

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, August 27, 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. Interim County Manager/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**.....Silent Invocation
- 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/Daniel 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 August 9, 2024, Special Called Meeting.
- b. Minutes of the August 9, 2024, Executive Session.
- c. Minutes of the August 14, 2024, Regular Monthly Meeting.
- d. Minutes of the August 14, 2024, Executive Session.

**Motion/second by Commissioners Daniel/Proctor to approve the minutes of the August 9, 2024 Special Called Meeting, minutes of the August 9, 2024 Executive Session, minutes of the August 14, 2024 Regular Monthly Meeting, and the minutes of the August 14, 2024 Executive Session, 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 September. 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

Update on County finances for the following funds/accounts:

General Fund .....	\$1,016,758.54
Fire Dept. Donations.....	\$11,503.01
Cash Reserve Account.....	\$118,085.56
Jail Fund .....	\$32,329.66
E-911 Fund .....	\$50,866.26
DATE Fund .....	\$31,932.92
Juvenile Court Fund.....	\$13,745.67
Residential Impact Fee .....	\$299,852.50
Commercial Impact Fees .....	\$8,336.52
C.A.I.P FUND .....	\$217,359.07
General Obligation SPLOST 2022-2028.....	\$2,318,074.71
L.M.I.G. Grant (DOT).....	\$254,019.77

- c. County Manager Comment

County Attorney/Interim County Manager Rob Morton addressed the Board stating he met with Brooklyne Wassel related to the County Extension. University of Georgia, UGA, is considering changing the education position (previously held by Penny Cospers who retired recently) to an agent position. If this takes place, it will fall under the UGA funding and responsibilities and the county would contribute, which is like the arrangement that the county has now with Brooklyne and Ruth.

Regarding the Fire Station project, Morton stated he had a discussion with the Georgia Department of Transportation, GDOT, representatives in relation to the process for a Fire Station driveway access from Highway 362.

A virtual meeting took place with the University of Georgia, UGA, regarding issues related to the compensation study. Morton asked the Board for permission to proceed with completing the survey with UGA providing information to receive a proposal from them that focuses only on county employees. (Public Works, Building and Grounds, Animal Control, Joint Board of Elections and Registration, Board of Commissioners Office, Planning and Development and the Library) This would not include the employees of the Constitutional Officers, Quasi Constitutional Officers (Magistrate Court) and Authorities which will reduce the cost of the study and will allow the county to focus on information for which the county has authority. Morton noted the compensation study would provide job classification recommendations and related pay ranges.

**Motion/second by Commissioners Guy/Proctor to approve the Interim County Manager to contact the University of Georgia regarding a proposal for the compensation study for county**

**departments only, not to include employees of Constitutional Officers or any of the Authorities, motion carried 5-0.**

The latest update on the County Facilities project, Morton noted he is coordinating a meeting with both engineers, the engineer who did the original jail design years ago and the engineer that has been retained related to the project to discuss the design and location of the county related facilities. Morton stated once he has more information, he will bring it back to the Board.

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 stated he attended the last couple of meetings of the Tax Assessors Board and there seems to be an issue of getting reports out in a timely manner. Commissioner Jenkins noted that Chief Appraiser, Greg Hobbs, stated it takes him three days to prep for a meeting and after the meeting it takes him three days to complete the minutes. Commissioner Jenkins noted at the last meeting, Tax Assessors Board member Christopher Tea mentioned there are numerous inconsistencies in the minutes. Commissioner Jenkins stated that Greg Hobbs stated he translated the audio verbatim. Commissioner Jenkins thinks the audio recording should be like the one the County Clerk and Planning and Zoning Board uses to help eliminate the problem. County Attorney/Interim County Manager Rob Morton stated information has been provided to the Tax Assessors Board related to the audio device, or a similar audio device, by the County Clerk as well as another entity.

At Large Chairman Briar Johnson reminded everyone that the county offices will be closed on Monday, September 2, 2024, in observance of Labor Day.

