

**REGULAR MONTHLY MEETING  
PIKE COUNTY BOARD OF COMMISSIONERS**

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, November 25, 2025, at 6:30 p.m. in the Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners 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)). Due to unforeseen circumstances, Commissioner Tim Daniel 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))**

County Manager Rob Morton stated that, prior to the meeting, the County received a formal request from the applicant to withdraw Item 9, New Business (d) REZ-25-12.

**Motion/second by Commissioners Guy/Pullin to approve the agenda with the removal of Item 9, New Business (d) REZ-25-12, motion carried 4-0.**

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

- a. Minutes of the November 12, 2025, Regular Monthly Meeting.

**Motion/second by Commissioners Pullin/Guy to approve the minutes of the November 12, 2025, Regular Monthly Meeting, motion carried 4-0.**

- 6. INVITED GUEST**

- a. The Pike County Fire Department to recognize employees for their outstanding service and heroic actions in the line of duty.

Steven Poss, Training Chief of Pike County Fire Department, addressed the Board regarding the department’s increased call volume and expanding service demands. He outlined that the department responds to structural and wildland fires, vehicle accidents with extrication, hazardous material incidents, carbon monoxide exposure, and a growing number of medical emergencies. The department operates from one station staffed 24/7 with a combination of career and volunteer firefighters, including part-time personnel during peak hours. Many firefighters are Pike County residents who serve in both volunteer and career roles.

Chief Poss recognized firefighters and EMS personnel for two recent lifesaving incidents:

**Anaphylactic Emergency (Sept. 25)** – Fire and EMS personnel responded to a severe allergic reaction where the patient, William Curtis, was unresponsive and not breathing. Due to all county ambulances being in service, mutual aid was requested. Fire responders provided airway management and oxygen support until ALS arrival. The patient regained spontaneous breathing on scene. Personnel recognized included:

- Caleb Pritchett, Doug Blount, Kevin Gilham (Pike Fire Rescue)
- Robby Vickery, Sally Hammock, Kim Ragan (Ameri-Pro EMS)

**Cardiac Arrest (Oct. 16)** – Fire personnel performed immediate CPR and deployed an AED, delivering a shock prior to ALS arrival. The patient, Anthony Todd Sellers, regained a pulse and later made a full recovery after hospitalization. Personnel recognized included:

- Matthew Carraway, Fred Leonard (Pike Fire Rescue)
- Jessica Williams, Frank Clackum (Ameri-Pro EMS)

Chief Poss also referenced a recent twin delivery at a private residence and several complex rescue responses, including a plane crash, animal rescue, and an industrial entrapment, highlighting the department’s versatility, professionalism, and dedication to public safety. He concluded by expressing gratitude for the opportunity to recognize the commitment and life-saving efforts of Pike County Fire Rescue and EMS personnel.

- 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 December. Revenue/Expenditure Statement and Detail Check Register is included.*

**Motion/second by Commissioners Guy/Pullin to accept reports, motion carried 4-0.**

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund .....	\$1,778,952.41
Fire Dept. Donations.....	\$12,159.13
Cash Reserve Account.....	\$214,999.09
Jail Fund .....	\$23,250.43
E-911 Fund .....	\$64,434.32
DATE Fund .....	\$18,362.32

Juvenile Court Fund.....	\$14,547.70
Residential Impact Fee .....	\$388,059.51
Commercial Impact Fees .....	\$40,670.79
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

County Manager Rob Morton stated that, following the last Board of Commissioners meeting, it was determined that some departments would not be able to attend the Christmas luncheon previously approved for December 19, 2025. Based on subsequent discussions, Mr. Morton noted his understanding that granting employees a day off on December 26, 2025, in lieu of the Christmas luncheon, would be acceptable.

**Motion/second by Commissioners Pullin/Guy to approve giving all Pike County employees Friday, December 26, 2025, as a paid day off in lieu of holding the annual employee Christmas luncheon, motion carried 4-0.**

The Impact Fee Advisory Committee held its second meeting on November 19, 2025, with the County’s consultant, Bill Ross, in attendance. Ambiguity arose from the Committee regarding issues related to Impact Fees and the update process. The Committee requested that County Attorney Rob Morton research state law concerning the collection of Impact Fees, including the potential differentiation between percentages collected for residential versus non-residential impact fees. County Manager Morton subsequently asked the Board for authorization for his office to conduct the research and provide a legal opinion.

