2016, for an event center located at 15046 US Hwy 19 North, Griffin, GA 30224 in Land Lot 104 of the 2nd District, further identified as Parcel ID 074 096. The property consists of 9.39 +/- acres and the request is to remove condition number 8 related to the transfer of the special exception to subsequent owners. Commission District 4, Commissioner James Jenkins.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating what is before them is a modification to a zoning condition that was placed on a special exception approved by the Board of Commissioners on April 26, 2016, regarding the special exception being non-transferable. The applicant is requesting to remove condition number 8 in its entirety. Condition 8 states: The approval is non-transferable from the current property owner to another property owner. Removing condition number 8 of the approved zoning condition should not be detrimental to the general public or the surrounding properties as the property has been developed and used as an event center since 2016. A change in ownership should not have any adverse effects. A special exception at the time was approved per the ordinance would have run with the property in perpetuity regardless of ownership, except for the approved condition over rules the ordinance requirements. Therefore, necessitating the applicants request to remove the condition in its entirety to allow them to sale the property and maintain the current use. The subject property is zoned A-R, Agricultural-Residential. Staff recommends approval. The Planning and Zoning Board heard the request on July 11, 2024 and recommended approval of the request to remove condition 8 from SE-16-02.

In Favor
No one came forth.

Opposition
No one came forth.

Chairman Briar Johnson asked why the Board of Commissioners would have put that condition on there to start with. County Attorney Rob Morton replied that was the trend by certain Commissioners at the time to place a condition on the property so that any future use of the property other than that use would have to come back before the Board of Commissioners for consideration.

Motion/second by Commissioners Jenkins/Guy to approve MOD-24-01 removing condition 8 that states the approval is non-transferable from the current property owner to another property owner, motion carried 5-0.

- j. **PUBLIC HEARING:** To receive public input regarding SUP-24-01 Tiffany Raborn owner and applicant request a special use permit for a general home occupation for property located at 503 Gibson Road, Molena, GA 30258 in Land Lot 67 of the 9th District, further identified as Parcel ID 060 012. The property consists of 2.41 +/- acres and the request is for an in-home daycare with 6 or fewer children. Commission District 2, Commissioner Tim Guy.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the request before them is requesting a special use permit to allow a general home occupation for an in-home daycare of no more than six children. The applicant has indicated she will be getting her state license to operate the childcare facility. In code Article 5, Agricultural Residential, Section 403 (D0(3) General Home Occupation does allow for General Home Occupation in this area. Staff recommends approval with two conditions: 1. A Pike County business license will be required, 2. A state license for an in-home daycare facility shall be provided to issue a business license. The Planning and Zoning Board heard the request on July 11, 2024 meeting and recommended approval with the same two conditions.

In Favor

No one came forth.

Opposition

No one came forth.

Commissioner Daniel along with the Board thanked Ms. Rabon for going about this the right way. There are several who do not.

Motion/second by Commissioners Guy/Daniel to approve SUP-24-01 with two conditions, motion carried 5-0. Conditions are as follows:

- 1) **A Pike County business license will be required.**
- 2) **A state license for an in-home daycare facility shall be provided to issue a business license.**

- k. **PUBLIC HEARING:** To receive public input regarding SUP-24-02 D & K Properties owner and Kenneth Waller applicant request a special use permit for a stone business with outdoor storage for property located at the northwest corner of US Hwy 19 and Carver Road, Griffin, GA 30224 in Land Lot 89 & 104 of the 2nd District, further identified as part of Parcel ID 074 071. The property consists of 1.65 +/- acres. Commission District 4, Commissioner James Jenkins.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the request before them is requesting a special use permit to allow for a stone business with associated outside storage of materials. The subject property is located within the Highway 19 Overlay District at the northwest corner of US Highway 19 and Carver Road and will require the property to go through the overlay review prior to any development or use of the property can be done. Currently, the applicant only wants to obtain the approval of the special use permit to sale the property to the adjoining property owner to expand their current use. The special use permit is also required per the Overlay to allow for outside storage of materials. Approval of this special use permit will not allow the property to be used as is without having to meet all of the requirements of the Highway 19 Overlay District as outlined in the Pike County UDC. Staff recommends approval with two conditions: 1. Prior to any development permits, building permits or any use of the property, the property must go through the Highway 19 Overlay review before the Planning and Zoning Board. An application and associated fee shall be submitted to the Planning and Development Office., 2. All requirements of the Highway 19 Overlay shall be met. The Planning and Zoning Board heard the request on July 11, 2024 and recommended approval with the same two conditions.

