

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, December 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**.....**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 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 November 25, 2025, Regular Monthly Meeting.  
**Motion/second by Commissioners Guy/Daniel to approve the minutes of the November 25, 2025 Regular Monthly Meeting, motion carried 5-0.**

- 6. **INVITED GUEST**
  - a. Employee Recognition for service to Pike County.  
County Manager Rob Morton formally recognized **Lieutenant James “Jamie” Fox** of the Pike County Sheriff’s Department for fifteen (15) years of dedicated service, with remarks underscoring his consistent impact and reliability. Sheriff Jimmy Thomas commended Lt. Fox as a reliable resource within the department, noting that he is a “people person” who contributes significantly to training initiatives. Lt. Fox played a key role in achieving Sheriff’s Accreditation for the Pike County Sheriff’s Department, one of only fourteen accredited agencies in the State of Georgia. In honor of his service, Lt. Fox was presented with a fifteen-year certificate and commemorative pin.

**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.**

For discussion, Commissioner Pullin commended Norman and Associates for their professionalism and thoroughness in assessing the properties. Commissioner Pullin further noted that the contract approved with Norman and Associates does not align with the report submitted by Greg Hobbs, Chief Appraiser. A new agreement with Norman and Associates is expected to be presented in January.

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund .....	\$1,797,582.77
Fire Dept. Donations.....	\$12,159.13
Cash Reserve Account.....	\$214,999.09
Jail Fund .....	\$23,250.43
E-911 Fund .....	\$64,228.02
DATE Fund .....	\$18,362.32
Juvenile Court Fund.....	\$14,547.70
Residential Impact Fees.....	\$408,417.36
Commercial Impact Fees .....	\$40,674.17
C.A.I.P FUND .....	\$29,390.45
General Obligation SPLOST 2022-2028.....	\$1,424,736.65
L.M.I.G. Grant (DOT).....	\$1,213,843.45

- c. County Manager Comment

**McKinley Road Project** The project is nearing completion, with a scheduled completion date of December 10, 2025, contingent upon the Commissioners’ decision regarding speed humps later on the agenda.

**Compensation Study** The contract extension was approved at the prior meeting. Draft job descriptions have been received from the University of Georgia and will be distributed to the various departments for review and revision.

**McGriff Insurance** Based on current numbers, a potential 10.25% increase in insurance costs is anticipated. Confirmation is pending year-end data.

**GIS Services for 911** The County is preparing for the Next-Generation 911 mandate (by 2030) and is meeting with vendors. Recommendations are expected soon.

**State Building Codes** The State is updating building codes, effective January 2026, which may incur costs for the County to secure updated materials and ensure compliance.

**Board Appointments** Advertising will continue for the remaining vacancy on the Two Rivers R C & D Board.

**Impact Fee Advisory Committee** The next meeting is scheduled for the following week, with the date and time yet to be confirmed.

County Manager Rob Morton wished everyone a Merry Christmas!

Chairman Johnson mentioned a plan to follow up with Commissioners about the County's social media strategy, and to determine the next steps.

d. Commissioner Reports

**District 1 – Commissioner Daniel** brought to the County Manager's attention the condition of Hollonville Road and the associated shoulder work. He noted that it is almost time to schedule the work again.

**District 2 – Commissioner Guy** – No report.

**District 3 – Commissioner Pullin** – No report.

**District 4 - Commissioner Jenkins** expressed a desire for Commissioners to have access to Board applications and to participate in the interview process. County Manager Rob Morton reiterated current policy: the County Manager may review applicants along with the Board; reappointments do not require interviews; and any expansion of Commissioner participation would require a formal policy change. CM Morton confirmed there is no issue with Commissioners attending interviews and that information about interviews will be provided. He welcomed attendance at interviews while adhering to existing policy.

**At Large Chairman Briar Johnson** recognized and thanked American Legion Post 197 for the "Hall of Heroes" program at the City Hall. Four new individuals who lost their lives in service were added: State Trooper Tony Lumley (2003), Game Warden Rocky Wainwright (1999), and cousins Ezra Presley and Private First-Class William Presley (1944, WWII). This brings the total number of recognized heroes in the hall to 49.

Chairman Johnson expressed appreciation for Greg Hobbs year-end update from the Tax Assessor's Office and encouraged Commissioner to read it on the website.

Chairman Johnson wished everyone a Merry Christmas and a Happy New Year, noting this is the last meeting of the year. The next meeting scheduled will be January 14, 2026.

e. County Attorney Report to Commissioners – No report.

**8. UNFINISHED BUSINESS - NONE**

**9. NEW BUSINESS**

- a. Approve/deny renewal of alcohol license (Retail Sales – beer and wine) for Parvez Dawoodani d/b/a Mountain View Convenience Store, 3181 Hwy 19 South, Meansville, GA. *Applicant has met criteria.*

County Manager Rob Morton recommended approval.