Pike County has several Board vacancies:

Department of Behavioral Health and Developmental Disabilities has one vacancy

EMS Councils has one vacancy

Public Facilities Authority has two vacancies

Road Superintendent, Chris Goodman, was present at the meeting and celebrating a birthday. Chairman Johnson wished Chris Goodman a Happy Birthday.

e. County Attorney Report to Commissioners – No report.

**8. UNFINISHED BUSINESS**

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

County Attorney/ Interim County Manager Rob Morton stated he met with the Chief Magistrate Judge, and both agreed that a local supplement is not necessary at this time. The issue will be re-addressed as it may be necessary or during the next budget process. The current FY 2024/2025 already has budget allocations for a full-time associate Magistrate Judge at \$68,405.09. The new part-time associate Judge agreed to start at \$41,329.39, exclusive of additional overtime that may be necessary. Morton noted he calculated the part-time salary per the ACCG worksheets based on statutory requirements and derived the associate Magistrate Judge compensation was agreed upon. If the associate Magistrate Judge must meet more than what was contemplated, there are budgetary amounts already there for overtime. Morton stated his figures included COLAs through 2025, therefore there is not a need for a local supplement. Morton stated no action is necessary regarding this matter and Magistrate Judge Callaway-Ingram will work within her existing budget allocations.

b. Discussion of County Roads and Etheridge Mill Industrial Park.

County Attorney/Interim County Manager Rob Morton stated the title work has been completed and the county files have been researched and Etheridge Mill Industrial Park was never deeded/dedicated to the county. Morton noted that this road may have been originally named Whitney Lane. Morton stated the county does not have to go through any road abandonment process but if the Board would like out of an abundance of caution authorize him to prepare a Quit Claim Deed releasing any interest the county may have in the road. It is common in the industry to clear any concern. Commissioner Proctor asked who owns the road. Morton replied it seems to be a privately owned road by that development. Commissioner Proctor noted the county cannot quit claim something that does not belong to them. Morton replied other than to release any interest. Commissioner Proctor noted that Yancey offered to purchase the road from the county for \$16,000.00 and if it is not the county's road, then the county cannot sell it.

The county has completed its portion of the Hill Street/Highway 18 project, and the striping and signage was completed on August 23, 2024. Morton read an email he received from C & S Paving, "I wanted to send the county an email to let them know that the people you have working for you did a great job getting the grading on Hill Street project done. It was done in a timely fashion and left C & S Paving little to prep. This is the first project that had a local municipality setting up subbase on a Quick Response that was prepared correctly. We have done ten to twelve each year for the last 31 years with two to three each year having some prep work being done before we start and they are always prepared incorrectly, being late, or no communication at all. Chris Goodman and his crew did an exceptional job, and I wanted to let someone know."

County Attorney/Interim County Manager Rob Morton noted that a meeting took place with the Engineer and Survey on August 23, 2024, regarding McKinley Road. Morton stated it was his opinion that all the right-of-way deeds and/or easements have been executed and filed for the record at the Pike County Courthouse. The Engineer wants to review the recorded documents and compare the

recorded documents to the completed design work. Morton stated the Engineer is responsible for preparing the bid specifications for this project. As soon as the county receives the bid specifications from the Engineer, the county can send out for Request for Proposals.

County Attorney/Interim County Manager Rob Morton stated that the County Clerk, Angela Blount, and himself met with the Consultant and Engineer for Tanyard Road on August 26, 2024. The design work has been completed and is available for review. A copy is available for anyone interested in reviewing the design work of Tanyard Road. A couple of drainage easements may be necessary in connection with this project, which should be acquired by the end of October 2024 and the Grant Consultant will be in touch with those property owners. The bid specifications should be ready to issue Request for Proposals by February 1, 2025, with a bid being awarded by the Board of Commissioners in March 2025, and construction beginning sometime in April 2025. The anticipated completion date of Tanyard Road should be by the end of 2025. Commissioner Daniel stated he received a complaint regarding Tanyard Road stating the county has totally abandoned the road. Commissioner Daniel drove Tanyard Road and that was not true, the county has recently done some patch work on the road. The road will have to be maintained a little between now and the Spring. Commissioner Daniel noted Tanyard Road is the worst road he has seen in the county. Morton noted Tanyard Road is a reclamation project. A machine will dig down to take the existing pavement and put it in a form to be re-laid then have GAP put on top with a new topping on top.

