

POST AGENDA

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

REGULAR MONTHLY MEETING
Tuesday, August 26, 2025

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, August 26, 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 Pullin/Daniel to approve the amended agenda, to hear New Business before Unfinished Business, further amending New Business to hear items m. and n. before items a. and b., motion carried 5-0.
- 5. APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))
 - a. Minutes of the August 13, 2025, Regular Monthly Meeting.
 - b. Minutes of the August 13, 2025, Executive Session.
 - c. Minutes of the August 13, 2025, Special Called Meeting.
Motion/second by Commissioners Guy/Daniel to approve the minutes of the August 13, 2025 Regular Monthly meeting, the minutes of the August 13, 2025 Executive Session, and the August 13, 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 September. 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	\$1,037,261.76
Fire Dept. Donations.....	\$11,658.64
Cash Reserve Account.....	\$183,600.79
Jail Fund	\$19,398.59
E-911 Fund	\$21,439.91
DATE Fund	\$21,721.80
Juvenile Court Fund.....	\$14,547.70
Residential Impact Fee	\$317,198.11
Commercial Impact Fees	\$39,849.07
C.A.I.P FUND	\$35,417.08
General Obligation SPLOST 2022-2028.....	\$2,675,686.35
L.M.I.G. Grant (DOT).....	\$887,313.14
 - c. County Manager Comment
 - d. Commissioner Reports
 - e. County Attorney Report to Commissioners
- 9. NEW BUSINESS (Agenda item moved per amended agenda)
 - m. PUBLIC HEARING: To receive public input on the notice of proposed property tax increase.
Motion/second by Commissioners Pullin/Jenkins to extend Public Comment an additional 20 minutes or until everyone speaks, motion carried 5-0.
Public Hearing only, no motion entertained.
 - n. Adoption of the 2025 Millage Rate for Pike County.
Motion/second by Commissioners Pullin/Guy to reduce the Development Authority of Pike County’s mill rate from .25 mill to 0 mills, motion carried 3-2, with Chairman Johnson and Commissioner Daniel opposed.
Motion/second by Commissioners Jenkins/Guy to not approve the Board of Education’s recommended mill rate, motion carried 3-2, with Chairman Johnson and Commissioner Daniel opposed.

Motion/second by Commissioners Pullin/Jenkins to approve County mill rate at 8.944, motion carried 4-1, with Chairman Johnson opposed.

The Board took a brief recess at 8:26 p.m. and reconvened at 8:40 p.m.

NOTE: Commissioner Daniel left the meeting at 8:41 p.m. due to prior commitment.

- a. Consider use of Courthouse Grounds from Noah Keffer with Montgomery Pike for the filming of a scene on Sunday, September 7, 2025 from 2:00 p.m. – 7:00 p.m.

Motion/second by Commissioners Pullin/Guy to approve use of Courthouse Grounds on September 7, 2025 from 2:00 p.m. – 7:00 p.m. with one condition, motion carried 3-1 with Commissioner Jenkins opposed. Condition as follows:

1) Under the direct supervision of the Pike County Sheriff's Office

- b. Consider use of Courthouse Grounds from Kacie Edwards for Halloween Trick-or-Treat on Friday, October 31, 2025 from 5:00 p.m. – 10:00 p.m.

Motion/second by Commissioners Guy/Pullin to approve use of Courthouse Grounds on October 31, 2025 from 5:00 p.m. – 10:00 p.m., motion carried 4-0.

- c. Consider one appointment to the Pike County Water and Sewerage Authority to fill an unexpired five-year term, set to expire December 31, 2025. *Applicant has met the criteria.*

Motion/second by Commissioners Pullin/Guy to postpone until the next Board of Commissioners meeting on September 10, 2025, motion carried 4-0.

- d. Approve/deny Resolution and Amendment to the ACCG 457(b) Deferred Compensation Plan for Pike County Employees related to ROTH option.

Motion/second by Commissioners Pullin/Guy to approve adding the ROTH option to the ACCG 457(b) Deferred Compensation Plan and to authorize Chairman Johnson to sign all related documents, motion carried 4-0.

- e. Consider Tax Refund application from Linda Birath in the amount of \$545.02.

Motion/second by Commissioners Guy/Pullin to approve tax refund application from Linda Birath in the amount of \$545.02, motion carried 4-0.

- f. Discussion of Speed Humps on Tanyard Road.

Motion/second by Commissioners Pullin/Guy to approve allowing Tony O'Neal with Atlanta Paving to speak, motion carried 4-0.

Motion/second by Commissioners Jenkins/Pullin to approve allowing Lynn Buffington to speak, motion carried 4-0.