Commissioner Jenkins inquired about whether a fee would be associated with the research. CM Morton confirmed it would not incur an additional charge.

**Motion/second by Commissioners Jenkins/Pullin to approve the County Manager to research applicable state law regarding the collection of Impact Fees, including the potential to differentiate the percentage of fees collected for residential Impact Fees versus non-residential Impact Fees, motion carried 4-0.**

County Manager Rob Morton stated that he had received a request from a citizen for the installation of speed humps or speed tables on McKinley Road due to excessive speeding. He noted that the McKinley Road project is scheduled for completion by December 10, 2025, and emphasized that a decision regarding the installation of speed humps or tables should be made while the contractor remains on site. Mr. Morton further reported that he is awaiting estimates from McLeroy for the cost of speed humps versus speed tables and hoped to have those figures prior to the Board’s meeting. He referenced previous estimates related to Tanyard Road, which included \$3,500.00 per speed hump and \$8,600.00 per speed table, and indicated that he anticipated McLeroy’s estimates will be in a similar price range. CM Morton noted the funding for this would likely come from approved American Resuce Plan Act (ARPA) funds, as the McKinely Road project was an ARPA project.

Commissioner Guy expressed opposition to speed control devices on county roads due to their impact on emergency vehicles, first responders, and school buses.

Commissioner Pullin acknowledged the issue but expressed a desire to postpone a decision and potentially increase law enforcement presence as an alternative.

**Motion/second by Commissioners Jenkins/Guy to approve postponing the discussion of speed humps/speed tables on McKinley Road until the next Board of Commissioners meeting on December 10, 2025, motion carried 4-0.**

The County Farm Road property, consisting of approximately 238 acres, was successfully transferred to the Development Authority of Pike County. The Authority secured financing from United Bank to pay off the County’s note associated with the property. This transaction was completed on Wednesday, November 19, 2025.

d. Commissioner Reports

District 1 –Tim Daniel - Absent

District 2 –Tim Guy – No report.

District 3 – Ken Pullin thanked Chris Goodman and Public Works for the great job they do.

District 4 – James Jenkins echoed the remarks of Commissioner Pullin and commended Jeremy Gilbert of Planning and Development for his handling of a subdivision matter and for keeping him well informed.

Commissioner Jenkins further noted the county’s 4-H Shooting Sports program, led by Coach Mayor Steve Fry, and expressed appreciation to the Board of Commissioners for extending the use of the landfill property on County Farm Road for the shooting range. He reported that the team will compete at the state level on December 5–6, 2025, and offered his congratulations to the participants.

At-Large Chairman Briar Johnson expressed appreciation to the Farm Bureau, its President Ray Brumbelow, and County Extension Agent Brooklyn Wassel for hosting the Farm City Week Breakfast at the Chestnut Oaks facility.

Chairman Johnson also congratulated Pike County EMA Director Jimmy Totten on being nominated by his peers and receiving the EMA Director of the Year award for the entire state.

Chairman Johnson announced multiple open positions on various county boards and authorities:

- Three Rivers Regional Commission Board – 1 vacancy
- Two Rivers RC & D Council – 2 vacancies
- J. Joel Edwards Library Board – 1 vacancy
- Pike County Agribusiness Authority – 2 vacancies
- McIntosh Trail Community Service Board – 1 vacancy
- Development Authority of Pike County – 3 vacancies
- Pike County Water and Sewerage Authority – 3 vacancies
- Pike County Tax Assessors Board – 2 vacancies

Interested individuals should apply for these Board positions at the Pike County Board of Commissioners office. These appointments will be made at the next regular monthly meeting, December 10, 2025, to take effect in January.

Chairman Johnson wished everyone a Happy Thanksgiving!

- e. County Attorney Report to Commissioners – No report.

## 8. UNFINISHED BUSINESS - NONE

## 9. NEW BUSINESS

- a. Discussion of the draft list of updated paving projects.

County Manager Rob Morton stated a draft of the updated “Current and Future List of Pike County Paving Projects” was provided, detailing each project’s mileage, Commission District, number of parcels on the road, estimated and actual costs (with and without right-of-way acquisition and utility relocation), funding sources, status, and notes. The list includes the three previously approved projects—Wood Creek Road, Old Zebulon Road, and Blanton Mill Road that have been transferred to the new draft list with their previously approved SPLOST VI funding. The new draft list includes 19 additional roads identified by the Director of Public Works Chris Goodman and the Commissioners, including McKinley Road Southeast. An updated request was received from Commissioner Daniel to add Green Street and Fossett Road to the list. The list also includes non-road projects, such as the expansion and repaving of the Senior Center Parking lot and the Admin Building parking lot.

