REGULAR MONTHLY MEETING
PIKE COUNTY BOARD OF COMMISSIONERS

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, Commissioner 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

   Automated External Defibrillators (AEDs):

   County Manager Rob Morton reported that the county is in need of ten (10) Automated External Defibrillators (AEDs) for various county facilities. The estimated cost is approximately $20,500, with five units potentially eligible for funding through Impact Fees. An updated estimate, including installation costs, will be presented at the Board of Commissioners' October 14, 2026 meeting. The goal is to ensure equipment uniformity across county buildings, as current AEDs vary by manufacturer. Unifirst, the county's existing service provider for First Aid boxes, is available to supply and service the proposed AED units.

   ARPA Water Projects:

   County Manager Rob Morton provided an update on twelve (12) ARPA-funded water projects. The Williamson–Zebulon Road waterline connection is complete. The Bottoms Road at Highway 18 water connection to Griffin Water is scheduled for bidding in October. The Hollonville Road/Highway 362 water connection to Griffin Water has a selected contractor, with work beginning in October. The extension of the Hollonville Road connection also has a selected contractor, with work beginning in October.

Relocation and installation of a new water line in the Peachstate subdivision, for the section located near a residential structure, is complete. Engineering and surveying services for ARPA projects are ongoing. The extension of the water line along Liberty Road/Liberty Park Road serving the Industrial Park is complete. The extension of the existing water line north from Shackelford Road along Highway 41 is complete.

Upgrades to meters and software for virtual collection of usage data for invoicing are ongoing and expected to be completed in October. The extension of the water line to loop the system from Williamson–Zebulon Road to Highway 362 has a selected contractor, with work beginning in October. Installation of a sand filter system on the Midway Well is scheduled for bidding in October. The Flat Shoals/Highway 18 water connection to Griffin Water is also scheduled for bidding in October.

Hilltop Historical Marker:

The previously discussed historical marker has been received. Public Works Director Chris Goodman is coordinating with Joe Parks to schedule an on-site meeting to determine the appropriate installation location. The total project cost is $4,415.25, which will be paid using private and donated funds.

Fire Department:

The county received the property and casualty insurance renewal. The cost is approximately $6,888 above the budgeted $42,000. County Manager Rob Morton noted the difference can be covered by an intra-departmental transfer.

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.

CM Morton noted a request will be made to declare old equipment (e.g., AEDs) as surplus for donation; a list will be provided at the next Board of Commissioners meeting on October 14, 2026.

A fundraiser is scheduled for Saturday, October 3, 2026, at 1:00 p.m. at Pirates Cove to support firefighters Kevin Gilham and Kevin Slone. Everyone is invited to attend the fundraiser.

Flat Shoal Bridge:

Investigation into a temporary fix to reopen the bridge is ongoing. An initial repair estimate of $800,000 was deemed too high. A revised, lower estimate focusing solely on pylon repair is being prepared. Once the revised quote has been obtained, then further discussions between GDOT, Meriwether County, and Pike County will take place to see if a temporary fix for the Flat Shoals Bridge is feasible in order to reopen the bridge until the bridge is replaced by GDOT in 2-3 years.

Pike County Code Codification:

The Civic Plus (formerly Municode) project is nearing completion. Draft forms have been provided to the Board for review. If no changes are suggested by the next meeting, County Manager Morton stated he will forward the finalized forms to Civic Plus so they may proceed with the final editing stage of the project.

Road Projects:

- McKinley Road: Finalizing punch list items
- Woodcreek Road: Design 95% complete; awaiting utility company responses.
- Old Zebulon Road: Design 80% complete; plans expected by December 2026.
- Blanton Mill Road: Design underway at approximately 15% complete.

Job Opening:

The county seeks a part-time custodian for the Senior Center. Applications are due by October 2, 2026.

d. Commissioner Reports

District 1 – Commissioner Daniel – No report.

District 2 – Commissioner Guy – No report.

District 3 – Commissioner Pullin inquired about a potential traffic study at the Zaxby's intersection of Highway 19 and Old Zebulon Road. County Manager Rob Morton stated he will follow up; GDOT previously declined but has been asked to review again.

District 4 - Commissioner Jenkins – No report. .

At Large Chairman Briar Johnson thanked Joe Parks and Hilltop for the invitation to the Hilltop Monument event. It was a great time.

e. County Attorney Report to Commissioners – No report.

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.*

County Manager Morton reported that two applicants, Chandler Eidson of Concord and Hunter Strickland of Meansville, submitted interest in the appointment. He stated that he has met with both individuals and that each is qualified to serve. Bryan Oglesby with the Development Authority of Pike County, recommended Hunter Strickland for the appointment.

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.

Christy Cook, Chief Appraiser, addressed the Board of Commissioners and reported that a tax refund is warranted due to an office error related to a property tax appeal freeze. The affected property is located at 7770 Harden Road. The refund is for tax years 2024 and 2025.

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.

County Manager Rob Morton stated that he provided the Board of Commissioners with a summary from First Bank of Pike regarding the countersigning process for amendments to the Letter of Credit associated with the County's public fund accounts. Based on the summary and information received from First Bank of Pike, it is recommended that the Board authorize the County Manager to countersign the amendments as they are submitted by the Bank to address fluctuating balances in the public fund accounts.

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.