**Motion/second by Commissioners Guy/Daniel to approve renewal of alcohol license for Parvez Dawoodani d/b/a Mountain View Convenience Store, motion carried 5-0.**

- b. Consider one appointment to the Three Rivers Regional Commission Board to fill an expired one-year term, set to expire December 31, 2026. *Applicant has met criteria.*

Applicant is Ric Calhoun of Concord. County Manager Rob Morton recommended reappointment of Ric Calhoun.

**Motion/second by Commissioners Daniel/Guy to approve the reappointment of Ric Calhoun to the Three Rivers Regional Commission Board, motion carried 5-0.**

- c. Consider one appointment to the Two Rivers RC & D Council to fill an expired one-year term, set to expire December 31, 2026. *Applicant has met criteria.*

Applicant is Rodney Hilley of Molena, GA. County Manager Rob Morton recommended reappointment of Rodney Hilley.

**Motion/second by Commissioners Guy/Pullin to approve the reappointment of Rodney Hilley to the Two Rivers RC & D Council, motion carried 5-0.**

- d. Consider one appointment to the J. Joel Edwards Library Board to fill an expired three-year term, set to expire December 31, 2028. *Applicants have met criteria.*

Applicants are Grant Rowe of Zebulon, GA and Kimberly Smith of Meansville, GA. County Manager Rob Morton recommended the reappointment of Grant Rowe.

**Motion/second by Commissioners Pullin/Guy to approve the reappointment of Grant Rowe to J. Joel Edwards Library Board, motion carried 5-0.**

- e. Consider two appointments to the Pike County Agribusiness Authority to fill an expired three-year term, set to expire December 31, 2028. *Applicants have met criteria.*

Applicants are Bill Cloy of Zebulon, GA and Rusty Gwyn of Williamson, GA. County Manager Rob Morton recommended the reappointment of Rusty Gwyn and Bill Cloy.

**Motion/second by Commissioners Pullin/Guy to approve the reappointments of Rusty Gwyn and William "Bill" Cloy to the Pike County Agribusiness Authority, motion carried 5-0.**

- f. Consider one appointment to the McIntosh Trail Community Service Board to fill an expired three-year term, set to expire December 31, 2028. *Applicant has met criteria.*
- Applicant is Wilfred “Fred” Lacey of Williamson, GA. County Manager Rob Morton recommended the reappointment of Fred Lacey.
- Motion/second by Commissioners Daniel/Guy to approve the reappointment of Wilfred “Fred” Lacey to the McIntosh Trail Community Service Board, motion carried 5-0.**
- g. Consider three appointments to the Development Authority of Pike County to fill an expired four-year term, set to expire December 31, 2029. *Applicants have met criteria.*
- Applicants are Bryan Oglesby of Meansville, GA, Sonny Gwyn of Zebulon, GA, Jason Leatherman of Concord, GA, Kimberly Smith of Meansville, GA, and Shannon Mullinax of Griffin, GA. County Manager Rob Morton recommended the reappointment of Bryan Oglesby and Sonny Gwyn. He further recommended that the third appointment be postponed until the next Board of Commissioners regular monthly meeting when the applicants could be present, in accordance with policy. It was noted that the other three applicants were not present.
- Motion/second by Commissioners Pullin/Daniel to approve the reappointments of Bryan Oglesby and Sonny Gwyn to the Development Authority of Pike County, motion carried 5-0.**
- Motion/second by Commissioners Daniel/Guy to postpone the third appointment to the Development Authority of Pike County until the next regular scheduled meeting of the Board of Commissioners on January 14, 2026, motion carried 5-0.**
- h. Consider three appointments to the Pike County Water and Sewerage Authority to fill an expired five-year term, set to expire December 31, 2030. *Applicants have met criteria.*
- Applicants are Keven Sasser of Williamson, GA, John Blakeney of Molena, GA and Jim McNair of Zebulon, GA. County Manager Rob Morton recommended the reappointment of Keven Sasser, John Blakeney and Jim McNair.
- Motion/second by Commissioners Guy/Daniel to approve the reappointments of Keven Sasser, John Blakeney and Jim McNair to the Pike County Water and Sewerage Authority, motion carried 5-0.**
- i. Consider two appointments to the Pike County Tax Assessors Board to fill an expired six-year term, set to expire December 31, 2031. *Applicants have met criteria.*
- Applicants are Tim Ingram of Williamson, GA, Kenneth Martin of Griffin, GA, Brent Davis of Griffin, GA and Brent Taylor of Griffin, GA. County Manager Rob Morton recommended the appointment of Brent Davis and Brent Taylor.
- Motion/second by Commissioners Jenkins/Pullin to approve the appointments of Brent Davis and Brent Taylor to the Pike County Tax Assessors Board, motion carried 5-0.**
- j. Authorize Chairman Johnson to sign the probation services agreement between Judicial Alternatives of Georgia and Probate Court of Pike County.
- County Manager Rob Morton stated that this is an annual agreement with the Probate Court and recommended approval authorization for the Chairman to sign.
- Motion/second by Commissioners Daniel/Guy to approve the probation services agreement between Judicial Alternatives of Georgia and the Probate Court of Pike County, and to authorize Chairman Johnson to execute the agreement, motion carried 5-0.**
- k. Approve/deny Workers Compensation Insurance Renewal.
- County Manager Rob Morton noted that the workers compensation insurance renewal is due by January 1st and has come in under budget. Specifically, the County budgeted \$121,000.00 for the premium, and the estimated annual premium for 2026 is \$91,179.00. County Manager Morton recommended approval at the reduced premium so that the renewed policy will be in place by January 1st.
- Motion/second by Commissioners Daniel/Guy to approve the Workers Compensation Insurance Renewal, motion carried 5-0.**
- l. Discussion of McKinley Road traffic calming solutions such as speed humps/tables, signage, or increased enforcement.
- County Manager Rob Morton stated that he received an estimate from McLeRoy for proposed speed humps on McKinley Road. The estimate is \$3,250.00 per speed hump, and the contractor has recommended installation of five speed humps for a total cost of \$16,250.00. If the Board elects to approve the speed humps, the cost would be included in the overall McKinley Road paving project, which is being funded by American Rescue Plan Act (ARPA) funds. County Manager Morton further noted that he has received several comments opposing the installation of speed humps on McKinley Road, including objections from Public Works and EMS.
- Motion/second by Commissioners Pullin/Jenkins not to approve the request for speed bumps on McKinley Road, motion carried 5-0.**
- m. Discussion of potential local tax adjustments for elderly and disabled citizens.
- County Manager Rob Morton stated that he had provided the Board with information regarding potential tax adjustments for elderly and disabled citizens via separate email correspondence. He further noted that he had responded to Commissioner Pullin’s questions in a separate email.

