

POST AGENDA

PIKE COUNTY BOARD OF COMMISSIONERS

9:00 a.m.

REGULAR MONTHLY MEETING

Wednesday, September 10, 2025

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, September 10, 2025, at 9:00 a.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**.....Keith Ford

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 August 26, 2025, Regular Monthly Meeting.

b. Minutes of the August 26, 2025, Executive Session.

c. Minutes of the August 29, 2025, Special Called Meeting.

Motion/second by Commissioners Guy/Daniel to approve the minutes of the August 26, 2025 Regular Monthly Meeting, the August 26, 2025 Executive Session and the August 29, 2025 Special Called Meeting, motion carried 5-0.

6. **INVITED GUEST**

a. Employee Recognition for service to Pike County.

- Tanya Perkins – Pike County Animal Control

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.

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	\$947,942.10
Fire Dept. Donations.....	\$11,658.64
Cash Reserve Account.....	\$183,600.79
Jail Fund	\$19,398.59
E-911 Fund	\$20,821.82
DATE Fund	\$21,721.80
Juvenile Court Fund.....	\$14,547.70
Residential Impact Fees.....	\$337,526.08
Commercial Impact Fees	\$39,849.07
C.A.I.P FUND	\$35,417.08
General Obligation SPLOST 2022-2028.....	\$2,917,474.32
L.M.I.G. Grant (DOT).....	\$887,313.14

c. County Manager Comment

Motion/second by Commissioners Jenkins/Daniel to approve granting the property owner at 2311 Patton Road thirty (30) days to restore the property on Brookwood Way prior to the construction of the driveway for which the permit has been voided, motion carried 5-0.

Motion/second by Commissioners Daniel/Pullin to approve an additional \$123,791.29 to cover proposed remediation on Tanyard Road related to drainage improvements recommended by GEO Hydro Engineers, motion carried 5-0.

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

8. UNFINISHED BUSINESS

- a. 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 Daniel/Guy to appoint Jim McNair to the Pike County Water and Sewerage Authority, motion carried 5-0.

- b. Discussion of Speed Humps on Tanyard Road.

Motion/second by Commissioners Daniel/Guy to approve four speed humps on Tanyard Road contingent upon CDBG funding, motion carried 3-2, with Chairman Johnson and Commissioner Pullin opposed.

- c. 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.

Motion/second by Commissioners Daniel/Guy to allow applicant Clyde Amerson to speak, motion carried 5-0.

Motion/second by Commissioners Guy/Pullin to approve Special Use Permit 25-04 with three conditions, motion carried 5-0. Conditions are as follows:

- 1) **A business license shall be required for the proposed use and renewed annually if the business is still in operation. The applicant shall supply a copy of all inspections and permits from the Department of Agriculture each year with the business license application.**
- 2) **Paved access shall be provided for the truck loading area for the filling of water. Access shall meet the standards of the UDC and must go through the development permit process.**
- 3) **No operations shall be conducted on the property between the hours of 9:00 p.m. and 6:00 a.m.**

9. NEW BUSINESS

- a. Consider use of Courthouse Grounds from Kacie Edwards with Pike County Chamber of Commerce for Capes and Crowns on October 4, 2025 from 3:00 p.m. – 10:00 p.m.

Motion/second by Commissioners Daniel/Guy to approve use of Courthouse Grounds on October 4, 2025, motion carried 5-0.

- b. Consideration of Final Appointment to the Impact Fee Advisory Committee.

Motion/second by Commissioners Jenkins/Daniel to postpone the final appointment until the next Board of Commissioners meeting on September 30, 2025, motion carried 5-0.

- c. Consideration and approval of the Memorandum of Understanding (MOU) between the County and the Development Authority regarding the transfer of county property.

Motion/second by Commissioners Daniel/Pullin to approve the MOU between the County and the Development Authority regarding the transfer of county property and authorize Chairman Johnson to sign, motion carried 5-0.

- d. Declare Public Works Equipment/Vehicles as surplus and authorize sale.

Motion/second by Commissioners Daniel/Guy to approve Public Works equipment/vehicles as surplus and authorize to sale, motion carried 5-0.

- e. Declare Pike County Sheriff's Office Equipment as surplus and authorize discarding items.

Motion/second by Commissioners Guy/Daniel to declare Pike County Sheriff's Office equipment as surplus and authorize discarding the equipment, motion carried 5-0.

- f. Approval of Quitclaim Deed for Etheridge Mill Industrial Park.

Motion/second by Commissioners Pullin/Daniel to approve the Quitclaim Deed for Etheridge Mill Industrial Park, motion carried 5-0.

- g. Consideration of a moratorium on Data Centers.

Motion/second by Commissioners Jenkins/Daniel to approve a moratorium on Data Centers, motion carried 5-0.

- h. Discussion of impact of Millage Rate Rollback on Budget and Hiring.

Discussion only, no motion entertained.

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

11. EXECUTIVE SESSION - NONE

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 10:17 a.m., motion carried 5-0.