A Request for Proposal for Watering Hole Pass, Watering Hole Drive, Roberts Quarters Road (Asphalt and Triple Surface), patching of Pedenville Road, Sandefur Road and Chapman Road is currently open until 5:00 p.m. on Friday, September 6, 2024. The Board of Commissioners will consider awarding this bid at the Wednesday, September 11, 2024, meeting.

County Attorney/Interim County Manager Rob Morton requested authorization to issue the Request for Proposal for Harden Road, McCard Lake Road, Caldwell-Bridge Road, Friendship Circle, Gaulding Road, Scott Road, Ward Road, and Daniel Road. These eight roads were the roads that were removed from the previous Request for Proposal. The county has the information necessary to send out for Request for Proposals. The Engineer is looking at drainage issues related to three of these roads, but this will not impact sending out Request for Proposals. The Request for Proposals would be open until 5:00 p.m. on Friday, October 4, 2024. The Board of Commissioners would consider awarding the bid at the Wednesday, October 9, 2024, meeting. Commissioner Jenkins asked where Woodcreek Road comes in at, it has been discussed several times. Morton replied that he would have to look at the roads list because it was on the roads list but not a part of the bid proposal that was prepared in July before he took the Interim County Manager position, and these eight roads were intended to be on the bid but were removed. Chairman Briar Johnson asked Morton to look at Blanton Mill Road as well, it was a SPLOST project. Morton stated he was working from the roads list document that was prepared by the previous County Manager around May/June that included the roads and source of funding.

**Motion/second by Commissioners Proctor/Daniel to approve to send Bids out on Paving Projects, motion carried 5-0.**

County Attorney/Interim County Manager Rob Morton stated the county has received multiple calls and open record requests regarding Arthur Road. One of the requests was for speed humps. Morton noted he cannot recommend speed humps for Arthur Road. Citizens are complaining about the use of crush and run (GAB) on the dirt roads. Morton noted that it was his understanding that the county is getting away from crush and run on dirt roads, except for driveways, and using washed stone for dirt roads to help eliminate with the dust issues. The county has used calcium chloride in the past, that only lasts about four months, and it is not worth the cost to the county and does not provide the lasting effect that the citizens are looking for. If the Board would like to do washed stone for Arthur Road, it is estimated that Arthur Road is about one mile in length and would require approximately ten loads of washed stone at \$600.00 per load which will be about \$6,000.00. Arthur Road is not currently on the Road Projects list. Morton asked the Board for their direction as to whether they want to address the concerns that have been raised regarding the crush and run (GAB) that was used on Arthur Road. Chairman Johnson noted he has received numerous calls on Tanyard Road and has received a picture of where the road looks like baby powder that it is so fine. Commissioner Guy asked how the road is holding up. Chairman Johnson replied the road is holding up fine. Commissioner Proctor stated Pine Valley Road is just as bad as Arthur Road. Chairman Johnson noted Arthur Road is worse than Pine Valley Road and he would like to see something done with Arthur Road. Morton stated if the Board decides they want to do something with Arthur Road to let him know and they will address it accordingly. Chairman Johnson noted he would like to see something done with Arthur Road.

