

## POST AGENDA

### PIKE COUNTY BOARD OF COMMISSIONERS

6:30 p.m.

### REGULAR MONTHLY MEETING

Tuesday, July 29, 2025

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, July 29, 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/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**..... 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 agenda, motion carried 5-0.**

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

- a. Minutes of the July 9, 2025, Regular Monthly Meeting.
- b. Minutes of the July 15, 2025, Special Called Meeting.

**Motion/second by Commissioners Guy/Daniel to approve the minutes of the July 9, 2025 Regular Monthly meeting and the minutes of the July 15, 2025 Special Called meeting, 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 Guy/Daniel to accept reports, motion carried 5-0.**

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund .....	\$762,279.57
Fire Dept. Donations.....	\$11,655.91
Cash Reserve Account.....	\$167,824.13
Jail Fund .....	\$17,932.64
E-911 Fund .....	\$14,457.95
DATE Fund .....	\$26,201.79
Juvenile Court Fund.....	\$13,775.83
Residential Impact Fee .....	\$257,469.07
Commercial Impact Fees .....	\$39,845.80
C.A.I.P FUND .....	\$32,109.98
General Obligation SPLOST 2022-2028.....	\$1,848,672.20
L.M.I.G. Grant (DOT).....	\$1,023,416.58

- c. County Manager Comment

**Motion/second by Commissioners Pullin/Daniel to allow the City of Williamson Mayor Steve Fry to address the Board , motion carried 5-0.**

**Motion/second by Commissioners Jenkins/Daniel to approve sending a letter to the Georgia Department of Transportation formally requesting that School Road be added to the directional signage on Highway 362 in Williamson, GA, 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 West Georgia Region 4 EMA Council to fill a three-year term, set to expire June 30, 2028. *Applicant has met the criteria.*

**Motion/second by Commissioners Daniel/Guy to appoint Douglas Neath to the West Georgia Region 4 EMA Council, motion carried 5-0.**

- b. Appoint County voting delegate for the 2025 Legislative Leadership Conference Business Session.

**Motion/second by Commissioners Pullin/Daniel to appoint Commissioner James Jenkins as the voting delegate for the 2025 Legislative Leadership Conference Business Session , motion carried 5-0.**

- c. Joint Board of Elections and Registration storage cabinets for election devices.

**Motion/second by Commissioners Pullin/Daniel to proceed with the purchase of storage cabinets for election devices from a sole source provider, contingent upon available budgetary funding, motion carried 5-0.**

- d. Discussion of a temporary moratorium on Economic Incentive Program - Extension (Chapter 114 of the Pike County Code)

**Motion/second by Commissioners Pullin/Daniel to approve a 90-day moratorium on Chapter 114 of the Pike County Code, titled Economic Incentive Program - Extension, motion carried 5-0.**

- e. Approve/Deny Board of Education (BOE) Tax Levy Resolution.

**Motion/second by Commissioners Daniel/Guy to approve the Board of Education Tax Levy Resolution and authorize Chairman Johnson to sign, motion carried 5-0.**

- f. Approve/Deny Public Facilities Authority Development Agreement and Quitclaim Deed for 70 Gwyn Street Zebulon, GA.

**Motion/second by Commissioners Daniel/Guy to postpone this agenda item until the next regular meeting of the Pike County Board of Commissioners scheduled for August 13, 2025, motion carried 5-0.**

- g. Approve/Deny Pike County Parks and Recreation Authority mowers to be sold as surplus.

**Motion/second by Commissioners Guy/Daniel to approve declaring the Pike County Parks and Recreation mowers as surplus property, motion carried 5-0.**

- h. Approve/Deny FY 2024/2025 Auditor Engagement Letter from Fulton & Kozak.

**Motion/second by Commissioners Pullin/Daniel to approve FY 2024/2025 Auditor Engagement Letter from Fulton & Kozak, motion carried 5-0.**

- i. Discussion of the Mill Rate options.

**Motion/second by Commissioners Daniel/Guy to approve the proposed millage rate increase schedule, including the setting of three public hearings as required by law, motion carried 5-0. Public Hearing Dates are as follows:**

- Wednesday, August 13, 2025, at 9:00 a.m.
- Wednesday, August 13, 2025, at 1:00 p.m.
- Tuesday, August 26, 2025, at 6:30 p.m.

- j. Discussion of the Griffin Judicial Circuit salaries.

**Motion/second by Commissioners Guy/Pullin to maintain the Griffin Judicial Circuit salaries at the current funding level as allocated in the Pike County FY2025-2026 budget, motion carried 4-1, with Chairman Johnson opposed.**

- k. Open Sealed Bids for the Melville Brown Road Paving Project.