Estimated SPLOST funds that may be available total approximately \$13,046,096. Based on estimates for Wood Creek Road, Old Zebulon Road, and Blanton Mill Road that includes the rights-of-way acquisition and utility relocation, the costs for these three roads total \$14,007,000, exceeding remaining SPLOST funds in the amount of \$13,046,096, through the end of the current SPLOST 2028. The consulting engineer advised that acquisition of the rights of way and relocation of utilities will be necessary. If the county decides not to acquire the rights of way and limit utility relocations, then the remaining SPLOST funds may be stretched to cover the cost estimates. If rights-of-way acquisition and utility relocations are minimized, available SPLOST funds may cover additional projects at the lower (grading-and-paving-only) cost estimates. A workshop with Chris Goodman and consulting engineer Mark Whitely along with the Board has been recommended by Commissioner Pullin to discuss the paving projects list.

**Motion/second by Commissioners Pullin/Jenkins to approve scheduling a Board workshop on county paving projects after the first of the year 2026, with the intent to hold it during the second or third week of January, motion carried 4-0.**

- b. Approve/deny the proposed amendment to the existing Memorandum of Agreement between the University of Georgia Research Foundation, Inc. Carl Vinson Institute of Government and Pike County, Georgia.

County Manager Rob Morton noted the compensation study with the University of Georgia’s Carl Vinson Institute of Government has experienced delays, surpassing its original October end date.

CM Morton stated the Board was provided with the proposed amendment extending the contract term through February 28, 2026. Approval of the amendment and authorization for Chairman Johnson to execute the document were recommended.

The consultant additionally requested approval to conduct a compensation survey of neighboring counties and key cities to establish a relevant local labor market for comparison. The jurisdictions to be surveyed include:

**Neighboring Counties:** Lamar, Spalding, Butts, Monroe, Upson, and Meriwether.  
**Key Cities:** Griffin, Thomaston, Jackson, Barnesville, Forsyth, Greenville, and Zebulon.

The consultant also recommended including the following benchmark positions to represent the County’s pay system:

Maintenance Technician I; Light Equipment Operator; Accounts Payable Coordinator; Firefighter; Heavy Equipment Operator; Shop Mechanic; Registrar; Senior Center Director; Firefighter/EMT/Lieutenant; Building Inspector; Elections Director/Supervisor; County Clerk; Firefighter/EMT/Captain; Deputy Chief/Firefighter/Paramedic; Public Works Director; Finance Administrator; Fire Chief; Planning & Development Director; County Manager; and Human Resources and Payroll Coordinator.

Approval was requested to authorize UGA to proceed with the survey based on this information.

Commissioner Jenkins inquired whether any additional costs would be associated with the extension. CM Morton replied that the county has already paid for the compensation study, and this is a no-cost extension to allow for the completion and receipt of the information.

**Motion/second by Commissioners Guy/Jenkins to approve the amendment to the existing Memorandum of Agreement and authorize Chairman Johnson to sign, motion carried 4-0.**

**Motion/second by Commissioners Guy/Pullin to approve surveying the neighboring counties and key cities to establish a relevant local labor market, motion carried 4-0.**

- c. **PUBLIC HEARING:** To receive public input regarding Text Amendment to multiple articles of the Unified Development Code to add regulations and requirements for Data Centers.

Planning and Development Director Jeremy Gilbert addressed the Board stating following a moratorium placed on data centers on September 10, 2025, Planning Staff and the Planning and Zoning Board had the opportunity to review and provide recommendations regarding data centers. After several workshops were held regarding the ordinance for data centers, a determination was made to present the following amendments/additions to the UDC.

## **Article 2:**

### **Sec. 202. General definitions.**

**II-1. Data Centers:** A facility, or campus of facilities, engaged in the storage, management, processing, hosting or transmission of data and related services, which house computer systems, network equipment, servers, appliances and other associated components and structures customarily incidental or related to such operations.