County Attorney/Interim County Manager Rob Morton stated the county does not have a formalized written schedule or policy that has been approved regarding the cutting of roads (bush hogs on the paved roads and long-arms on the dirt roads) or scraping and grading of roads. There is a general rotation of the crews related to cutting and roadwork. Regarding cutting, the bush hogs are currently working in the Pedenville Road area, and the long arms are currently working in the Molena area including Bagwell Road, Railroad Street, and Watson Street. Work has also been done on Howell Road and Adams/Pine Valley Roads. The long-arm crew will be heading to Harden Road today, August 27, 2024.

County Attorney/Interim County Manager Rob Morton stated he was not involved in the process but needs the direction of the Board regarding the Public Works Director. The county has received eighteen applications for the position of Public Works Director. Morton stated he understands that a time period was not listed on accepting applications and asked if the Board wanted to end the time period in which applications are being received and set a plan. Per policy, the hiring for this position will be done in conjunction with the Board of Commissioners. Morton asked the Board of

Commissioners how they would like to proceed. Commissioner Proctor stated to close the time period for accepting applications, eighteen is plenty. Commissioner Daniel stated he agreed with Proctor and if they look at the applications and are not impressed with any of them, then they can open it back up to accept more applications. Commissioner Proctor stated he is sure they will like two of them. The Board of Commissioners will be provided with copies of all eighteen applications to review by the next meeting. At the next Board of Commissioners meeting, Morton would like clarification of the review and interview process. Commissioner Proctor asked Morton if he wanted them to narrow it down to five applicants by the next meeting. Morton replied if possible, but at least clarify where to go next in the process.

## 9. NEW BUSINESS

### a. Discussion of Mileage Reimbursement Rate.

County Attorney/Interim County Manager Rob Morton stated in 2022, the Board of Commissioners voted to approve increasing the mileage reimbursement rate to .625 (the IRS rate at that time) for the final six months of 2022. Previously, the rate was .585. The county has been paying .625 for mileage reimbursement since that motion on August 30, 2022. This motion could be interpreted as the increased rate expired at the end of 2022 based on the motion. The IRS mileage reimbursement has increased. Morton asked the Board for direction as to whether they want to reduce the mileage reimbursement to the rate that was in place prior to the August 2022 motion at .585, keep the rate at .625 or increase the rate to whatever the IRS rate may be. The mileage reimbursement has been discussed previously to follow the IRS rate. This is being brought before the Board because employees have asked why they are not receiving the IRS mileage reimbursement rate. Commissioner Daniel suggested the county follow the IRS rate. Commissioner Jenkins stated the rate should stay the same and not increase it, do the math, and see what it costs the county. Morton noted this will not have to be addressed again if the Board agrees to follow the IRS rate.

**Motion/second by Commissioners Proctor/Daniel to approve the county following the IRS rate, motion carried 4-1, with Commissioner Jenkins opposed.**