**Motion/second by Commissioners Jenkins/Guy to approve receiving and opening bids submitted for the Melville Brown Road Paving project, motion carried 5-0.**

- l. Approve/Deny SUB-25-01– Linda Ballard Birath Owner and Lora Ballard Applicant for Ballard’s Landing, a 14 -Lot Major Subdivision. The Owner and Applicant are requesting Preliminary Plat Approval. Property Location: Eastside of Caldwell Road, West of Gresham Road and on the North and South sides of Kendrick Road, Zebulon, GA 30295. Land Lot: 99, Land District: 2<sup>nd</sup>, Parcel ID: 076 081D. Acreage: 145.82 Acres. Commission District: 3. Commissioner: Ken Pullin. FEMA Data: Does not lie within a Flood Zone. Code Reference: Article 21, Section 2111, Major Subdivisions.

**Motion/second by Commissioners Pullin/Daniel to approve SUB-25-01 preliminary plat with 2 conditions, motion carried 5-0. Conditions are as follows:**

- 1) **Shall comply with Chapter 50 of the Unified Development Code (UDC).**
  - 2) **A stipulation in reference to the letter dated May 30, 2025, from the Pike County Water and Sewerage Authority. (See attached letter)**
- m. **PUBLIC HEARING:** To receive public input regarding REZ-25-07 - S.T.S. Development Group Sunnyside, LLC Owner, and Shannon Mullinax Applicant request a Rezoning from AR (Residential Agricultural) to R-2 (Single-Family Residential) for a portion of property located at 14242 US Hwy. 19, Griffin, GA. 30224, having frontage on Deer Lake Drive, Griffin, GA. 30224. The property consists of 3.88+/- Acres in Land Lot 90 in the 2nd Land District, further identified as part of Parcel ID: 074 113. The Request is to create two New Lots for Single-Family Homes that will have access to Deer Lake Drive. Commission District 4, Commissioner James Jenkins.

**Motion/second by Commissioners Guy/Daniel to approve consolidating the public hearings for Agenda Items m. and n. into a single hearing, allowing for 40 minutes for public comments in favor and 40 minutes for public comments in opposition. Following the conclusion of the consolidated public hearing, separate votes will be taken for each agenda item, motion carried 5-0.**

**Motion/second by Commissioners Jenkins/Pullin (for discussion purposes only) to deny REZ-25-07, motion failed 1-4 with Chairman Johnson and Commissioners Daniel/Guy/Pullin opposed.**

**Motion/second by Commissioners Guy/Daniel to approve REZ-25-07 with 2 conditions, motion carried 4-1, with Commissioner Jenkins opposed. 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. Vinyl siding is prohibited, except in the eaves and soffits.**
  - 2) **County water shall be required for both new lots and at the expense of the owner/developer.**
- n. **PUBLIC HEARING:** To receive public input regarding REZ-25-08 – S.T.S. Development Group Sunnyside, LLC Owner, and Shannon Mullinax Applicant request a Rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for a portion of property located at 14242 US Hwy. 19, Griffin, GA. 30224. The property consists of 4.77+/- Acres in Land Lot 90 in the 2nd Land District, further identified as part of Parcel ID: 074 113. The Request is to Create One New Commercial Lot and Renovate the Existing Structure for a Commercial Office. Commission District 4, Commissioner James Jenkins.

**Motion by Commissioner Jenkins to deny REZ-25-08, motion died due to lack of second.**

**Motion/second by Commissioners Daniel/Guy to approve REZ-25-08 from A-R to C-1 with 4 conditions, motion carried 4-1, with Commissioner Jenkins opposed. 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 UDC.**
- 2) **Buffers must be established in accordance with Article 26 of the UDC.**
- 3) **A survey shall be submitted for approval and recording splitting the 4.77 acres out of the parent parcel.**
- 4) **Any proposed use of the subject property must receive prior approval from the Board of Commissioners.**

**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 8:53 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 7-29-2025.

2.

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

3.

The executive session was called to order at 8:53 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.)
Ken Pullin, Commissioner	(L.S.)
James Jenkins, Commissioner	(L.S.)

This the 29th day of July 2025.  
Sworn to and subscribed

Before me this 29th day of July 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 9:06 p.m., motion carried 5-0.**

**12. ADJOURNMENT**

**Motion/second by Commissioners Guy/Daniel to adjourn at 9:07 p.m., motion carried 5-0.**