

POST AGENDA

PIKE COUNTY BOARD OF COMMISSIONERS

6:30 p.m.

REGULAR MONTHLY MEETING

Tuesday, September 29, 2026

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, September 29, 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, and Ken Pullin 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, Commissioners James Jenkins was unable to attend.

1. **CALL TO ORDER** **Chairman J. Briar Johnson**
2. **INVOCATION**..... **Ricky Shepherd**
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 4-0.

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

- a. Minutes of the September 9, 2026, Regular Monthly Meeting.
- b. Minutes of the September 9, 2026, Executive Session (morning).
- c. Minutes of the September 9, 2026, Special Called Meeting.
- d. Minutes of the September 9, 2026, Executive Session (afternoon).
- e. Minutes of the September 11, 2026, Special Called Meeting.
- f. Minutes of the September 11, 2026, Executive Session.

Motion/second by Commissioners Guy/Daniel to approve the minutes of the September 9, 2026 Regular Monthly Meeting, the minutes of the September 9, 2026 Executive Session (morning), the minutes of the September 9, 2026 Special Called Meeting, the minutes of the September 9, 2026 Executive Session (afternoon), the minutes of the September 11, 2026 Special Called Meeting and the minutes of the September 11, 2026 Executive Session, motion carried 4-0.

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

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

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$588,147.22
Fire Dept. Donations.....	\$11,587.29
Cash Reserve Account.....	\$281,973.72
Jail Fund	\$37,136.03
E-911 Fund	\$26,763.91
DATE Fund	\$19,097.38
Juvenile Court Fund.....	\$17,555.41
Residential Impact Fee	\$359,498.81
Commercial Impact Fees	\$21,116.99
C.A.I.P FUND	\$139.14
General Obligation SPLOST 2022-2028.....	\$4,173,417.08

- L.M.I.G. Grant (DOT).....\$447,834.75
- c. County Manager Comment
- Motion/second by Commissioners Pullin/Guy to approve the renewal of the Property and Casualty Insurance for the Pike County Fire Department and to authorize the execution of all related documents necessary to finalize the renewal, motion carried 4-0.**
- d. Commissioner Reports
- e. County Attorney Report to Commissioners
- 8. UNFINISHED BUSINESS - NONE**
- 9. NEW BUSINESS**
- a. Consider one appointment to the Development Authority of Pike County to fill an unexpired four-year term, set to expire December 31, 2028. *Applicants have met criteria.*
- Motion/second by Commissioners Daniel/Guy to approve the appointment of Hunter Strickland to the Development Authority of Pike County to fill an unexpired term ending December 31, 2028, motion carried 4-0.**
- b. Consider Tax Refund application from Summer Smith in the amount of \$751.85.
- Motion/second by Commissioners Pullin/Daniel to approve the tax refund application submitted by Summer Smith in the amount of \$751.85, motion carried 4-0.**
- c. Discuss authorization of the County Manager to countersign amendments to the Letter of Credit related to accounts for Pike County public funds.
- Motion/second by Commissioners Daniel/Guy to authorize the County Manager to countersign amendments to the Letter of Credit related to accounts holding Pike County public funds, motion carried 4-0.**
- d. Approve/deny the First Reading of proposed revisions to Chapter 114 of the Code of Pike County concerning Economic Incentives.
- Motion/second by Commissioners Pullin/Daniel to approve the First Reading of proposed revisions to Chapter 114 of the Code of Pike County concerning Economic Incentives, motion carried 4-0.**
- e. Discussion of Senate Bill 285 (SB 285).
- Discussion only, no motion entertained.**
- f. Approve/deny the Fiscal Year 2027 Public Transportation Service Agreement between Pike County and Three Rivers Regional Commission.
- Motion/second by Commissioners Daniel/Guy to approve the Fiscal Year 2027 Public Transportation Service Agreement between Pike County and Three Rivers Regional Commission and to authorize execution of all related documents, motion carried 4-0.**
- g. Approve/deny FY 2025/2026 Budget Amendments.
- Motion/second by Commissioners Guy/Daniel to approve the FY 2025/2026 Budget Amendments and authorize execution of the resolution, motion carried 4-0.**
- h. **PUBLIC HEARING:** To receive public input regarding **REZ-26-05** - Leonard & Margaret Shirley, Owners and Brady Bennett Applicant request a Rezoning for property located on US Hwy. 19 S. Zebulon, GA 30295, in Land Lot 232 of the 8th Land District, further identified as Parcel ID: 069 034. The property consists of 3.51 +/- Acres and the request is to rezone from AR (Agricultural Residential) to C3 (Heavy Commercial) for the purposed use for an Equipment Rental Business. Commissioner District 2, Commissioner Tim Guy.
- Motion/second by Commissioners Pullin/Daniel to authorize Planning and Zoning Board member Chad Proctor to speak, motion carried 4-0.**

Motion/second by Commissioners Guy/Daniel to approve REZ-26-05 with five (5) conditions, including striking former Condition 6 (“Building permit is required within one (1) year and construction must begin within two (2) years”) and modifying Condition 5 to read: “If the request is approved, it must be stated that if the property is not developed as proposed, any other use must come back before the Pike County Planning and Zoning Board and the Board of Commissioners.”, motion carried 4-0. 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 Pike County UDC.**
- 2. Buffers must be established in accordance with Article 26 of the Pike County UDC.**
- 3. Building permits shall be required if the home is burned and removed prior to any business license being issued for commercial use.**
- 4. Parking shall meet the standards for a Personal Service establishment as outlined in Article 27, Section 2703 of the Pike County UDC.**
- 5. If the request is approved, it must be stated that if the property is not developed as proposed, any other use must come back before the Pike County Planning and Zoning Board and the Board of Commissioners.**

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

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.

Motion/second by Commissioners Guy/Daniel to adjourn Regular Session and enter into Executive Session at 7:25 p.m., motion carried 4-0.

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 9-29-2026.

2.

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

3.

The executive session was called to order at 7:25 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:

No 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*);
- No 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.)

This the 29th day of September 2026.

Sworn to and subscribed
Before me this 29th day of September 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 7:48 p.m., motion carried 4-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Pullin to adjourn at 7:49 p.m., motion carried 4-0.