### b. Consider millage rate rollback.

County Attorney/Interim County Manager Rob Morton stated the county received the digest numbers, which resulted in a proposed rollback rate of 9.639. The Finance Administrator, Clint Chastain, has worked very hard and projected that if the county proceeds with the rollback rate, the county will have an anticipated shortfall of \$570,000.00. There are four options to consider: Option 1 will be the rollback rate of 9.639; Option 2 will be setting the millage rate at 10.324 which will be the rate necessary to cover the anticipated shortfall of \$570,000.00; Option 3 will be setting the millage rate at 10.389 which will result in a slight revenue cushion of \$55,000.00; and Option 4 will be setting the millage rate at 10.639, which is a full mill over the rollback rate that would result in a cushion of \$263,000.00. Keep in mind if the Board does not consider an increase and decides to go with a rollback, you are subject to running out of fund balance and not have sufficient funds to cover payroll. The recommendation is Option 4, if the Board does not consider Option 4 then Option 3 and if the Board does not consider Option 3 then at a minimum pick Option 2. Options 2-4 will require a public notice of a proposed tax increase and conduct three public hearings prior to the adoption of the millage rate. If the Board chooses Option 2, which will be just enough to cover the anticipated shortfall based on the digest numbers and the rollback, you are looking at a possible \$80.00 increase in taxes for a taxpayer on a home with a fair market value of \$300,000.00. If the Board chooses Option 4, which is a full mill over the rollback, you are looking at a possible \$120.00 increase in taxes for a taxpayer on a home with a fair market value of \$300,000.00. Morton noted to keep in mind that we will need to reallocate funding sources to adhere to the regulations related to American Rescue Funds Act, ARPA. ARPA Funds cannot be used to pay debt services as was previously planned. Morton noted if the Board decides to go with the rollback rate and not increase in the millage rate, then he and the Finance Administrator will need to find where the anticipated shortfall of \$570,000.00 can be addressed. Commissioner Guy asked Morton with Option 2, will that recover in two years. Morton replied that will be based on what work is done with the assessments and the revaluations of the property. The Board of Assessors is going out for bid at this time for the countywide reassessments and it is a possibility to recover in two years. Morton stated he cannot guarantee it until the county gets the numbers. Chairman Johnson stated if the Board chooses Option 2, the assessments will not be back in time for the next budget, correct? Morton replied not the assessments that are pursuant to the consent order and the State will be doing their audit next year. Chairman Johnson noted if the Board chooses Option 2 then they would not know where that would leave the county for next year. Morton replied that is correct but at least with Option 2, the county will be back to where it was when the budget was approved as far as anticipated revenues. Chairman Johnson noted he was looking at Option 3 or Option 4. Commissioner Proctor asked if the ARPA funds could be used to supplement the budget. Morton stated he and the Finance Administrator are reviewing some of the earmarked ARPA funds, information has been received related to ARPA authorized uses and some of the allocations that were earmarked are not approved ARPA expenditures. The revenues will have to be modified that were previously earmarked ARPA funds, they can be replaced with authorized expenditures. A reidentification will have to be done and will be brought back to the Board of Commissioners. The county has to incur the remaining ARPA funds by the end of this year. ARPA expenditures will have to be spent by December 2026. Commissioner Guy asked about the \$120.00 on Option 4, does that include school. Morton replied no, that is just the county's side. Commissioner Guy asked if the mill rate is going up on the school. Morton replied yes. Commissioner Proctor asked about the interest on the ARPA funds in the bank, that would not have restrictions. Morton replied once the funds are spent the county will not be getting interest. Right now, the county is just trying to identify proper uses for the ARPA funds and incurring them by the State requirements by the end of this year. The county should still be getting interest on the ARPA funds as

long as it is in the account. Commissioner Guy noted Option 2 would keep the county where it is now. Commissioner Proctor stated in the Georgia Fund 1 account, the cash reserves if that is something the county is made to keep in reserve or is that like general funds. Morton replied that those funds were previously transferred into the Georgia Fund 1 account to start accruing interest. Those are unrestricted funds. Commissioner Proctor asked could those funds be used for the \$570,000.00. Morton stated that he and the Finance Administrator will be looking at all the options. Commissioner Guy stated he would love to say Option 1 but every year the county is getting farther behind, and it is a terrible seat to sit in to make that decision. Once the county gets so far behind it is hard to catch up. Commissioner Daniel noted the Board would get yelled at if they chose Option 2 or Option 4 because it is a tax increase either way. Commissioner Daniel sees this in every city and county surrounding the county. Commissioner Guy asked how the county will recover from a shortfall if they do not start somewhere. Morton replied that the county will not recover. Commissioner Guy stated he thinks he has made a good decision with going with Option 2. Morton noted that Coweta County is looking at a 39% increase related to the same issue, what Pike County's notice will say is a 7.11% increase. The Finance Administrator, Clint Chastain, addressed the Board stating he wanted to make it clear as the budget currently stands and approved the county is using \$1.5 million dollars of unrestricted fund balance as of today. If the county goes with the rollback rate, you are adding \$570,000.00 now the county is using \$2 million dollars of unrestricted fund balance. The county only has \$4 million dollars in there. ACCG and other agencies say that a good number to work with is 25% of General Fund expenditures for the year. Pike County's total expenditures are just over \$16-\$17 million dollars. That is \$4 million, at 25% of working capital. Now the county is down 12.5%. The county is at that point they are on a paper-thin budget as far as cash flows on monthly basis until revenues start coming in at the end of the year with taxes. Commissioner Daniel asked if the Board decides on an increase and money is found after the Finance Administrator looks at the accounts, can the Board go with a rollback. Morton stated it can be changed to a rollback at the final meeting for millage rate adoption. Commissioner Guy stated he still agrees with Option 2. Chairman Johnson stated he would not be able to support Option 2, but his recommendation is Option 3 or 4.

