POST AGENDA

PIKE COUNTY BOARD OF COMMISSIONERS **REGULAR MONTHLY MEETING**
6:30 p.m. **Tuesday, October 27, 2026**

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, October 27, 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……..Silent Invocation**
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 Guy/Daniel 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 October 14, 2026, Regular Monthly Meeting.
   b. Minutes of the October 14, 2026, Executive Session.
   c. Minutes of the October 19, 2026, Special Called Meeting.
   d. Minutes of the October 19, 2026, Executive Session.

   Motion/second by Commissioners Daniel/Guy to approve the minutes of the October 14, 2026 Regular Monthly Meeting, the minutes of the October 14, 2026 Executive Session, the minutes of the October 19, 2026 Special Called Meeting, and the minutes of the October 19, 2026 Executive Session, 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 November. Revenue/Expenditure Statement and Detail Check Register are 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	……$1,892,588.93
Fire Dept. Donations	$11,587.29
Cash Reserve Account	….....$281,973.72
Jail Fund	$38,987.46
E-911 Fund	$43,664.09
DATE Fund	$19,269.38
Juvenile Court Fund	$17,555.41
Residential Impact Fee	$427,258.71
Commercial Impact Fees	$21,116.99
C.A.I.P FUND	$19,834.14
General Obligation SPLOST 2022-2028	…. $4,434,269.18
L.M.I.G. Grant (DOT)…….……..…...$447,834.75	

   c. County Manager Comment

Motion/second by Commissioners Guy/Daniel to approve authorizing the County Manager to proceed looking into the potential purchase of a 2016 Ford F-250 truck equipped with a Tommy Gate, listed for sale at a price of $10,000, motion carried 5-0.

d. Commissioner Reports

e. County Attorney Report to Commissioners

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

a. Approve/deny renewal of alcohol license (Retail Sales – beer and wine) for Thomas Jason Mask d/b/a/ Frank's Filling Station LLC , 6764 Hwy 362 W Concord, GA. *Applicant has met criteria.*

Motion/second by Commissioners Guy/Daniel to approve the 2027 renewal of the alcohol license for Thomas Jason Mask d/b/a Frank's Filling Station LLC, motion carried 5-0.

b. Proclamation Recognizing Sunday, November 1, 2026 as Retired Educators Day

Motion/second by Commissioners Pullin/Daniel to approve the proclamation recognizing Sunday, November 1, 2026, as Retired Educators Day and to authorize Chairman Briar Johhnson to sign the proclamation, motion carried 5-0.

c. Approve/deny the 2027 Holiday Schedule

Motion/second by Commissioners Daniel/Guy to approve the 2027 Holiday Schedule, motion carried 5-0.

d. Approve/deny the 2027 Board of Commissioners Regular Monthly Meeting Schedule

Motion/second by Commissioners Pullin/Daniel to approve the 2027 Board of Commissioners regular monthly meeting schedule, with the understanding that four meeting dates (March 10, 2027 | May 12, 2027 | August 11, 2027 | December 8, 2027) conflict with Courthouse availability and will be addressed and adjusted as those dates approach, motion carried 5-0.

e. Consider Tax Refund application from Jeri Bozeman in the amount of $97.49

Motion/second by Commissioners Jenkins/Daniel to approve Tax Refund application from Jeri Bozeman in the amount of $97.49, motion carried 5-0.

f. Consider Tax Refund application from Lewis David Mangham in the amount of $208.54

Motion/second by Commissioners Guy/Pullin to approve Tax Refund application from Lewis David Mangham in the amount of $208.54, motion carried 5-0.

g. Discussion regarding the removal of trees located on the Courthouse grounds.

Motion/second by Commissioners Pullin/Jenkins to approve removing eight large oak trees located on the Courthouse grounds along with one smaller maple tree on the south side of the Courthouse while retaining the Magnolia Trees, with the work awarded to Boss Tree Service in the amount of $12,000.00, motion carried 5-0.

h. Approve/deny the Adoption Resolution of the 2025 Pike County Annual Capital Improvements Element (CIE) update

Motion/second by Commissioners Daniel/Pullin to approve the adoption resolution for the 2025 Pike County Annual Capital Improvements Element (CIE) update and to authorize Chairman Briar Johnson to sign the resolution, motion carried 5-0.

i. **PUBLIC HEARING:** To receive public input regarding **SUP-26-01** – Jonathan Day, owner and applicant, requests a Special Use Permit to allow to store empty roll-off containers on his property located at 3078 Fossett Road Concord, GA 30206. The subject property is further identified as Parcel ID: 043-043G and is in Land Lot 86 of the 9th Land District. The property consists of 6.18 +/- acres. Commission District 2, Commissioner Tim Guy.