County Manager Rob Morton stated that the proposed revised Economic Incentives Ordinance is included in the Board's meeting materials. He noted that, without going into a lengthy explanation of the process, the County received a draft Economic Incentives Policy from the Development Authority of Pike County that did not provide for review and approval of tax abatement/PILOT agreements by the Board of Commissioners.

County Manager Morton stated he revised the Development Authority's proposal to ensure that all tax abatement/PILOT agreements are submitted to the Board of Commissioners for review and approval. The revised policy was then reviewed by bond counsel for the Development Authority of Pike County, and Bryan Oglesby has approved the revised policy.

It is recommended that the Board approve the first reading of the revised Economic Incentives Ordinance, with the understanding that modifications may be recommended prior to the second reading and final approval.

Commissioner Pullin stated he would like a red-line document showing the changes. County Manager Morton stated he would provide it.

The second reading is scheduled for the October 14, 2026 Board of Commissioners meeting.

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).

County Manager Rob Morton stated that the Board has been provided with information regarding SB 285, which mandates that counties remit 1.5% of Insurance Premium Tax revenues to the Peace Officers' Annuity and Benefit Fund (POAB) by October 30th of each year.

He further stated that the Office of Commissioner of Insurance and Safety Fire (OCI) has indicated that a plan will be implemented under which OCI will hold and remit the required 1.5% on behalf of local governments, unless a local government elects to opt out of the plan. To opt out, local governments must notify OCI of their intent by October 5, 2026.

County Manager Morton stated he met with Finance Administrator Clint Chastain, who agrees that it would be efficient for Pike County to participate in the OCI plan for holding and remitting the 1.5% on the County's behalf. County Manager Morton stated that if the Board wishes to opt out of the proposed plan, a motion will need to be entertained.

Commissioner Pullin asked how much 1.5% of the Insurance Premium Tax revenue would be. Finance Administrator Chastain stated that the revenue was budgeted at $25,350, and although the exact amount has not yet been received, the 1.5% remittance would be based on the actual revenue received, which may be slightly above or below the budgeted figure.

Discussion only, no motion entertained.

f. Approve/deny the Fiscal Year 2027 Public Transportation Service Agreement between Pike County and Three Rivers Regional Commission.

County Manager Rob Morton stated that the proposed agreement is included in the meeting materials provided to the Board. He noted that this is an annual agreement, and the $10,500.00 shown on page 5, representing Pike County's required compensation, is already included in the FY 2026–2027 Budget previously approved by the Board.

County Manager Morton recommended approval of the agreement with authorization to execute.

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.

County Manager Rob Morton stated that the Board has been provided with a proposed Resolution and attached amendments for the year-end budget amendments to close out FY 2025/2026, as recommended by Finance Administrator Clint Chastain. There is typically a 60-day period after the fiscal year has ended to close out the books.

Finance Administrator Chastain addressed the Board, stating that these amendments are standard procedure to cover departments that were slightly over budget using available funds. He reported that five exceeded their budgets: the CDBG County Match – Tanyard Road, three were 1% over budget, and one was 4% over budget.

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.

County Manager Rob Morton presented the application in the absence of Planning and Zoning Director Cassandra Jones. Ms. Jones was at training. CM Morton stated that the applicant and property owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial). He noted that the subject property is located within the Highway 19 Overlay District, and an Overlay Review would be required should the proposed development trigger the requirements outlined in Article 16 of the Pike County Unified Development Code (UDC).

The applicant is proposing construction of a 6,000 sq. ft. building for use as an equipment rental facility. The proposed use is consistent with the character of the surrounding area and with the Character Area Map, which designates this portion of the property as Arterial Overlay Corridor, supporting commercial development. There appears to be adequate space on the property to provide the necessary parking required for an equipment rental facility.

The property is currently vacant; it previously contained a duplex-family home that burned and was removed. There is no identified threat to the health, safety, or welfare of the public should the proposed rezoning be approved. The property's value should not be diminished by the current zoning classification.

Planning and Zoning approved the rezoning request on September 10, 2026, with six conditions:

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.
6. A building permit is required within one (1) year, and construction must begin within two (2) years.

Staff recommended approval of the rezoning with five conditions, which mirror Conditions 1–5 above.

County Manager Morton recommended modifying condition 5 to specify that any future request must come back before both the Planning and Zoning Board and the Board of Commissioners, as such a request would be handled as a modification of a zoning condition.

County Manager Morton also noted that the newspaper advertisement and agenda item referenced Parcel 069-034, but the correct parcel number is 069-035.

Public Comments

In Favor:

Mark Whitley

Brady Bennett

In Opposition:

No one came forth.

Brady Bennett requested removal of condition number 6 requiring a building permit within one year and construction to begin within two years due to potential funding timelines. The Commissioners discussed the purpose of conditions and why condition 6 was added. Chad Proctor from the Planning and Zoning Board was present and Board asked for him to explain condition 6.

Motion/second by Commissioners Pullin/Daniel to authorize Planning and Zoning Board member Chad Proctor to speak, motion carried 4-0.

Chad Proctor addressed the Board and stated that the condition was included to ensure that development proceeds as proposed and to prevent property "flipping" following rezoning. He noted that several properties rezoned within the last three to four years have remained undeveloped, and such approvals should not be open-ended.

Mr. Proctor stated that he supports the rezoning request and is in favor of commercial development.

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 4, 2030.

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.

_____ _____

J. Briar Johnson, Chairman Angela Blount, County Clerk