

POST AGENDA

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

REGULAR MONTHLY MEETING
Tuesday, October 28, 2025

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, October 28, 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.....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 agenda, motion carried 4-0.

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

a. Minutes of the September 30, 2025, Regular Monthly Meeting.

Motion/second by Commissioners Guy/Daniel to approve the minutes of the September 30, 2025 Regular Monthly Meeting, motion carried 4-0.

6. INVITED GUEST

a. Chief Judge Scott Ballard of the Griffin Judicial Circuit and Dr. Will Simmons, District Court Administrator for the 6th Judicial Administrative District - Superior Courts of Georgia.

Motion/second by Commissioners Daniel/Guy to approve locality pay for Superior Court Judges, capped at ten percent (10%) of the Superior Court Judges' base pay beginning January 1, 2026 and authorize Chairman Johnson to sign all related documents, motion carried 4-0.

Motion/second by Commissioners Daniel/Guy to approve a 6.25% merit-based raise for the Griffin Judicial Circuit staff, effective January 1, 2026 and authorize Chairman Johnson to sign all related documents, motion carried 4-0.

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 Guy/Daniel to accept reports, motion carried 4-0.

b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$2,259,429.74
Fire Dept. Donations.....	\$11,659.13
Cash Reserve Account.....	\$183,608.00
Jail Fund	\$22,179.41
E-911 Fund	\$10,994.17
DATE Fund	\$21,722.91
Juvenile Court Fund.....	\$14,547.70
Residential Impact Fee	\$364,179.56
Commercial Impact Fees	\$39,850.82
C.A.I.P FUND	\$29,390.45
General Obligation SPLOST 2022-2028.....	\$3,161,211.54
L.M.I.G. Grant (DOT).....	\$294,362.14

c. County Manager Comment

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

8. UNFINISHED BUSINESS

- a. **PUBLIC HEARING:** To receive public input regarding **REZ-25-10** – Mt. Gilead Baptist Church Owner, and Bloom Pediatric Therapy Applicant requests a Rezoning from AR (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 14686 US Hwy 19, Griffin, GA. 30224. The property consists of 1.77+/- Acres in Land Lot 89 of the 2nd Land District, further identified as Parcel ID: 074 103. The Request is to convert the existing house into an office for Pediatric Therapy Practice. Commission District 4. Commissioner James Jenkins.

Motion/second by Commissioners Jenkins/Daniel to approve Rezoning Permit 25-10 with three conditions, motion carried 4-0. 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) **Commercial building permits shall be required to convert the existing home into commercial use. All life safety and ADA requirements shall be met prior to a business license being issued.**

9. NEW BUSINESS

- a. Consider use of Courthouse Grounds from Kacie Edwards with Pike Chamber of Commerce on Saturday, December 13, 2025 from 12:00 p.m. – 10:00 p.m. for Christmas Parade & Market.

Motion/second by Commissioners Daniel/Guy to approve use of Courthouse Grounds on December 13, 2025, motion carried 4-0.

- b. Discussion of Employee Christmas luncheon.

Motion/second by Commissioners Guy/Daniel to approve consolidating the Employee Appreciation Day and the Employee Christmas Luncheon into one annual event, which will be held as the Employee Christmas Luncheon, motion carried 4-0.

- c. Consider recognizing three additional state/federal holidays for county employees.

Motion/second by Commissioners Guy/Daniel to approve adding three holidays to the Pike County Holiday Schedule, which include Washington's Birthday in February, Juneteenth in June, and Columbus Day in October, motion carried 4-0.

- d. Approve/deny the 2026 Holiday Schedule.

Motion/second by Commissioners Guy/Daniel to approve the 2026 Pike County Holiday Schedule, to include the three added holidays – Washington's Birthday in February, Juneteenth in June, and Columbus Day in October, motion carried 4-0.

- e. Approve/deny the 2026 Board of Commissioners Regular Monthly Meeting Schedule.

Motion/second by Commissioners Daniel/Guy to approve the proposed 2026 Board of Commissioners meeting schedule which includes the specific amendment to eliminate the meeting scheduled for Wednesday, November 11, 2026, in observance of the Veterans Day Holiday, motion carried 4-0.

- f. Approve/deny use of SPLOST funds for the remediation of West Fossett Road.

Motion/second by Commissioners Daniel/Guy to approve the use of SPLOST funds in the amount of \$33,228.40 for the remediation of West Fossett Road, motion carried 4-0.

- g. Approve/deny returning the Emergency Management Agency (EMA) gifted bus to Upson County.

