REGULAR MONTHLY MEETING
PIKE COUNTY BOARD OF COMMISSIONERS

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))**

   Commissioner Jenkins requested to amend the agenda to add Agenda Item b. under New Business to allow residents of Ranchland Estates, who were present at the meeting, an opportunity to speak regarding the dam. Commissioner Jenkins proposed allowing twenty (20) minutes for residents' comments. The remaining New Business agenda items would be moved down accordingly.

   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 – Not in attendance.

   d. Commissioner Reports

   District 1 – Commissioner Daniel – No report.

   District 2 – Commissioner Guy – No report.

   District 3 – Commissioner Pullin – No report.

   District 4 - Commissioner Jenkins - No report.

   At-Large Chairman Briar Johnson thanked Bryan Richardson with the American Legion for the outstanding job coordinating the Memorial Day program held in Pike County.

Chairman Johnson also reminded the public about the medical information envelopes provided by the Pike County Fire Department for emergency use in the home. Ms. Terri Totten addressed the envelopes during Town Hall.

e. County Attorney Report to Commissioners – Not in attendance.

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

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

Chairman Briar Johnson read the proclamation aloud:

Proclamation

Honoring the Pike County High School Girls Soccer Team
Back-to-Back Class 2A State Champions

WHEREAS, the members of the Pike County High School Girls Soccer Team have demonstrated exceptional athletic ability, unwavering dedication, disciplined training, and outstanding teamwork throughout the season; and

WHEREAS, through perseverance, determination, and countless hours of practice, the team achieved the remarkable distinction of winning the Class 2A State Championship for the second consecutive year; and

WHEREAS, this extraordinary back-to-back championship accomplishment reflects not only the talent and commitment of the student-athletes, but also the leadership, guidance, and support of the coaching staff, school administration, faculty, parents, and devoted fans; and

WHEREAS, the team has represented their school and community with honor, integrity, and excellence both on and off the field; and

WHEREAS, their achievement has brought pride and recognition to the entire community and serves as an inspiration to future generations of student-athletes;

NOW, THEREFORE, BE IT PROCLAIMED, that we do hereby recognize and commend the Pike County High School Girls Soccer Team for their outstanding achievement in securing the Class 2A State Championship for the second consecutive year; and

BE IT FURTHER PROCLAIMED, that we extend our sincere congratulations to the players, coaches, and all those who supported this championship effort for their dedication, hard work, and exemplary sportsmanship; and

BE IT FURTHER PROCLAIMED, that this proclamation be entered into the Pike County Board of Commissioners official record as a lasting tribute to this remarkable accomplishment and a celebration of excellence in athletics and character.

IN WITNESS WHEREOF, this proclamation is adopted on this 26 day of May, 2026.

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.**

Mr. Adam Rainey, a resident of Ranchland Estates, addressed the Board regarding the closure of Watering Hole Pass at the dam. Mr. Rainey stated concerns that the closure was directed administratively without Board approval, public notice, or the procedures outlined under Georgia law for the closure or abandonment of a county road. He referenced prior discussions regarding county authority over roads and asserted that no public hearing, resolution, or Board action had occurred prior to the installation of barricades.

Mr. Rainey further stated that residents believe the closure benefited private interests and raised concerns regarding the involvement of private property owners, consultants, and the County Manager in matters related to the dam, adjoining properties, and prior land transactions. He referenced deeded access rights, subdivision common areas, GIS mapping, emergency routing, mail delivery impacts, and alleged effects on property values and community access.

Mr. Rainey requested that the Board review the circumstances surrounding the closure, consider restoring access, evaluate potential conflicts of interest, review the 2022 land swap transaction, and ensure that any future road closures comply with applicable Georgia law and Board authorization requirements.

Mr. Adam Rainey read a statement on behalf of Ranchland Estates resident Rusty Stewart regarding the closure of Watering Hole Pass at the dam. Mr. Stewart stated that he has resided on Watering Hole Drive since May 2021 and described the roadway across the dam as having been openly and continuously used by residents, visitors, delivery services, utility providers, and emergency responders during his residency.

The statement asserted that the roadway had historically functioned as a continuous route within the subdivision and was not treated as a dead-end or restricted access area until the recent installation of barricades. Mr. Stewart further stated that he had personally observed emergency service vehicles

utilizing the roadway in response to medical and emergency incidents within Ranchland Estates and expressed concerns that the closure could increase emergency response times and create public safety concerns for residents in the area.

Mr. Stewart additionally referenced the use and maintenance of common areas surrounding the lake and dam by subdivision residents and stated his belief that the closure interfered with long-standing access and travel patterns within the community. The statement concluded that the roadway had been openly and continuously used by the public for more than twenty years and noted that the affidavit could be provided to governmental or investigative authorities for review.

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.

Chairman Briar Johnson stated the applicant and owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) to convert the existing house on the site into rental office space. The structure will need to be updated to meet commercial standards and will require a building permit to be issued. Staff recommendation was to approve with four conditions: 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 uses, 3. Parking shall be provided by meeting the standards as outlined in Article 27 of the UDC and 4. Variance(s) shall be required for any deviation of any development standard(s).

In Favor:

Randy Boyd

Opposition:

No one came forth.

Commissioner Pullin requested that an additional condition be added limiting the permitted uses of the property under Article 13, C-3, Section 1303, Item 18, Special Trade Contractor Shop, to the uses specifically listed.

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.

Chairman Briar Johnson stated the applicant and owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) to convert the existing church on the site into an office and to construct an auxiliary warehouse for tire storage. The structure will need to be updated to meet commercial standards and will require a building permit to be issued. Staff recommendation

was to approve with four conditions: 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 uses, 3. Parking shall be provided by meeting the standards as outlined in Article 27 of the UDC and 4. Variance(s) shall be required for any deviation of any development standard(s).

In Favor:

Randy Boyd

Opposition:

No one came forth.

The existing church structure will retain the sanctuary, and tires will be stored at the rear of the property. Office space may also be utilized within the sanctuary area. Commissioner Pullin requested that a condition be added limiting the permitted use to Item 11, Mini-Warehouses and Warehouses, under Section 1303 of the UDC. Commissioner Pullin also requested that a condition be added regarding outdoor storage to mirror Section 1615(f) of the UDC.

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.**

Chairman Briar Johnson announced that a Public Hearing for the FY 2026/2027 Budget will be held on June 2, 2026, at 6:30 p.m. in the Main Courtroom of the Courthouse.

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.

J. Briar Johnson, Chairman

Angela Blount, County Clerk