## **Article 14:**

### **Sec. 1403. Permitted uses.**

B. The following principal uses are permitted as special use permits in M-1 districts:

#### **5. Data Centers**

- a. Minimum lot area of ten (10) acres is required for all data centers.
- b. There shall be established a 50-foot wide planted or natural buffer along the entire perimeter of the property where it is adjacent to any residentially zoned property. The County reserves the right to require additional plantings in a buffer deemed to be insufficient in plant materials to constitute a proper screen.
- c. All structures shall be setback a minimum of 100 feet from property lines and 500 feet from any habitable structures. There shall be a 150-foot buffer for all streams and all state buffers for wetlands shall be enforced.
- d. Applicants must provide a letter from all utility providers during the special use permit application process stating that adequate service is available for the proposed use or state what improvements are required to accommodate the proposed use. All upgrades/improvements shall be at the expense of the applicant/developer and completed prior to a certificate of occupancy is issued.
- e. All Data Centers shall be serviced by a public Water System. Private well shall be prohibited
- f. All cooling and ventilation equipment will operate on a closed-loop system.
- g. All Data centers shall be located on US Highway 41 or within a platted industrial park. In the case of a corner lot or a double frontage lot on US Highway 41, the Data Center may only be entered from the State Highway of road frontage. No entrance shall be permitted on a county road except for internal road in a platted industrial park.
- h. Data Centers shall not produce sound that exceeds 65 decibels, measured at the adjacent external property boundary between the Data Center and a Residential Dwelling. At any time after the issuance of a Certificate of Occupancy for any building, the County may require the data center operator to provide a sound study to confirm that the operation is compliant. If the data center operation is found not to be in compliance with this subsection, then the County may issue a Notice of Violation to the operator which may direct that action be taken to remedy the violation within 30 days of service of the notice of violation. If the data center operation fails to come into compliance within 30 days following service of the notice of violation, then the Data Centers Certificate of Occupancy may be revoked.
- i. A decommissioning bond shall be required prior to the issuance of a certificate of occupancy for all data centers in an amount to return the site back to its predevelopment condition as determined by an independent, third-party professional engineer licensed in the state of Georgia.
- j. All onsite generators must be contained within sound barriers with acoustic damping features and only permitted in the side or rear yard areas. The testing of any generators may only be completed between the hours of 9:00 AM EST and 4:00 PM EST and the generators may only be used in the case of an emergency situation.

- k. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and other properties.
- l. All battery systems shall be equipped with a dedicated fire suppression system designed to control thermal runaway, fire and explosion hazards associated with the specific battery chemistry. Fire suppression systems shall comply with all state regulations and suppression systems shall be automatic, monitored and connected to an alarm system.
- m. Prior to the issuance of a Certificate of Occupancy the operator shall file an Emergency Response Plan with the Pike County Fire Department, EMA and Sheriff's office containing the following:
  - a. A site map showing the location of all batteries, generators, fuel storage, electrical and switchgear.
  - b. 24-hour emergency contact information for on-site and corporate personnel.
  - c. Hazard identification of all energy storage materials, including safety data sheets.
  - d. Detailed shutdown, isolation, and ventilation procedures.
  - e. Firefighting and spill containment procedures specific to the battery chemistry used.
  - f. Evacuation routes, staging areas, and water supply plan for emergency responders.
  - g. Coordination protocol with the Pike County Fire Department, Sheriff's Office and EMA.

## **Article 15:**

### **Sec. 1503. Permitted uses.**

- B. The following principal uses are permitted as special use permits in M-2 districts:

#### **7. Data Centers**

- a. Minimum lot area of ten (10) acres is required for all data centers.
- b. There shall be established a 50-foot wide planted or natural buffer along the entire perimeter of the property where it is adjacent to any residentially zoned property. The County reserves the right to require additional plantings in a buffer deemed to be insufficient in plant materials to constitute a proper screen.
- c. All structures shall be setback a minimum of 100 feet from property lines and 500 feet from any habitable structures. There shall be a 150-foot buffer for all streams and all state buffers for wetlands shall be enforced.
- d. Applicants must provide a letter from all utility providers during the special use permit application process stating that adequate service is available for the proposed use or state what improvements are required to accommodate the proposed use. All upgrades/improvements shall be at the expense of the applicant/developer and completed prior to a certificate of occupancy is issued.
- e. All Data Centers shall be serviced by a public Water System. Private well shall be prohibited
- f. All cooling and ventilation equipment will operate on a closed-loop system.
- g. All Data centers shall be located on US Highway 41 or within a platted industrial park. In the case of a corner lot or a double frontage lot on US Highway 41, the Data Center may only be entered from the State Highway of road frontage. No entrance shall be permitted on a county road except for internal road in a platted industrial park.
- h. Data Centers shall not produce sound that exceeds 65 decibels, measured at the adjacent external property boundary between the Data Center and a Residential Dwelling. At any time after the issuance of a Certificate of Occupancy for any building, the County may require the data center operator to provide a sound study to confirm that the operation is compliant. If the data center operation is found not to be in compliance with this subsection, then the County may issue a Notice of Violation to the operator which may direct that action be taken to remedy the violation within 30 days of service of the notice of violation. If the data center operation fails to come into compliance within 30 days following service of the notice of violation, then the Data Centers Certificate of Occupancy may be revoked.
- i. A decommissioning bond shall be required prior to the issuance of a certificate of occupancy for all data centers in an amount to return the site back to its predevelopment condition as determined by an independent, third-party professional engineer licensed in the state of Georgia.
- j. All onsite generators must be contained within sound barriers with acoustic damping features and only permitted in the side or rear yard areas. The testing of any generators may only be completed between the hours of 9:00 AM EST and 4:00 PM EST and the generators may only be used in the case of an emergency situation.
- k. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and other properties.