Motion/second by Commissioners Guy/Daniel to approve SUP-26-01 with four conditions, motion carried 5-0. Conditions are as follows:

1. **The Applicant shall apply for a Variance if needed to be in compliance of code within 30 days of the Pike County Board of Commissioners approval if approved.**
2. **No storing, no sorting, no processing, no dumping or no transfer of waste or debris shall occur on property.**
3. **A limit of 8 Roll Off containers shall be used for storage.**
4. **An annual Business License shall be required and subject to the applicable license fee as outlined in the adopted fee schedule for the Planning and Development office.**

j. **PUBLIC HEARING:** To receive public input regarding **SUP-26-02** – Michelle D. Smith, owner and applicant, requests a Special Use Permit to allow the use of half of their existing barn as a dog boarding facility. The property is located at 766 Wildwood Road Zebulon, GA 30295. The subject property is further identified as Parcel ID: 069-031 and is in Land Lot 249 of the 8th Land District. The property consists of 12.45 +/- acres. Commission District 2, Commissioner Tim Guy.

Motion/second by Commissioners Guy/Daniel to refer SUP-26-02 back to the Planning and Zoning Board for further review, with the additional information obtained by the Board of Commissioners, motion failed 2-3, with Commissioner Jenkins, Commissioner Pullin and Chairman Johnson opposed.

Motion by Commissioner Guy to approve SUP-26-02, motion failed due to lack of second.

Motion/second by Commissioners Pullin/Jenkins to deny SUP-26-02 due to code violations related to required setbacks, motion carried 4-1, with Commissioner Guy opposed.

k. **PUBLIC HEARING:** To receive public input regarding **REZ-26-06** – BRAC Development LLC, owner and Randy M. Boyd, applicant, are requesting to rezone the property located at 3526 GA. Hwy 362, Williamson, GA 30292. The subject property is further identified as Parcel ID: 038-043 and is in Land Lot 166 of the 1st Land District. The property consists of 5.0 +/- acres. Commission District 4, Commissioner James Jenkins. Applicant and Owner are requesting the property to be rezoned from A-R, Agricultural-Residential to C-3, Heavy Commercial for a proposed 3500 SF Office Building, and a 4800 SF Four Bay Shop.

Motion/second by Commissioners Jenkins/Daniel to approve REZ-26-06 with four conditions, motion carried 5-0. Conditions are as follows:

1. **The Applicant must follow the guidelines/development standard for C-3 including the signage and off-street parking.**
2. **The Applicant shall implement all the requirements for Emergency Services before a Certificate of Occupancy can be issued.**
3. **If the request is approved, it should be stated that if not developed as the proposed request than any other type of Commercial Use would need to come back before the Pike County Planning and Zoning Board and the Pike County Board of Commissioners for approval.**
4. **Buffers shall be installed along all property lines abutting residential property.**

l. **PUBLIC HEARING:** To receive public input regarding **REZ-26-07** – Justin Gared Coker, owner and applicant is requesting to rezone property located at 14744 US Hwy 19 N Griffin, GA 30224, in Land Lot 104 of the 2nd Land District, further identified as Parcel ID: 074-102. The property consists of 0.68 +/- acres and the request is to rezone from A-R to C-3 to convert the current residential home into a commercial office for an Exterminating Business. Commission District 4, Commissioner James Jenkins.

Motion/second by Commissioners Jenkins/Pullin to approve REZ-26-07 with six conditions, motion carried 5-0. Conditions are as follows:

1. **The Applicant must comply with all C-3 development standards, including applicable signage and off-street parking requirements per the Pike County UDC.**

2. **If not developed as proposed Exterminating Business office, than any other type of Commercial Use would need to come back before the Piek County Planning and Zoning Board and the Pike County Board of Commissioners for approval.**

3. **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.**

4. **Buffers must be established in accordance with Article 26 of the Pike County UDC.**

5. **Commercial Building Permits shall be required to convert the existing home into commercial use. All Life Safety and ADA requirements for Emergency Services before a Certificate of Occupancy can be issued.**

6. **An annual Business License shall be required and subject to the applicable license fee as outlined in the adopted fee schedule for the Planning and Development office.**

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

11. EXECUTIVE SESSION

a. Chairman Briar Johnson 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 Daniel/Guy to adjourn Regular Session and enter into Executive Session at 8:17 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 10-27-2026.

2.

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

3.

The executive session was called to order at 8:17 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.)
James Jenkins	(L.S.)

This the 27th day of October 2026.

Sworn to and subscribed
Before me this 27th day of October 2026.

Robert L. Morton
Morton & Morton Associates
County Attorney and Notary Public

My commission expires: August 4, 2030.

Motion/second by Commissioners Daniel/Guy to adjourn Executive Session and enter into Regular Session at 8:32 p.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Daniel/Guy to adjourn at 8:32 p.m., motion carried 5-0.