In Favor

Steve Reeves

Opposition

No one came forth.

Commissioner Daniel noted that the stone business is a long-standing good business in Pike County.

Motion/second by Commissioners Jenkins/Daniel to approve SUP-24-02 with two conditions, motion carried 5-0. Conditions are as follows:

- 1) **Prior to any development permits, building permits or any use of the property, the property must go through the Highway 19 Overlay review before the Planning Zoning Board. An application and associated fee shall be submitted to the Planning and Development Office.**
- 2) **All requirements of the Highway 19 Overlay shall be met.**

1. **PUBLIC HEARING:** To receive public input regarding REZ-24-02 Dee McLeRoy owner and applicant request a rezoning from C-2 (General Commercial) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 10065 US Hwy 19 and McKinley Road, Zebulon, GA 30295 in Land Lot 33 of the 2nd District, further identified as Parcel ID's 065 037 A and 065 037 B. The property consists of 12.26 +/- acres and the request is to expand the existing self-storage facility and add an incubator building with associated parking. Commission District 4, Commissioner James Jenkins.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the request before them is requesting a rezoning of the subject property from C-2 (General Commercial) and C-3 (Heavy Commercial) to C-3 for the expansion of the existing self-storage facility and to build an incubator office building. Currently, the properties are two separate parcels, however, the properties will have to be combined before the development can be started to meet setback requirements. Based on the conceptual site plan, the applicant is proposing a curb cut onto McKinley Road. Currently the portion of the road the curb cut is proposed is on the unpaved portion of McKinley Road. Should the drive be installed as proposed, McKinley Road will need to be paved to meet all the Unified Development Code requirements. The subject property is in the Highway 19 Overlay District and will be subject to all the standards of the Overlay and will be required to complete an Overlay review. An application for the overlay review as well as a variance application for building materials have been submitted to the Planning and Development office for the August Planning and Zoning meeting. According to the Pike County Character Map that is part of the Joint Comprehensive Plan, identifies the subject properties in a commercial node and would support the zoning change being requested. There are ten buildings at 3,192 square foot per building of proposed self-storage units. There is one additional building with 3,750 square feet for the incubator building with access from McKinley Road and Pike Plaza. An incubator office building is similar to warehouse office spaces that is anywhere from 200-500 square feet office for a start-up business with a storage area behind it. There are approximately 15 office spaces. Staff recommends approval with two conditions: 1. Both parcels shall meet the requirements of the Highway 19 Overlay District and be subject to the requirements of the Overlay review and approval by the Planning and Zoning Board., 2. McKinley Road shall be paved the entire frontage of the parcel along McKinley Road at the expense of the applicant/developer. The Planning and Zoning Board heard the request on July 11, 2024 and recommended approval of the request with the same two conditions.

In Favor

No one came forth.

Opposition

No one came forth.