- l. All battery systems shall be equipped with a dedicated fire suppression system designed to control thermal runaway, fire and explosion hazards associated with the specific battery chemistry. Fire suppression systems shall comply with all state regulations and suppression systems shall be automatic, monitored and connected to an alarm system.
- m. Prior to the issuance of a Certificate of Occupancy the operator shall file an Emergency Response Plan with the Pike County Fire Department, EMA and Sheriff's office containing the following:
  - a. A site map showing the location of all batteries, generators, fuel storage, electrical and switchgear.
  - b. 24-hour emergency contact information for on-site and corporate personnel.
  - c. Hazard identification of all energy storage materials, including safety data sheets.
  - d. Detailed shutdown, isolation, and ventilation procedures.
  - e. Firefighting and spill containment procedures specific to the battery chemistry used.
  - f. Evacuation routes, staging areas, and water supply plan for emergency responders.
  - g. Coordination protocol with the Pike County Fire Department, Sheriff's Office and EMA.

The Planning and Zoning Board heard the request at their November 13, 2025 meeting and recommended approval of the text Amendments.

A Public Hearing was held, during which Steve Fry and Becky Watts provided comments.

County Manager Rob Morton explained that since this is a text amendment, it will require two readings before final approval. This process allows for additional changes to be made before the final vote.

Commissioner Pullin inquired about the size of data centers. Jeremy Gilbert noted that they vary significantly. The proposed 10-acre minimum was established specifically to prevent the development of numerous small data centers. The regulations are intended to maintain the integrity of the area.

Commissioner Jenkins mentioned the electrical power generation and consumption of data centers. A concern was raised about the large amount of electricity data centers generate or consume. The proposed regulations require data centers to coordinate with utility companies. This requirement was included to understand the exact power generation and consumption. Many data centers are now including their own solar farms to generate additional power, which could potentially be sold back to utility companies.

Jeremy Gilbert noted that the county has very little land zoned M1 that is large enough (e.g., 100+ acres) to support the largest-scaled data centers, which might limit the potential for selling power back to the grid. The requirement for a letter detailing coordination with utilities will allow the Board of Commissioners to address power-related issues and add conditions during the special use permit application process, similar to how solar farms are handled.

**Motion/second by Commissioners Pullin/Guy to approve the first reading of text amendment related to Data Centers, motion carried 4-0.**

- d. **PUBLIC HEARING:** To receive public input regarding **REZ-25-12** Jason Betsill Owner, and Applicant request a Rezoning from AR (Residential Agricultural) to RR (Rural Residential) for property located at the southwest corner of the intersection of Campground Road and Georgia Highway 18, Zebulon, GA., 30295, in Land Lots 123 & 124 of the 8<sup>th</sup> Land District, further identified as Parcel ID: 092 017. The property consists of 182.751+/- Acres and the request is to rezone the property for the purpose of constructing a 43-lot Single-Family Subdivision. Commission District 3. Commissioner Ken Pullin.

**Applicant formally withdrew REZ-25-12 application prior to meeting.**

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

**11. EXECUTIVE SESSION - NONE**

**12. ADJOURNMENT**

**Motion/second by Commissioners Guy/Pullin to adjourn at 7:33 p.m., motion carried 4-0.**

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J. Briar Johnson, Chairman

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Angela Blount, County Clerk