

**ACTS OF COUNCIL
APRIL 13, 2026
APPROXIMATELY 7:10 P.M.**

The Mayor and Council of the Town of Pine Mountain sat in a regular session on the evening of Monday, April 13, 2026, at approximately 7:10 P.M. immediately following the public hearing in the Town Hall.

REZONING APPLICATION TO REZONE MAP 056B PARCEL 184A FROM C2 W/CONDITIONAL USE TO R3 W/CONDITIONAL USE

On January 30, 2025, Shiloh Investment Properties, LLC filed an application for a conditional use permit for the Property, which was zoned C-2. The conditional use permit was to allow high-density single-family residences under the existing C-2 zoning. Mayor and Council ultimately approved the conditional use.

After such approval, the Town determined that the Property would better fit within the Town's overall zoning scheme if it were rezoned to R-3 with the conditional use remaining in place. Therefore, the Town obtained the permission of the current owner of the Property, Bee Smart Building, LLC, to rezone the Property to R-3 but keep the conditional use in place.

The Town seeks to rezone the Property to R-3 with the following special requirements:

- Minimum lot area: 10,000 square feet (reduced from the standard 15,000 square feet).
- Minimum setbacks:
 - Front: 20 feet
 - Side: 15 feet
 - Street side yard: 15 feet
 - Rear: 25 feet
 - Corner: 20 feet
- Construction of all structures to meet these standards.
- Removal/waiver of the following standard R-3 requirements:
 - Maximum lot coverage of 30% of the total lot area increased to 50%
 - Requirement that each lot abut a public street for a distance of not less than 50 feet is waived for any lots accessed off an easement or other private way from a public street
- Removal of minimum or maximum SQFT requirements in the prior zoning action for structures built on these lots.

Speaking in favor of the request:

None

Speaking in opposition to the request:

None

Mr. Pound made a motion to rezone the property from C2 w/conditional use to R3 w/conditional use stated above.

Mr. Trott seconded the motion.

Ms. Mabry and Mr. Bray voted in favor of the motion.

Mr. Scott voted against the motion.

PRAYER

Rev. Andy Cunningham opened the meeting with prayer.

PLEDGE OF ALLEGIANCE

Will Blue, with Boy Scout Troop 40, led the Pledge of Allegiance.

ACTS OF COUNCIL

Ms. Mabry made a motion to approve the Acts of Council for the March meeting(s) as written.

Mr. Pound seconded the motion.

Mr. Trott, Mr. Scott and Mr. Bray voted in favor of the motion.

FINANCIAL REPORT

Mayor Mullins presented the financial report for March.

PINE MOUNTAIN TOURISM-Julia Keating

Mrs. Keating presented the monthly report.

MAYOR AND COUNCIL INCREASE IN COMPENSATION ORDINANCE-1ST READING

Mayor Mullins presented the first reading for an ordinance to increase Mayor and Council compensation from \$1,800 to \$6,000 annually (Mayor) and \$360 to \$4,500 annually (Council).

PERMISSION TO OPEN CHECKING ACCOUNT FOR MERIWETHER COUNTY 2026 SPLOST AT FIRST PEOPLES BANK-Mayor Mullins

Mr. Trott made a motion giving permission to open a checking account for Meriwether County 2026 SPLOST at First Peoples Bank.

Ms. Mabry seconded the motion.

Mr. Scott, Mr. Bray, and Mr. Pound voted in favor of the motion.

AWARD/REJECT BID FOR LAWN MAINTENANCE-Mayor Mullins

Mr. Scott made a motion to award the bid for Lawn Maintenance to Chuck's Lawn Service in the amount of \$30,000. annually.

Mr. Pound seconded the motion.

Mr. Trott, Mr. Bray, and Ms. Mabry voted in favor of the motion.

QUOTE TO CLEAN UP AND RENEW BASEBALL/SOFTBALL FIELDS-MELISSA/MICHAEL BILLINGSLEY

Ms. Billingsley (Gliddon) presented a proposal that covers construction and improvements for multiple ballfields, including general conditions, surveying, sod installation, grading, clay base preparation, irrigation, and related accessories.

