

POST AGENDA

PIKE COUNTY BOARD OF COMMISSIONERS

6:30 p.m.

REGULAR MONTHLY MEETING

Tuesday, March 31, 2026

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, March 31, 2026 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, 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 Pullin/Daniel to approve the amended agenda to include, under Executive Session, a discussion regarding the future acquisition of real estate, and to move Agenda Item 10. Public Comment, a. Ray Grizzard, to be heard immediately following Unfinished Business, motion carried 5-0.

5. **APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))**
 - a. Minutes of the March 11, 2026, Regular Monthly Meeting.
 - b. Minutes of the March 11, 2026, Executive Session.
 - c. Minutes of the March 13, 2026, Special Called Meeting.
 - d. Minutes of the March 13, 2026, Executive Session.

Motion/second by Commissioners Guy/Daniel to approve the minutes of the March 11, 2026 Regular Monthly Meeting, the minutes of the March 11, 2026 Executive Session, minutes of the March 13, 2026 Special Called Meeting and the minutes of the March 13, 2026 Executive Session, motion carried 5-0.

6. INVITED GUEST

- a. Fulton-Kozak to present the Fiscal Year 2024/2025 Audit.

Motion/second by Commissioners Daniel/Guy to receive the Fiscal Year 2024/2025 Audit and authorize its transmittal to the State, motion carried 5-0.

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. *There are no Department reports as they will be provided during the first Board meeting of April. Revenue/Expenditure Statement and Detail Check Register is included.*

Motion/second by Commissioners Guy/Daniel to accept reports, motion carried 5-0.

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$2,271,854.80
Fire Dept. Donations.....	\$10,709.57
Cash Reserve Account.....	\$329,536.99
Jail Fund	\$28,192.53
E-911 Fund	\$134,373.19
DATE Fund	\$17,916.65
Juvenile Court Fund.....	\$15,251.43
Residential Impact Fee	\$202,613.73
Commercial Impact Fees	\$14,671.62

C.A.I.P FUND	\$18,909.24
General Obligation SPLOST 2022-2028.....	\$1,306,138.95
L.M.I.G. Grant (DOT).....	\$572,513.99

c. County Manager Comment

Motion/second by Commissioners Daniel/Guy to approve the closure of various court offices in the Courthouse on April 22, 2026, from 11:00 a.m. to 1:00 p.m. for Administration Appreciation, motion carried 5-0.

Motion/second by Commissioners Guy/Pullin to approve authorizing the County Manager to prepare a letter to the Georgia Department of Transportation requesting that a study be conducted for a potential speed reduction on Highway 18, from right outside the City of Molena to Highway 74, motion carried 5-0.

Motion/second by Commissioners Pullin/Guy to cancel the Board of Commissioners meeting scheduled for Wednesday, April 8, 2026, due to the absence of agenda items requiring consideration, motion carried 5-0.

d. Commissioner Reports

District 1 – Commissioner Daniel

District 2 – Commissioner Guy

District 3 – Commissioner Pullin

District 4 - Commissioner Jenkins

Motion/second by Commissioners Jenkins/Pullin to approve the first reading of a text amendment to Chapter 33 of the Pike County Code of Ordinances – Boards, Commissions, Authorities and Other Organizations, to state that the Board of Commissioners shall be included in the applicants’ interview process, and that the respective Boards, Commissions, Authorities and Other Organizations shall provide their recommendations to the Board of Commissioners, motion carried 5-0.

At Large Chairman Briar Johnson

e. County Attorney Report to Commissioners

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

- a. Consider use of Courthouse Grounds from Matthew Turner with Christ Chapel Community Church for National Day of Prayer on May 7, 2026 from 11:30 a.m. – 12:30 p.m.

Motion/second by Commissioners Daniel/Guy to approve the use of courthouse grounds on May 7, 2026 for National Day of Prayer, motion carried 5-0.

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

Agenda item was postponed due to the applicant not being present.

- c. Consider one appointment to the Pike County Agribusiness Authority to fill an unexpired three-year term, set to expire December 31, 2028. *Applicant has met criteria.*

Motion/second by Commissioners Guy/Jenkins to approve the appointment of Bo Huddleston to the Pike County Agribusiness Authority, motion carried 5-0.