Motion/second by Commissioners Guy/Daniel to approve Option 2 adding .685 mills, motion failed 2-3, with Commissioner Proctor, Commissioner Jenkins and Chairman Johnson opposed.

Motion/second by Commissioners Jenkins/Proctor to approve Option 1 a rollback, motion failed 2-3, with Commissioner Daniel, Commissioner Guy and Chairman Johnson opposed.

Commissioner Guy stated it was his understanding with Option 2 that the county is floating above surface but may not be able to cover what the county has and with Option 1, the county is going backwards. Commissioner Proctor is saying Option 1 because he is hoping money will be found with \$800,000.00 in Cash Reserves, \$3 million in ARPA funds and \$670,000.00 in Residential Impact Fees to help supplement the budget. Chairman Johnson stated he would think the Finance Administrator would have already looked at that. Commissioner Jenkins stated the Impact Fees have tripled and he is staying with Option 1, a rollback, he will not support raising taxes. Commissioner Daniel asked Commissioner Jenkins if he would like to rescind his vote on the pay raise he gave the employees a couple of weeks ago. Commissioner Daniel stated he would make a motion for that if Commissioner Jenkins agreed. Commissioner Jenkins did not agree to rescind the pay raise. Commissioner Guy stated he could make a motion for Option 3. Commissioner Daniel stated he would second that vote but he agrees with Commissioner Proctor and Commissioner Jenkins that if the county can find the money, then use it, the mill rate does not have to be increased, just have to advertise a tax increase, but it can be changed to a rollback if money is found.

**Motion/second by Commissioners Guy/Daniel to approve Option 3 adding .75 mills, motion carried 3-2, with Commissioner Proctor and Commissioner Jenkins opposed.**

- c. Approve/Deny SUB-22-07 - Trademark Quality Homes Owners and Neal Spradlin Applicant for Flint Farms, a Major 31- Lot Subdivision. The Owner and Applicant are requesting Final Plat Approval. Property Location: Westside of Georgia Highway 18, North of Flat Shoals Road, Concord, GA 30206. Land Lot: 170. Land District: 9<sup>th</sup>. Parcel ID: 031 009. Acreage: 109.748 Acres. Commission District: 1<sup>st</sup>. Commissioner: Tim Daniel. FEMA Data. Does not lie within a flood zone. Code Reference: Article 21, Sec 2111, Major Subdivisions.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the request before them is the approval of the final plat for Flint Farms, a 31-lot major subdivision that has new infrastructure that has been installed and approved by Public Works. The preliminary plat was approved by the Board of Commissioners on June 28, 2022, and now that the development is completed, they are wanting to get final plat approval so they can start construction on the new homes in the neighborhood. The two proposed road names are Flint Farms Drive and Chipley Court. Both proposed road names are not in conflict with other road names in the county and can be approved. A-R zoning will remain. A bond has been put up by the applicant and submitted to Public Works to go in the road file. Staff recommendation is approval of the final plat. Chairman Johnson stated he noticed Lots 1-4 are facing Highway 18, will they have to go through the Department of Transportation to get driveway permits. Mr. Gilbert replied yes.

