

POST AGENDA

PIKE COUNTY BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING

6:30 p.m.

Tuesday, May 26, 2026

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, May 26, 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 Clerk Angela Blount was also present. (O.C.G.A. § 50-14-1(e) (2)). Due to unforeseen circumstances, County Attorney/County Manager Rob Morton was unable to attend the meeting.

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 Jenkins/Pullin to approve the amended agenda to add Agenda Item b., “Residents of Ranchland Estates to Speak on Dam,” under New Business, with a time allowance of twenty (20) minutes. All subsequent items under New Business to be moved down accordingly, motion carried 5-0.

5. **APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))**
 - a. Minutes of the May 8, 2026, Special Called Meeting.
 - b. Minutes of the May 8, 2026, Workshop.
 - c. Minutes of the May 8, 2026, Executive Session.
 - d. Minutes of the May 13, 2026 Regular Monthly Meeting.
 - e. Minutes of the May 13, 2026, Executive Session.
 - f. Minutes of the May 13, 2026, Special Called Meeting.

Motion/second by Commissioners Guy/Daniel to approve the minutes of the May 8, 2026 Special Called Meeting, minutes of the May 8, 2026 Workshop, minutes of the May 8, 2026 Executive Session, minutes of the May 13, 2026 Regular Monthly Meeting, minutes of the May 13, 2026 Executive Session and minutes of the May 13, 2026 Special Called Meeting, motion carried 5-0.

6. INVITED GUEST - NONE

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 June. Revenue/Expenditure Statement and Detail Check Register are included.*

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	\$1,626,048.21
Fire Dept. Donations.....	\$10,710.43
Cash Reserve Account.....	\$329,561.26
Jail Fund	\$30,484.09
E-911 Fund	\$137,037.33
DATE Fund	\$18,133.28
Juvenile Court Fund.....	\$15,852.65
Residential Impact Fee	\$292,631.29

Commercial Impact Fees	\$14,672.22
C.A.I.P FUND	\$15,911.37
General Obligation SPLOST 2022-2028.....	\$3,204,260.68
L.M.I.G. Grant (DOT).....	\$644,458.22

- c. County Manager Comment
- d. Commissioner Reports
- e. County Attorney Report to Commissioners

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

- a. Proclamation Honoring the Pike County High School Girls Soccer Team.

Motion/second by Commissioners Pullin/Daniel to authorize Chairman Briar Johnson to execute the proclamation, motion carried 5-0.

- b. Residents of Ranchland Estates to Speak on Dam. **Agenda amended to add this item.**

No action taken.

- c. Consideration of appointing a three-member committee to serve on the Joint Committee between the City of Zebulon and Pike County.

Motion/second by Commissioners Daniel/Guy to appoint County Manager Rob Morton, Commissioner Ken Pullin and Commissioner Tim Daniel to the Joint Committee between the City of Zebulon and Pike County, motion carried 5-0.

- d. Appoint a voting delegate for the 2026 NACo Conference.

Motion/second by Commissioners Guy/Daniel to appoint Commissioner James Jenkins as the voting delegate for the 2026 NACo Conference, motion carried 5-0.

- e. **PUBLIC HEARING:** To receive public input regarding REZ-26-03 Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6807 GA Highway 362, Williamson, GA 30292. The property consists of 1.365+/- acres in Land lots 181 & 182 of the 1st District, further identified as parcel ID 025 032. The request is to rezone the property for the purpose of converting the existing house into rental office space. Commission District 2, Commissioner Tim Guy.

Motion/second by Commissioners Guy/Pullin to approve REZ-26-03 with 5 conditions, motion carried 5-0. Conditions are as follows:

- 1) **Buffers must be established in accordance with Article 26 of the Unified Development Code (UDC) and in accordance with any State and Federal requirements that may be applicable.**
- 2) **Building permits shall be required to convert the home into a commercial building prior to any business licenses being issued for commercial use.**
- 3) **Parking shall be provided by meeting the standards as outlined in Article 27 of the UDC.**
- 4) **Variance(s) shall be required for any deviation of any development standard(s).**
- 5) **The only permitted use of the property shall be those uses authorized under Article 13, C-3 Heavy Commercial, Section 1303, Permitted Uses, Item 18, "Special Trade Contractor Shop," including, but not limited to: Janitorial, Exterminating, Floor laying, Masonry, Ornamental metal work, Painting, Plastering, Plumbing, Sheet metal, Special building equipment installation, Electrical, and HVAC contractor.**

- f. **PUBLIC HEARING:** + REZ-26-04 Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6851 GA Highway 362, Williamson, GA 30292. The property consists of 0.828+/- acres in Land lot 181 of the 1st District, further identified as parcel ID 025 034. The request is to rezone the property for the purpose of converting the existing church into an office and to construct an auxiliary warehouse space

for tire storage for the tire store on the adjacent parcel. Commission District 2, Commissioner Tim Guy.

Motion/second by Commissioners Pullin/Guy to approve REZ-26-04 with 6 conditions, motion carried 5-0. Conditions are as follows:

- 1) Buffers must be established in accordance with Article 26 of the Unified Development Code (UDC) and in accordance with any State and Federal requirements that may be applicable.**
- 2) Building permits shall be required to convert the church into a commercial building and for the auxiliary warehouse building prior to any business licenses being issued for commercial use.**
- 3) Parking shall be provided by meeting the standards as outlined in Article 27 of the UDC.**
- 4) Variance(s) shall be required for any deviation of any development standard(s).**
- 5) The permitted use of the property shall be limited to Article 13, C-3 Heavy Commercial, Section 1303, Permitted Uses, Item 11. Mini-warehouses and warehouses.**
- 6) Outdoor storage shall be allowed only in side and rear yards and shall be fully screened from adjacent properties by a vegetative buffer in accordance with Section 1612 and shall not be visible from the public right-of-way, masonry walls, or opaque wood fencing. Screening shall be a minimum of two (2) feet higher than the top of the materials being screened and no less than six (6) feet nor more than ten (10) feet in height. Chain-link fencing, with or without slats, shall not be allowed as a screening material.**

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 7:31 p.m., motion carried 5-0.