

POST AGENDA

PIKE COUNTY BOARD OF COMMISSIONERS

9:00 a.m.

REGULAR MONTHLY MEETING

Wednesday, November 12, 2025

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, November 12, 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**.....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 amended agenda to include the addition New Business Item n. Approve/deny 2025 Lease and Resolution for a 140-15 Motor Grader through Caterpillar Financial Services, motion carried 5-0.

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

a. Minutes of the October 28, 2025, Regular Monthly Meeting.

b. Minutes of the October 28, 2025, Executive Session.

Motion/second by Commissioners Guy/Daniel to approve the minutes of the October 28, 2025 Regular Monthly Meeting and the October 28, 2025 Executive Session, motion carried 5-0.

6. **INVITED GUEST**

a. Employee Recognition for service to Pike County.

- Jeffery Hilton – Pike County Planning and Development

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	\$1,495,236.53
Fire Dept. Donations.....	\$12,159.13
Cash Reserve Account.....	\$214,999.09
Jail Fund	\$22,179.41
E-911 Fund	\$71,728.08
DATE Fund	\$21,848.59
Juvenile Court Fund.....	\$14,547.70
Residential Impact Fees.....	\$360,955.55
Commercial Impact Fees	\$39,850.82
C.A.I.P FUND	\$29,390.45
General Obligation SPLOST 2022-2028.....	\$1,199,164.61
L.M.I.G. Grant (DOT).....	\$1,213,843.45

c. County Manager Comment

d. Commissioner Reports

e. County Attorney Report to Commissioners

8. UNFINISHED BUSINESS

- a. **SUP-25-06** Talking Rock Cabin at Prayer Mountain, LLC Owner and Fountian Grove Springs, LLC 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 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 Pullin/Jenkins to deny SUP-25-06, motion carried 4-1, with Chairman Johnson opposed. The motion to deny was based on the following concerns:

1. **The proposed use could be detrimental to the use and development of adjacent properties.**
2. **The proposed use could adversely affect the health of Pike County citizens due to possible negative impacts on water service and quality in Pike County.**
3. **The potential hazard associated with vehicular movement, specifically the ingress and egress of delivery trucks, to and from the location.**

9. NEW BUSINESS

- a. Consider one appointment to the Pike County Agribusiness Authority to fill a three-year unexpired term, set to expire December 31, 2027. *Applicant has met the criteria.*

Motion/second by Commissioners Pullin/Daniel to approve the appointment of Heather McLendon to the Pike County Agribusiness Authority , motion carried 5-0.

- b. Approve/deny renewal of alcohol license (Pouring – beer, wine and distilled spirits) for Stacy Johnston, J2 Hospitality LLC d/b/a Slices Pizzeria, 421 Plaza Drive, Zebulon, GA. *Applicant has met criteria.*

Motion/second by Commissioners Jenkins/Daniel to combine agenda items b through h as one motion, motion carried 5-0.

Motion/second by Commissioners Jenkins/Daniel to approve agenda items b through h, alcohol license renewals, motion carried 5-0.

- c. Approve/deny renewal of alcohol license (Pouring – beer, wine, and distilled spirits) for Jeremy Crumbley d/b/a Pedros Zebulon Co., 212 Plaza Drive, Zebulon, GA. *Applicant has met criteria.*

See combined motion under agenda item b.

- d. Approve/deny renewal of alcohol license (Retail Sales – beer and wine) for Saifullah Bhamani, Nabiha USA Inc d/b/a The Rock Store, 4131 Hwy 19 South, Meansville, GA. *Applicant has met criteria.*

See combined motion under agenda item b.

- e. Approve/deny issuance of alcohol license (Pouring – beer, wine, and distilled spirits) for Tracy Wallace d/b/a Barnstormers Restaurant and Grill, LLC, 349 Jonathan's Roost Rd, Williamson, GA. *Applicant has met criteria.*

See combined motion under agenda item b.

- f. Approve/Deny alcohol license (Retail Sales – beer and wine) for Bimal Patel, Royal 77 LLC dba Zebulon Whistle Stop, 5900 Highway 19 South, Zebulon, GA. *Applicant has met criteria.*

See combined motion under agenda item b.

- g. Approve/deny renewal of alcohol license (Retail Sales – beer and/or wine) for Mark McKernan, Grey Wolf Inc d/b/a Hunters Corner, 12471 Highway 18, Williamson, GA. *Applicant has met criteria.*

See combined motion under agenda item b.

- h. Approve/deny renewal of alcohol license (Retail Sales – beer) for Naushad Rehmatullah, Zebulon Investment LLC d/b/a Cadies Corner, 10030 Hwy 19 North, Zebulon, GA. *Applicant has met criteria.*

See combined motion under agenda item b.

- i. Discussion of Employee Christmas luncheon.

Motion/second by Commissioners Pullin/Daniel to approve Friday, December 19, 2025, as the date for the Employee Christmas Luncheon, with an allocation of \$20.00 per employee, motion carried 5-0.

- j. Discussion of request for Impact Fee refund.

Motion/second by Commissioners Guy/Daniel to deny request for Impact Fee refund, motion carried 4-1, with Commissioner Pullin abstaining due to personal friendship with applicant.

- k. Discussion of declaring 2007 Sterling Dump Truck surplus.

Motion/second by Commissioners Daniel/Guy to approve declaring the 2007 Sterling Dump Truck as surplus and authorize to sell with other equipment previously declared surplus, motion carried 5-0.

- l. Approve/deny the FY 2024-2025 Final Budget Amendments and Resolution.

Motion/second by Commissioners Guy/Daniel to approve the FY 2024-2025 Final Budget Amendments and Resolution, and to authorize Chairman Johnson to sign related documents, motion carried 5-0.

- m. Second Reading of 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 second reading of the Text Amendment to the Code of Ordinances of Pike County, Georgia, Title XV: Land Usage, Chapter 166, Solar Farm Ordinance, motion carried 5-0.

- n. Approve/deny 2025 Lease and Resolution for a 140-15 Motor Grader through Caterpillar Financial Services. (added per amended agenda)

Motion/second by Commissioners Daniel/Pullin to approve the 2025 Lease and Resolution for a 140-15 Motor Grader through Caterpillar Financial Services and to authorize the Chairman and County Manager to sign all related documents, motion carried 5-0.

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 9:40 a.m., motion carried 5-0.