Motion/second by Commissioners Guy/Daniel to approve the transfer and return of the Emergency Management Agency gifted bus to Upson County, motion carried 4-0.

- h. Consider proposed auction agreement from J.M. Wood Auction Co., Inc. for the 2020 CAT 140M Motorgrader S/N: EB200237.

Motion/second by Commissioners Jenkins/Daniel to approve the lease buyout of the motorgrader and the sale through auction with J.M. Wood Auction Co., and authorize Chairman Johnson to sign all related documents, motion carried 4-0.

- i. Discussion of the 90-day moratorium on Economic Incentive Program - Extension (Chapter 114 of the Pike County Code).

Motion/second by Commissioners Daniel/Guy to approve a 90-day extension of the moratorium on the Economic Incentive Program, motion carried 4-0.

- j. Approve/deny the Adoption Resolution for Capital Improvements Element (CIE) Annual Update, pursuant to the Georgia Development Impact Fee Act and the Development Impact Fee Compliance Requirements of the Georgia Department of Community Affairs.

Motion/second by Commissioners Daniel/Guy to approve the adoption resolution for the Capital Improvements Element (CIE) and authorize Chairman Johnson to sign all related documents, motion carried 4-0.

- k. **PUBLIC HEARING:** To receive public input regarding SUP-25-05 Rodricus Corbin Owner and Applicant requests a special use permit to allow a campground with glamping domes to be located on property at the end of Starks Road, Griffin, GA 30224. The subject property is identified as Parcel ID 064 028 and is in Land Lots 36 of the 2nd District. The property consists of 29.9+/- acres. Commission District 4, Commissioner James Jenkins.

Motion/second by Commissioners Jenkins/Daniel to deny SUP-25-05, motion carried 4-0.

- l. **PUBLIC HEARING:** To receive public input regarding SUP-25-06 Talking Rock Cabin at Prayer Mountain, LLC Owner and Fountian Grove Springs, LLC Applicant requests a special use permit 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 on the east side of US Highway 19 South, North of Sheppard Road, Meansville GA, 30256. The subject properties are further identified as Parcel IDs 084 047B and 084 047A and is in Land Lots 174, 175, 177, 178, 179, 180 and 207 of the 8th District. The property consists of 759.60+/- acres. Commission District 3, Commissioner Ken Pullin.

Motion/second by Commissioners Daniel/Guy to extend Public Comment for an additional 10 minutes for those speaking in favor and in opposition, motion carried 4-0.

Motion/second by Commissioners Guy/Daniel to extend Public Comment for an additional 10 minutes for those speaking in favor and in opposition, motion carried 4-0.

Motion/second by Commissioners Jenkins/Guy to postpone making a decision on SUP-25-05 until November 12, 2025, Board of Commissioners regular monthly meeting, motion carried 4-0.

- m. **PUBLIC HEARING:** To receive public input regarding REZ-25-11 Paul Harris Owner, and Leland and Michael Harris applicants request a rezoning from AR (Residential Agricultural) to RR (Rural Residential) for property located on the south side of Bethany Church Road, east of Hutchinson Road, Williamson, GA 30292. The property consists of 3.0+/- acres in Land lot 125 in the 1st District, further identified as part of parcel ID 049 13. The request is to rezone 3 acres for a single building lot. Commission District 4, Commissioner James Jenkins.

Motion/second by Commissioners Jenkins/Daniel to approve REZ-25-11, motion carried 4-0.

- n. **PUBLIC HEARING:** To receive public input regarding Text Amendment to the Code of Ordinance of Pike County, GA, Title XV: Land Usage, Chapter 166, Solar Farm Ordinance.

Motion/second by Commissioners Daniel/Guy to approve the first reading of Text Amendment to Chapter 166 Solar Farm Ordinance, motion carried 4-0.

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

11. EXECUTIVE SESSION

- a. County Manager Rob Morton request 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.

Motion/second by Commissioners Daniel/Guy to adjourn Regular Session and enter into Executive Session at 9:27 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 10-28-2025.

2.

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

3.

The executive session was called to order at 9:27 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*);

No 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 28th day of October 2025.

Sworn to and subscribed
Before me this 28th day of October 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 9:38 p.m., motion carried 4-0.

Motion/second by Commissioners Daniel/Guy to approve placing the demand for refund as a New Business item on the Board of Commissioners November 12, 2025 meeting agenda, motion carried 4-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 9:39 p.m., motion carried 4-0.