Commissioner Jenkins suggested that maybe the applicant could contribute towards what it will cost to pave McKinley Road if the county paves the road before the applicant does or some type of in-kind work. If the road is not paved by the county at the time the project is started by McLeRoy, then the applicant should be responsible for the expense and paving the entire frontage of the parcel along McKinley Road. Commissioner Jenkins asked if the Department of Transportation was planning on doing a traffic study on this location at Highway 19. Jeremy Gilbert noted that Georgia Department of Transportation did a study on this location a few years ago and it was determined that no improvements needed to be made at the time. This may change now that a new element is being added to the road. The county can reach out to Georgia Department of Transportation and ask them to look at the intersection again. Commissioner Daniel noted the county needs to speed up the paving process on McKinley Road especially with a drive coming from the Plaza to McKinley Road because just as many people are going to go right on McKinley Road to cut over to Williamson. McKinley Road is not fit for that kind of traffic and the county needs to do what they have to do to speed the process up, like yesterday. County Manager Brandon Rogers stated the design work on McKinley Road is 100% complete. It is in the hands of the County Manager and County Attorney to obtain the rights-of-way. Once the rights-of-way are obtained, the paving process can start. Commissioner Daniel stated he would hate to dump all the extra traffic on McKinley Road as it is now. Commissioner Guy asked if the new storage building will be built to the same stance of the storage buildings on the property now. Jeremy Gilbert replied that the variance request they have requested is that the new storage buildings not meet the same building materials requirements. Jeremy Gilbert noted from his standpoint he has already alluded to their engineer that staff does not support that and even if it is behind something anything being built new needs to meet the requirements regardless of if it is the first building or the fifth building. The plans show the incubator building matching the same buildings materials that the plaza has. Commissioner Guy asked if the buildings would have loading docks. Jeremy Gilbert replied they will not have loading docks.

Motion/second by Commissioners Jenkins/Daniel to approve REZ-24-02 with three conditions, motion carried 5-0. Conditions are as follows:

- 1) **Both parcels shall meet the requirements of the Highway 19 Overlay District and be subject to the requirements of the Overlay review and approval by the Planning Zoning Board.**
- 2) **McKinley Road shall be paved the entire frontage of the parcel along McKinley Road at the expense of the applicant/developer.**
- 3) **A traffic study should be done at the expense of the applicant unless the Georgia Department of Transportation conducts the traffic study first.**

- m. **PUBLIC HEARING:** To receive public input regarding REZ-24-03 Derek Mills owner and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1042 Old Zebulon Road Zebulon, GA 30295 in Land Lot 120 of the 9th District, further identified as part of Parcel ID 068 005. The property consists of 3.85 +/- acres and the request is to create a new 3-acre lot for one of the applicant's children. Commission District 1, Commissioner Tim Daniel.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the request before them is requesting a rezoning of a portion of the subject property A-R (Agricultural-Residential) to RR (Rural Residential). The parent parcel is located at 1042 Old Zebulon Road, Zebulon GA. It is 81.98

+/- acres and the applicant wants to split off 3.85 +/- acres for one of their children to build a home. Staff recommends approval of the requested rezoning from A-R to RR for the development of one building lot. The Planning and Zoning Board heard the request on July 11, 2024, and no recommendation was made due to a tied vote. Therefore, the Planning and Zoning Board makes no recommendation on this item.

In Favor

Steve Reeves

Opposition

No one came forth.

Motion/second by Commissioners Daniel/Guy to approve REZ-24-03, motion carried 5-0.

- n. **PUBLIC HEARING:** To receive public input regarding REZ-24-04 Peach State Aerodrome owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to C-2 (General Commercial) for property located on Jonathan's Roost Road adjacent to the airpark Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 1.78 +/- acres and the request is to add the 1.78 acres to the airpark for additional hanger space. Commission District 4, Commissioner James Jenkins.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the request before them is a rezoning of a portion of the subject property from A-R (Agricultural-Residential) to C-2 (General Commercial). The applicant wants to split off 1.78 +/- acres to add to the existing airport commercial property. The applicant intends to combine the proposed 1.78 acres with Parcel ID number 050 022 to add additional hangar space. The subject property will be connected to the Pike County Water system as the property is within the required distance to connect. The Pike County Character Map that is part of the Joint Comprehensive Plan identifies this property right at the edge of the Developing Residential and Rural Residential areas. There is also a commercial node that is right in the area that supports the airport commercial uses. Based on the criteria points outlined in the code, the applicants request is consistent with the code. Staff recommends approval with two conditions: 1. The 1.78 +/- acre tract shall be combined with Parcel ID number 050 022 before any development or building permits can be issued on the property., 2. County water shall be required for any new structures constructed on the property at the expense of the owner/developer. The Planning and Zoning Board heard the request on July 11, 2024 and recommended approval of the request with the same two conditions.