Mr. Morton requested that the Board authorize the publication of the required Notice of Intent to submit local legislation.

The Board discussed local homestead exemptions for seniors and disabled citizens.

- Following the decision to opt out of recent statewide legislation (HB 581), staff identified existing local legislation governing homestead exemptions.
- Staff reviewed comparable jurisdictions and recommended increasing current exemptions as follows:
  - **Seniors (65+):** Increase from \$10,000.00 to \$15,000.00 initially, with consideration of phased increases up to \$50,000.00 in \$5,000.00 increments.
  - **Disabled Citizens:** Increase from \$12,000.00 to \$15,000.00 initially, with consideration of phased increases up to \$30,000.00 in increments.

Mr. Morton emphasized that, given the General Assembly's January start and statutory timing requirements, the Board must authorize publication of the notice of intent prior to the session to avoid a 60-day delay.

Commissioners discussed the fiscal impact and the importance of transparent communication with the public.

- Estimates shared indicated:
  - Increasing the senior exemption from \$10,000.00 to \$15,000.00 reduces annual taxes by approximately \$44.00.
- Covering exemptions may require a millage increase of 0.06, resulting in approximately \$15.00 more annually for residents not qualifying as seniors.

Commissioners expressed support for relief efforts but emphasized the need for transparent public outreach to avoid confusion. They also discussed the possibility of income caps to better target relief to residents on fixed incomes and those most in need.

The County Manager noted complexities in state law regarding income definitions and highlighted the variety of models used in other jurisdictions. He suggested holding a workshop to refine options.

CM Morton noted that the Board's decision to opt-out of the statewide floating homestead exemption (House Bill 581) will need to be reconsidered in 2027.

The Board agreed to proceed with publication of the Notice of Intent to introduce local legislation, hold a workshop prior to finalizing exemptions and aim for final decisions at the first January meeting.

**Motion/second by Commissioners Pullin/Daniel to approve proceeding with the Notice of Intent to introduce Local Legislation and to authorize publication of said notice in the legal organ, motion carried 5-0.**

- n. Second Reading of Text Amendment to multiple articles of the Unified Development Code to add regulations and requirements for Data Centers.

County Manager Rob Morton stated the amendments add regulations and requirements for data centers to multiple articles of the code. There have been no proposed changes since the first reading. CM Morton recommended approval of the second reading of Text Amendment to add regulations and requirements for Data Centers to the Unified Development Code.

**Motion/second by Commissioners Guy/Daniel to approve the second reading of Text Amendment to add regulations and requirements for Data Centers, 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 9:50 a.m., motion carried 5-0.**

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J. Briar Johnson, Chairman

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Angela Blount, County Clerk