

POST AGENDA

PIKE COUNTY BOARD OF COMMISSIONERS
6:30 p.m.

REGULAR MONTHLY MEETING
Tuesday, March 25, 2025

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, March 25, 2025, at 6:30 p.m. in the Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, Ken Pullin and James Jenkins attended. County Attorney/Interim County Manager 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 Daniel/Guy to approve the amended agenda under Executive Session changing from germane to personnel to pending litigation, motion carried 5-0.
5. **APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))**
 - a. Minutes of the March 12, 2025, Regular Monthly Meeting.
 - b. Minutes of the March 12, 2025, Executive Session.
Motion/second by Commissioners Guy/Daniel to approve the minutes of the March 12, 2025 Regular Monthly Meeting and the minutes of the March 12, 2025 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 April. Revenue/Expenditure Statement and Detail Check Register is included.*
Motion/second by Commissioners Daniel/Guy to accept reports, motion carried 5-0.
 - b. County Manager Report
 - Update on County finances for the following funds/accounts:

General Fund	\$2,173,223.70
Fire Dept. Donations.....	\$10,905.91
Cash Reserve Account.....	\$110,318.25
Jail Fund	\$10,791.39
E-911 Fund	\$53,372.50
DATE Fund	\$25,158.18
Juvenile Court Fund.....	\$13,746.25
Residential Impact Fee	\$473,192.25
Commercial Impact Fees	\$33,100.53
C.A.I.P FUND	\$85,780.38
General Obligation SPLOST 2022-2028.....	\$1,424,716.34
L.M.I.G. Grant (DOT).....	\$36,916.79
 - c. County Manager Comment
Motion/second by Commissioners Jenkins/Daniel to approve the LRA application for Woodard Road and Melville Brown Road and authorize Chairman Johnson to sign all necessary documents, motion carried 5-0.

Motion/second by Commissioners Guy/Daniel to approve placing the Sun Tribe Development on the agenda for the April 9, 2025 meeting, motion carried 5-0.

- d. Commissioner Reports
- e. County Attorney Report to Commissioners

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

- a. Consider one appointment to the Pike County Family and Children Services Board to fill a five-year term, set to expire December 31, 2029. *Applicant has met the criteria.*

Motion/second by Commissioners Jenkins/Pullin to appoint Rachel McDaniel to the Pike County Family and Children Services Board, motion carried 5-0.

- b. Consider use of Courthouse Grounds from Cami Hoopes with the City of Zebulon on Friday, September 5, 2025, from 5:00 p.m. until 10:30 p.m. for Bicentennial Celebration – Dance on the Square with Food Trucks.

Motion/second by Commissioners Guy/Daniel to approve use of Courthouse Grounds on September 5, 2025, from 5:00 p.m. until 10:30 p.m., motion carried 5-0.

- c. Consider use of Courthouse Grounds from Cami Hoopes with the City of Zebulon on Saturday, September 6, 2025, from 9:30 a.m. until 6:30 p.m. for Bicentennial Celebration – Arts and Crafts, Food Trucks, Dunking Booth and Bounce House.

Motion/second by Commissioners Guy/Daniel to approve use of Courthouse Grounds on September 6, 2025, from 9:30 a.m. until 6:30 p.m., motion carried 5-0.

- d. Discussion of Employee Appreciation Day

Motion/second by Commissioners Pullin/Daniel to approve June 13, 2025 as Employee Appreciation Day, including a \$15 allocation per employee for meal and the closure of the county offices for a half day for the event, motion carried 5-0.

- e. Request for workshop Chestnut Oak.

Motion/second by Commissioners Daniel/Guy to approve Commissioner Pullin and Chairman Johnson to attend the workshop on April 7, 2025 at 1:00 p.m. pertaining to Chestnut Oak motion carried 5-0.

- f. Scott Road Extension.

Motion/second by Commissioners Guy/Daniel to approve changing the name for this portion of Scott Road to Scott Road Extension and the county will provide maintenance of this road, motion carried 5-0.

- g. **PUBLIC HEARING:** To receive public input regarding SUP-25-02 - Matthew and Stephanie Gravitt, Owners and Windy Field Farms, LLC Applicant request a Special Use Permit to allow an Event Center/Wedding Venue to be located at 628 Sands Road, Molena, GA, 30258. The subject property is further identified as Parcel ID 007 002 and is in Land Lot 257 of the 9th Land District. The property consists of 417.75+/- acres. Commission District 2, Commissioner Tim Guy.

Motion/second by Commissioners Guy/Daniel to approve SUP-25-02 with five conditions, motion carried 5-0. Conditions are as follows:

- 1) **Prior to the approval of a business license for an event center the existing building shall be brought up to commercial building standards for occupancy as an event center.**
- 2) **A building permit shall be required for the existing building for a change of use from residential to commercial.**
- 3) **All ADA requirements including parking requirements shall be met prior to the issuance of a business license.**
- 4) **An annual business license, issued by Pike County shall be required for the event center.**
- 5) **All conditions of Section 503 B 23 of the Unified Development Code shall be met regarding an event center.**

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

11. EXECUTIVE SESSION

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

Motion/second by Commissioners Daniel/Guy to adjourn Regular Session and enter into Executive Session at 7:18 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 3-25-2025.

2.

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

3.

The executive session was called to order at 7:18 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*);

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.)
Ken Pullin, Commissioner	(L.S.)
James Jenkins	(L.S.)

This the 25th day of March 2025.

Sworn to and subscribed
Before me this 25th day of March 2025.

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

My commission expires: August 10, 2026.

Motion/second by Commissioners Daniel/Guy to adjourn Executive Session and enter into Regular Session at 7:45 p.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 7:45 p.m., motion carried 5-0.