In Favor

Keven Sasser

Opposition

Jody Shaw
Erik Brannon
Sheila Brannon
Lynn Maynard

Motion/second by Commissioners Jenkins/Guy to approve REZ-24-04 with two conditions, motion carried 5-0. Conditions are as follows:

- 1) **The 1.78 +/- acre tract shall be combined with Parcel ID number 050 022 before any development or building permits can be issued on the property. .**
- 2) **County water shall be required for any new structure constructed on the property at the expense of the owner/developer.**

- o. **PUBLIC HEARING:** To receive public input regarding REZ-24-05 KHJ Investments owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to R-1 (Single-Family Residential) for property located on Jonathan's Roost Road adjacent to the airpark Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 13.37 +/- acres and the request is to develop a 4-lot minor subdivision. Commission District 4, Commissioner James Jenkins.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the request before them is a rezoning of a portion of the subject property from A-R (Agricultural-Residential) to R-1 (Single-Family Residential). The applicant wants to split off 13.37 +/- acres to create a 4-lot minor subdivision with a minimum lot size of two acres. The remaining part of the parcel has an associated rezoning for C-2 (General Commercial) to add the remaining 1.78 acres to the airport. Based on the conceptual plan the proposed zoning designation would be needed as a few of the lots are less than three acres in size. The subject property will require connection to the Pike County Water system as the property is withing the required distance to connect. The Pike County Character Area Map that is part of the Joint Comprehensive Plan identifies this property right at the edge of the Developing Residential and Rural Residential areas and should support the requested rezoning to the R-1 zoning district. There is also a commercial node that is right in the area that supports the airport commercial use. Based on the criteria points outlined in the code, the applicants request is consistent with the code. The smallest lot of this minor subdivision is 2.77 acres. Staff recommends approval with two conditions: 1. All new homes shall be all brick or constructed of a combination of two or more of the following materials on all sides: brick, stone, stucco, or cement fiber board., 2. County water shall be required for all new lots at the expense of the owner/developer. The Planning and Zoning Board heard the request on July 11, 2024 and recommended approval of the request with the same two conditions.

In Favor
Demeris Berner

Opposition
Erik Brannon
Jamie Shaw
Jody Shaw

Commissioner Guy asked how it came about with a lessor acreage for the minor subdivision. Jeremy Gilbert replied they are asking for a R-1 (Single-Family Residential) rezoning. If the property is kept at a five-acre minimum, rezoning does not need to happen because the property is zoned A-R (Agricultural-Residential) currently and the minimum acreage in A-R is 5 acres. If the property is not rezoned, then the Board does not have the ability to put standards on the property to protect the citizens in the area such as shared driveways and enhanced building materials. Commissioner Guy asked what the road frontage was on the last lot. Jeremy Gilbert replied according to the plat the lot width is 70 feet. Jeremy Gilbert noted the remainder acreage of the property is already lot one of a minor subdivision. The Pike County ordinances allow a property to be split into five lots every five years. The existing 50 +/- acres cannot be subdivided again until five years. Additional lots cannot be created for another five years. Commissioner Guy asked if there was a way to incorporate a condition of shared driveways, one driveway per two lots. Jeremy Gilbert replied yes, the Board of Commissioners has the ability to add a condition pertaining to shared driveways.

Motion/second by Commissioners Jenkins/Guy to approve REZ-24-05 with three conditions, motion carried 5-0. Conditions are as follows:

- 1) **All new homes shall be all brick or constructed of a combination of two or more of the following materials on all sides: brick, stone, stucco, or cement fiber board.**
- 2) **County water shall be required for all new lots at the expense of the owner/developer.**
- 3) **Must have shared driveways, two driveways for the four lots.**

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

11. EXECUTIVE SESSION

- a. County Manager Brandon Rogers requests an Executive Session for 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), germane to personnel.

This agenda item was deemed unnecessary.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 8:58 p.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk