

POST AGENDA

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

REGULAR MONTHLY MEETING
Tuesday, June 24, 2025

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

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

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

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

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

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

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

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

- 1) **Minimum 150-foot buffer from stream banks.**
- 2) **Minimum 50-foot buffer from property lines and road frontage, and minimum 200-foot setback from Highway 18 and North Madden Bridge Road for solar panels.**
- 3) **Evergreen buffer along Highway 18 as a visual screen. Where possible, retain existing vegetation along Highway 18.**
- 4) **Herbicide use shall be limited to spot treatments only around electrical equipment, in areas where mechanical mowing is unsafe or impractical, and where otherwise deemed necessary to ensure safe facility operations. All applications of herbicides shall comply with federal, stated, and local regulations.**
- 5) **Strong erosion and sediment control plan is required, with regular inspections to protect Elkins creek.**
- 6) **Any specified Perimeter Buffers on the property shall be honored and maintained. Pike County Board of Commissioners approval for the Landscape Plan is required for the planted or retained existing buffer along Georgia Highway 18, shall be substantially in accordance with the Preliminary Site Plan titled “Flat Shoals Energy Center, LLC” prepared by Sun Tribe Development, dated June 12, 2025, and the location and extent will need to be Field located.**

- 7) There shall be no unlawful encroachment into any specified state waters, buffers or wetlands.
- 8) Any land disturbances greater than 1-acre shall require approved erosion/sediment control plans and a land disturbance permit.
- 9) An Annual Business License shall be required and subject to the applicable license fee as outlined in the adopted Fee Schedule for the Planning and Development Department.
- 10) The proposal shall conform to any Solar Farm Standards set forth in the Pike County Code, Chapter 166, as adopted July 29, 2014, except as may be otherwise conditioned. The Bond Amount specified in Section 166.06, shall be adhered to, unless decommissioning and Final Insurances Importance applicable to GA House Bill 300 is adhered to.
- 11) A formal study of wetlands and sensitive areas on the property needs to be completed prior to construction.
- 12) Access to the solar farm via Nixon Road is prohibited. Access to the solar farm via North Madden Bridge Road shall be limited for the purpose of construction and maintenance of the southwest substation and southwest portions of the solar facility. The developer shall identify a liaison to serve as a primary point of contact for neighbors and County Staff during construction to answer questions and assist in resolving any issues related to road use should they arise. The developer will also implement dust control measures along North Madden Bridge Road during peak construction times, as appropriate considering weather conditions and the volume of construction-related traffic. "Owner's Contribution" to be negotiated by separate agreement in lieu of the condition of paving of North Madden Bridge Road from Highway 18 to the substation.
- 13) The Final Site Plan shall be reviewed and approved by the Zoning Administrator. Any Development, Batteries and Solar Panels to be added for Modification outside the Site Plan dated June 12, 2025, would have to go back before the Planning and Zoning Board.
- 14) This approval is non-transferable to any other use and shall continue to meet all conditions, criteria, and regulations in the event that the solar farm operation is sold or otherwise transferred.
- 15) Upon cessation of the solar farm, the subject property shall be restored, at no expense to Pike County, to the agricultural conditions of the property prior to the solar farm development (i.e. removal of all solar panels and equipment)
- 16) A 200-foot setback will be imposed along Flat Shoals Road to be added to the conditions listed above.
- 17) A 150-foot setback will be required along Curtis Road.
- 18) Decommissioning bond will be re-assessed every 5 years.
- 19) The Buffers shall be maintained the entire life of the project and to be filed in as the current Buffers deteriorate.
- 20) Fire Training shall be taught to the Pike County Fire Department.
- 21) Prior to construction, the Developer will perform baseline water quality testing using industry-standard methods within the site for pollutants reasonably related to construction or operation of a solar energy facility. The baseline testing results shall be provided to the County within sixty (60) days of the commercial operations date, and on one-year intervals there after until the fifth anniversary thereof, the Developer shall perform follow-up testing and shall test at five-year intervals thereafter. If testing indicates the presence of pollutants reasonably attributable to the solar facility, the Developer shall coordinate with the appropriate regulatory authorities regarding any necessary remedial actions in accordance with applicable law.

6. INVITED GUEST - NONE

7. REPORTS FROM COMMISSIONS, DEPARTMENTS, COMMITTEES, AUTHORITIES

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

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

b. County Manager Report

Update on County finances for the following funds/accounts:

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

c. County Manager Comment

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

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

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

d. Commissioner Reports

e. County Attorney Report to Commissioners

8. UNFINISHED BUSINESS

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

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

9. NEW BUSINESS

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

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

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

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

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

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

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

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

- e. **PUBLIC HEARING:** To receive public input regarding REZ-25-04 – McLeRoy Rentals, LLC, owner and Dee McLeRoy, applicant, request a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing) for property located on the west side of Highway 41 South, Griffin, GA 30224. The

property consists of 75.02 +/- acres in Land Lot 136 in the 2nd Land District, further identified as Parcel ID: 086 052. The request is to build a Self-Storage Facility and Future Development Area for additional warehouse/office buildings. Commission District 3, Commissioner Ken Pullin.

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

- 1) **Prior to any Development, an application for an Overlay Review shall be required for each Phase of the Development in accordance with Article 16 of the Unified Development Code.**
- 2) **Buffers must be established in accordance with Article 26 of the Unified Development Code.**
- 3) **A permit from Georgia Department of Transportation will be required for access to the site and shall be required prior to the issuance of Building Permits.**
- 4) **Development will connect to the county water if service is available at the time.**

- f. **PUBLIC HEARING:** To receive public input regarding REZ-25-05 – Timothy Ingram and Dee McLeRoy owners and Eric McLeRoy applicant, request a rezoning from AR (Residential Agricultural) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 9627 US Hwy 19, Zebulon, GA 30295 and part of 516 McKinley Road, Williamson, GA 30292. The property consists of 7.14 +/- acres in Land Lot 225 in the 8th Land District, further identified as Parcel ID: 066 053 and part of Parcel ID: 066 045. The request is to expand the current equipment and storage yard for McLeRoy Inc. Commission District 1, Commissioner Tim Daniel.

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

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

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

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

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

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

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

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

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

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

11. EXECUTIVE SESSION

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

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

CLOSED MEETING AFFIDAVIT

[A copy of the affidavit must be filed with the minutes of the meeting]

**STATE OF GEORGIA
COUNTY OF PIKE**

AFFIDAVIT OF PIKE COUNTY BOARD OF COMMISSIONERS

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

1.

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

2.

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

3.

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

4.

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

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

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

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

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

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

Pike County Board of Commissioners:

J. Briar Johnson, Chairman (L.S.)

Tim Daniel, Commissioner (L.S.)

Tim Guy, Commissioner (L.S.)

James Jenkins, Commissioner (L.S.)

This the 24th day of June 2025.

Sworn to and subscribed
Before me this 24th day of June 2025.

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

My commission expires: August 10, 2026.

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

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

12. ADJOURNMENT

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