Project Breakdown & Costs:

General Conditions and Surveying:

\$5,750.00

Dallas Mill Road Baseball Field

\$63,192.00 plus Irrigation: \$47,437.00

Dallas Mill Road Softball Field

\$59,167.00 plus Irrigation: \$20,556.00

Chipley Street Baseball Field

\$75,578.00 plus Irrigation: \$47,437.00

Chipley Street Softball Field

\$98,325.00 plus Irrigation: \$20,556.00

Mayor Mullins asked if something was approved which field would need to be completed first. Mr. Billingsley replied, "the field behind Dollar General".

Ms. Billingsley asked what the next process was. Mayor Mullins stated we will need to discuss this in a budget meeting.

IMPROVEMENTS TO PINE MOUNTAIN-JoANN COLLINS

1)Improve walking path through town

2)Add more streetlights

3)epay water bills

Ms. Collins called at 9:13 A.M. and asked who oversaw the walk trail. Ms. Sivell told Ms. Collins that it was the county. She then stated she would not be attending the council meeting.

APPROVE/REJECT QUOTE FOR AUTOMATIC DOORS FOR TOWN HALL-Mayor Mullins

The Town received a proposal/quote to furnish and install pair of low energy automatic operators.

Materials to be Furnished and Installed by Door Specialties Inc:

One (1) Pair Naco 8500 Heavy-duty, Low Energy Automatic Operator Assembly

Two (2) each Optex OA Flex-Combination Motion/Presence Sensors

Two (2) each MS SEDCO-59HSS Radio remote Pushplates

One (1) each Condor Swing Control

Two (2) each Camden TX9-Radio Remote Transmitters

One (1) each Camden RX91-Radio Remote Receivers

Ms. Mabry made a motion to approve the quote for the automatic doors for town hall in the amount of \$7,415.00.

Mr. Scott seconded the motion.

Mr. Trott, Mr. Bray, and Mr. Pound voted in favor of the motion.

USE OF BALLFIELD (JULY DID NOT PROVIDE AN ACTUAL DATE ON APPLICATION)-Veleca

Crowder

Ms. Crowder was not in attendance.

DESIGN REVIEW AND RELIEF FROM PARKING SPACE-Tammy Clarke

Ms. Clarke requested relief from the Design Review Committee conditions for the meeting of March 17, 2026.

Make front façade clapboard out of Hardie planks or similar materials

Change the pickets on the railing from metal to wood

Mr. Bray made a motion to give Ms. Clarke relief from removing the stone and replacing it with Hardie planks as requested by the Design Review Committee.
Mr. Scott seconded the motion.
Mr. Pound, Mr. Trott, and Ms. Mabry voted in favor of the motion.

At this location, they would like to prepare smoothies which would change this to be classified as a restaurant. The Pine Mountain Zoning Ordinance would require 5 parking spaces for a restaurant. Ms. Clarke requested relief requiring them to have 5 parking spaces to 4 parking spaces. Mr. Bray made a motion to allow 4 parking spaces instead of the 5 parking spaces. Mr. Pound seconded the motion.
After further discussion Mr. Bray rescinds his motion.
Ms. Mabry made a motion to allow the 4 parking spaces instead of 5 parking spaces with conditions.

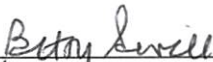
- 1) Attach conceptual plan with the area that will be the smoothie area
- 2) Only smoothies are allowed and if you would like to change you would have to come back to council for approval.

Mr. Pound seconded the motion.
Mr. Trott, Mr. Scott, and Mr. Bray voted in favor of the motion.

POTHOLE IN FRONT OF 72 CHERRY AVENUE-Tammy Clarke

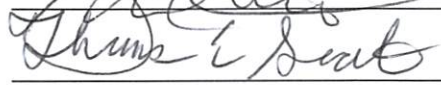
Ms. Clarke requested to remove this item from the agenda.


Thereafter, the meeting was adjourned.



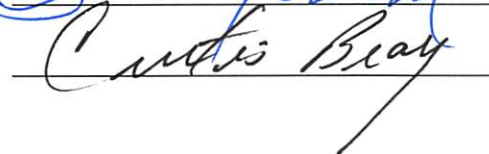
Betsy Sivell
Town Clerk


_____, James W. Trott, Jr.


_____, Thomas E. Scott


_____, Frankie Mabry


_____, Stokely Pound


_____, Curtis Bray