Motion/second by Commissioners Pullin/Guy to postpone until the next Board of Commissioners meeting on September 10, 2025, motion carried 4-0.

- g. Approve/deny change order for curb and gutter on McKinley Road.

Motion/second by Commissioners Guy/Jenkins to approve curb and gutter full-depth reclamation, motion carried 4-0.

NOTE: Commissioner Pullin temporarily left the meeting at 8:56 p.m.

Motion/second by Commissioners Guy/Jenkins to approve relocation of water line on McKinley Road, motion carried 3-0.

- h. Consideration of compensation increase for the Pike County Board of Tax Assessors.

Motion/second by Commissioners Jenkins/Guy to defer consideration of compensation for the Pike County Board of Tax Assessors until next budget year, motion carried 3-0.

- i. Approve/deny Pike County American Legion Post 197 Veterans Memorial Refurbishment Project.

Motion/second by Commissioners Guy/Jenkins to approve allowing Bryan Richardson to speak, motion carried 3-0.

Motion/second by Commissioners Guy/Jenkins to approve the Veterans Memorial Refurbishment Project, waive any county fees associated with the project, and authorize the project manager to coordinate with the County's Buildings and Grounds Department regarding the trimming of the magnolia tree, motion carried 3-0.

- j. Discussion regarding the establishment of an Advisory Committee for Impact Fees.

Motion/second by Commissioners Guy/Jenkins to appoint the Planning and Zoning Board and Shannon Mullinax to the Advisory Committee for Impact Fees, motion carried 3-0.

NOTE: Commissioner Guy temporarily left the meeting at 9:11 p.m., meeting paused due to lack of quorum.

NOTE: Commissioner Guy returned to the meeting at 9:13 p.m., meeting back in progress.

- k. **PUBLIC HEARING:** To receive public input regarding SUP-25-04 - Clyde A Amerson III, owner and applicant, requests a special use permit to allow for the sale of bulk spring water and the shipping and transportation of the spring water from property located at 527 Lifsey Springs Road, Molena, GA, 30258. The subject property is further identified as Parcel ID 059 019B and is in Land Lot 27 of the 8th District. The property consists of 6.96+/- acres. Commission District 2, Commissioner Tim Guy.

NOTE: Commissioner Pullin returned to the meeting at 9:20 p.m.

Motion/second by Commissioners Pullin/Guy to postpone this agenda item until the next Board of Commissioners meeting on September 10, 2025 and request that a representative from the Environmental Protection Division (EPD) be present at the meeting to provide information and answer questions regarding this item, motion carried 4-0.

1. **PUBLIC HEARING:** To receive public input regarding REZ-25-09 - Colwell-Turner Profit Sharing Plan and Trust Owner, and Shannon Mullinax applicant, request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 9762 US Hwy 19, Zebulon, GA 30295. The property consists of 3.33+/- acres in Land lot 224 in the 8th District, further identified as parcel ID 066 051. The request is for a new commercial development that is proposed in two phases and will consist of retail shops and office/warehouse uses. Commission District 1, Commissioner Tim Daniel.

Motion/second by Commissioners Guy/Jenkins to approve REZ-25-09 with 2 conditions, motion carried 4-0. Conditions are as follows:

- 1) **An application for an overlay review shall be required prior to any permits being issued for the property in accordance with Article 16 of the UDC.**
- 2) **Prior to any permits being issued by the county for this development a GDOT entrance/driveway permit shall be required.**

8. UNFINISHED BUSINESS

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

Motion/second by Commissioners Guy/Pullin to approve the Public Facilities Authority Development Agreement and Quitclaim Deed for 70 Gwyn Street Zebulon, GA, motion carried 4-0.

- b. Consideration of Plat for Road Abandonment – Etheridge Mill Road.

Motion/second by Commissioners Pullin/Guy to continue with the entire section of Etheridge Mill Road for road abandonment, motion carried 4-0.

- c. Discussion of Pike County Board of Commissioners Live Meetings project overview and proposal.

Motion/second by Commissioners Pullin/Jenkins to approve the project overview and proposal for Live Meetings, 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 Guy/Pullin to adjourn Regular Session and enter into Executive Session at 9:58 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 8-26-2025.

2.

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

3.

The executive session was called to order at 9:58 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 26th day of August 2025.
Sworn to and subscribed
Before me this 26th day of August 2025.

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

My commission expires: August 10, 2026.

Motion/second by Commissioners Pullin/Guy to adjourn Executive Session and enter into Regular Session at 10:16 p.m., motion carried 4-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Jenkins to adjourn at 10:16 p.m., motion carried 4-0.