**Motion/second by Commissioners Daniel/Guy to approve Final Plat for SUB-22-07, motion carried 5-0.**

- d. **PUBLIC HEARING**: To receive public input regarding SUP-24-03 Dee McLeRoy Owner and Applicant request a Special Use Permit. The request is to allow a Self-Storage Facility in the Highway 19 Overlay District. Property Location: 10065 US Hwy 19 and McKinley Road, Zebulon, GA 30295. Land Lot: 33. Land District: 2<sup>nd</sup>. Parcel ID's: 065 037 A and 065 037 B. Acreage: 12.26 +/- Acres. Commission District: 4<sup>th</sup>. Commissioner: James Jenkins.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the request before them is a special use permit to allow a self-storage facility in the Highway 19 Overlay District. The subject property will have to go through the overlay review prior to any development or use of the property can be done. The applicant has concurrent applications for the overlay review, and a variance for the subject property was heard at the August 8, 2024 Planning and Zoning Board meeting. Mr. Gilbert stated this is a formality that the ordinance requires. Staff recommendation is approval of the special use permit with the following condition: All requirements of the Highway 19 Overlay shall be met.

In Favor

No one came forth.

Opposition

No one came forth.

Chairman Johnson asked about bricking the rear buildings. Mr. Gilbert replied that when this went in front of the Planning and Zoning Board, the variance that was requested was to remove the building material requirements for the storage buildings. The Planning and Zoning Board did not approve that. The Planning and Zoning Board did approve the two buildings on the conceptual plan that faces McKinley Road would be brick as well as the office incubator building will be built of materials similar to what the Pike Plaza is with the exception of the back of that building, they are allowed to use metal because the back of the office will have garage roll up doors. The current storage buildings on the property now are going to remain the same.

**Motion/second by Commissioners Jenkins/Daniel to approve SUP-24-03 with one condition, motion carried 5-0. The condition is as follows:**

- 1. All Requirements of the Highway 19 Overlay shall be met.**

**10. PUBLIC COMMENT (Limited to 5 minutes per person)**

- a. David Paulson to address the Board regarding a request to divide a 19-acre tract of land on Old Zebulon Road.

David Paulson addressed the Board stating he lives on Old Zebulon Road across from the 19-acre tract of land that the owner wants to divide. Mr. Paulson stated he has four concerns. If the county starts allowing variances, they could have allowed the guy who originally sold the 93-acre property a variance to divide the land up into more than five tracts. An alternative to building two houses would be to build a bigger house. The owner of the 19-acre tract stated he needs his son to take care of him, they could build a bigger house with living quarters over the garage. Mr. Paulson stated if he understands the ordinance right, the division of the property is only for five years, then they can subdivide it. It is going to take approximately a year to build the house, so there will only be four years to wait, not a lifetime. The property was for sale for 38 days, you would want to check to see what is allowed on the property before purchasing instead of doing what you want to do. Mr. Paulson stated he put the 19-acre property owner's name into the Tax Assessors website, and it came up he has five houses. Four of the houses are in/or near Irish Hills Subdivision. If wanting to divide the 19-acre tract of land on Old Zebulon Road was to get closer to his parents, there are four houses in the same subdivision and that could have been handled there without having to go through a variance on Old Zebulon Road.

**11. EXECUTIVE SESSION**

- a. County Attorney Rob Morton requests an Executive Session for 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), germane to pending or potential litigation.

**Motion/second by Commissioners Daniel/Guy to adjourn Regular Session and enter into Executive Session at 7:50 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 8-27-2024.

2.

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

3.

The executive session was called to order at 7:50 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:

- Yes 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*);
- No 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 27th day of August 2024.

Sworn to and subscribed  
Before me this 27th day of August 2024.

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 8:06 p.m., motion carried 5-0.**

**12. ADJOURNMENT**

**Motion/second by Commissioners Guy/Proctor to adjourn at 8:07 p.m., motion carried 5-0.**

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J. Briar Johnson, Chairman

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Angela Blount, County Clerk