- d. Approve/deny contracts for appraisal services between Pike County and Norman Appraisal Services.

Motion/second by Commissioners Pullin/Daniel to approve two (2) contracts for appraisal services between Pike County and Normal Appraisal Services, motion carried 5-0.

- e. Approve/deny the Fiscal Year 2026 Transit Agreement between Pike County and Three Rivers Regional Commission.

Motion/second by Commissioners Guy/Daniel to approve the Fiscal Year 2026 Transit Agreement between Pike County and Three Rivers Regional Commission and to authorize the County Manager and Chairman to sign the agreement, motion carried 5-0.

- f. Discussion regarding the Fiscal Year 2026 Local Road Assistance (LRA) funding.

Motion/second by Commissioners Jenkins/Daniel to approve submitting Woodcreek Road for Fiscal Year 2026 LRA funding and to authorize Chairman Johnson to sign all necessary documents, motion carried 5-0.

- g. Approve/deny the First Reading of a proposed revision to Chapter 91 (Animal Control) of the Pike County Code of Ordinances.

Motion/second by Commissioners Jenkins/Daniel to approve the First Reading of a proposed revision to Chapter 91 (Animal Control) of the Pike County Code of Ordinances, motion carried 5-0.

- h. City of Zebulon Annexation – 17.37 acres Highway 19 South at Industrial Park Drive.

Discussion only, no motion entertained.

- i. Approve/deny **SUB-25-01**- Linda Ballard Birath Owner and Lora Ballard Applicant for Ballard’s Landing a Major 14 Lot Subdivision. The Owner and Applicant are requesting Final Plat Approval. Property Location: Eastside of Caldwell Road, West of Gresham Road and on the North and South sides of Kendrick Road, Zebulon, GA. Land Lot: 99 Land District: 2nd Parcel ID: 076 081D Acreage: 145.82 Acres. Commission District: 3. Commissioner: Ken Pullin. FEMA Data. Does not lie within a flood zone. Code Reference: Article 21, Sec 2111, Major Subdivisions.

Motion/second by Commissioners Pullin/Daniel to approve SUB-25-01 with 2 conditions, motion carried 5-0. Conditions are as follows:

- 1) **The acceptance letter from the PCWSA shall be provided to the Planning and Development Office prior to the Final Plat being recorded.**
- 2) **The 2-inch water lines shown on Kendric Road need to be removed from the Final Plat as they are service lines.**

- j. **PUBLIC HEARING:** To receive public input regarding **REZ-26-02** Kayla Clower Owner, and applicant request a rezoning from AR (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 5243 Highway 19 South, Zebulon, GA 30295. The property consists of 3+/- acres in Land lot 249 of the 8th District, further identified as part of parcel ID 069 037. The request is to rezone the property for the purpose of converting the existing house into a hair salon. Commission District 2, Commissioner Tim Guy.

Motion/second by Commissioners Guy/Daniel to approve REZ-26-02 with 4 conditions, motion carried 5-0. 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) **Building permits shall be required to convert the home into a commercial building prior to any business licenses being issued for commercial use.**
- 4) **Parking shall be provided by meeting the standards for a personal service establishment as outlined in Article 27, Section 2703 of the UDC.**

10. PUBLIC COMMENT (Limited to 5 minutes per person)

- a. Ray Grizzard to address the Board regarding addresses and zoning.

11. EXECUTIVE SESSION

- a. County Manager Rob Morton requests Executive Session for 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), germane to personnel.

- b. County Manager Rob Morton requests 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.
- c. County Manager Rob Morton requests an Executive Session to discuss the possible acquisition of real property pursuant to O.C.G.A. 50-14-3 (b)(1). **Agenda amended to add this item.**

Motion/second by Commissioners Daniel/Guy to adjourn Regular Session and enter into Executive Session at 7:33 p.m., motion carried 5-0.

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 3-31-2026.

2.

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

3.

The executive session was called to order at 7:33 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*);

Yes Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4);

Yes 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.)
Ken Pullin, Commissioner	(L.S.)
James Jenkins, Commissioner	(L.S.)

This the 31st day of March 2026.

Sworn to and subscribed
Before me this 31st day of March 2026.

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 8:08 p.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 8:08 p.m., motion carried 5-0.