



PLANNING AND DEVELOPMENT  
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections  
Code Enforcement*

P. O. Box 377  
77 Jackson Street  
Zebulon, GA 30295

Phone: 770-567-2007  
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*"Serving Citizens Responsibly"*

**Case Number:** Text Amendment

**Planning and Zoning Board Meeting:** November 13, 2025

**Board of Commissioners Meeting:** November 25, 2025

**Request:** Update the UDC in various articles to add regulations for Data Centers. The proposed updates are to add regulations to future proposed data centers in Pike County.

**Code Reference:** UDC Articles 2, 14, and 15

**Staff Analysis:** A moratorium was placed on data centers by the Pike County Board of Commissioners on September 10, 2025, to allow Planning Staff and the Planning and Zoning Board the opportunity to review and provide recommendations regarding data centers. After several workshops were held regarding the ordinance for data centers, a determination was made to present the following amendments/additions to the UDC.

**Article 2:**

**Sec. 202. General definitions.**

**II-1. Data Centers:** A facility, or campus of facilities, engaged in the storage, management, processing, hosting or transmission of data and related services, which house computer systems, network equipment, servers, appliances and other associated components and structures customarily incidental or related to such operations.

**Article 14:**

**Sec. 1403. Permitted uses.**

**B.** The following principal uses are permitted as special use permits in M-1 districts:

**5. Data Centers**

- a. Minimum lot area of ten (10) acres is required for all data centers.
- b. There shall be established a 50-foot wide planted or natural buffer along the entire perimeter of the property where it is adjacent to any residentially zoned property. The County reserves the right to require additional plantings in a buffer deemed to be insufficient in plant materials to constitute a proper screen.
- c. All structures shall be setback a minimum of 100 feet from property lines and 500 feet from any habitable structures. There shall be a 150-foot buffer for all streams and all state buffers for wetlands shall be enforced.



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- d. Applicants must provide a letter from all utility providers during the special use permit application process stating that adequate service is available for the proposed use or state what improvements are required to accommodate the proposed use. All upgrades/improvements shall be at the expense of the applicant/developer and completed prior to a certificate of occupancy is issued.
- e. All Data Centers shall be serviced by a public Water System. Private well shall be prohibited
- f. All cooling and ventilation equipment will operate on a closed-loop system.
- g. All Data centers shall be located on US Highway 41 or within a platted industrial park. In the case of a corner lot or a double frontage lot on US Highway 41, the Data Center may only be entered from the State Highway of road frontage. No entrance shall be permitted on a county road except for internal road in a platted industrial park.
- h. Data Centers shall not produce sound that exceeds 65 decibels, measured at the adjacent external property boundary between the Data Center and a Residential Dwelling. At any time after the issuance of a Certificate of Occupancy for any building, the County may require the data center operator to provide a sound study to confirm that the operation is compliant. If the data center operation is found not to be in compliance with this subsection, then the County may issue a Notice of Violation to the operator which may direct that action be taken to remedy the violation within 30 days of service of the notice of violation. If the data center operation fails to come into compliance within 30 days following service of the notice of violation, then the Data Centers Certificate of Occupancy may be revoked.
- i. A decommissioning bond shall be required prior to the issuance of a certificate of occupancy for all data centers in an amount to return the site back to its predevelopment condition as determined by an independent, third-party professional engineer licensed in this state of Georgia.
- j. All onsite generators must be contained within sound barriers with acoustic damping features and only permitted in the side or rear yard areas. The testing of any generators may only be completed between the hours of 9:00 AM EST and 4:00 PM EST and the generators may only be used in the case of an emergency situation.
- k. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and other properties.
- l. All battery systems shall be equipped with a dedicated fire suppression system designed to control thermal runaway, fire and explosion hazards associated with the specific battery chemistry. Fire suppression systems shall comply with all



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state regulations and suppression systems shall be automatic, monitored and connected to an alarm system.

- m. Prior to the issuance of a Certificate of Occupancy the operator shall file an Emergency Response Plan with the Pike County Fire Department, EMA and Sheriff’s office containing the following:
  - a. A site map showing the location of all batteries, generators, fuel storage, electrical and switchgear.
  - b. 24-hour emergency contact information for on-site and corporate personnel.
  - c. Hazard identification of all energy storage materials, including safety data sheets.
  - d. Detailed shutdown, isolation, and ventilation procedures.
  - e. Firefighting and spill containment procedures specific to the battery chemistry used.
  - f. Evacuation routes, staging areas, and water supply plan for emergency responders.
  - g. Coordination protocol with the Pike County Fire Department, Sheriff’s Office and EMA.

### **Article 15:**

#### **Sec. 1503. Permitted uses.**

B. The following principal uses are permitted as special use permits in M-2 districts:

##### **7. Data Centers**

- a. Minimum lot area of ten (10) acres is required for all data centers.
- b. There shall be established a 50-foot wide planted or natural buffer along the entire perimeter of the property where it is adjacent to any residentially zoned property. The County reserves the right to require additional plantings in a buffer deemed to be insufficient in plant materials to constitute a proper screen.
- c. All structures shall be setback a minimum of 100 feet from property lines and 500 feet from any habitable structures. There shall be a 150-foot buffer for all streams and all state buffers for wetlands shall be enforced.
- d. Applicants must provide a letter from all utility providers during the special use permit application process stating that adequate service is available for the



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proposed use or state what improvements are required to accommodate the proposed use. All upgrades/improvements shall be at the expense of the applicant/developer and completed prior to a certificate of occupancy is issued.

- e. All Data Centers shall be serviced by a public Water System. Private well shall be prohibited
- f. All cooling and ventilation equipment will operate on a closed-loop system.
- g. All Data centers shall be located on US Highway 41 or within a platted industrial park. In the case of a corner lot or a double frontage lot on US Highway 41, the Data Center may only be entered from the State Highway of road frontage. No entrance shall be permitted on a county road except for internal road in a platted industrial park.
- h. Data Centers shall not produce sound that exceeds 65 decibels, measured at the adjacent external property boundary between the Data Center and a Residential Dwelling. At any time after the issuance of a Certificate of Occupancy for any building, the County may require the data center operator to provide a sound study to confirm that the operation is compliant. If the data center operation is found not to be in compliance with this subsection, then the County may issue a Notice of Violation to the operator which may direct that action be taken to remedy the violation within 30 days of service of the notice of violation. If the data center operation fails to come into compliance within 30 days following service of the notice of violation, then the Data Centers Certificate of Occupancy may be revoked.
- i. A decommissioning bond shall be required prior to the issuance of a certificate of occupancy for all data centers in an amount to return the site back to its predevelopment condition as determined by an independent, third-party professional engineer licensed in this state of Georgia.
- j. All onsite generators must be contained within sound barriers with acoustic damping features and only permitted in the side or rear yard areas. The testing of any generators may only be completed between the hours of 9:00 AM EST and 4:00 PM EST and the generators may only be used in the case of an emergency situation.
- k. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and other properties.
- l. All battery systems shall be equipped with a dedicated fire suppression system designed to control thermal runaway, fire and explosion hazards associated with the specific battery chemistry. Fire suppression systems shall comply with all state regulations and suppression systems shall be automatic, monitored and connected to an alarm system.



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- m. Prior to the issuance of a Certificate of Occupancy the operator shall file an Emergency Response Plan with the Pike County Fire Department, EMA and Sheriff's office containing the following:
- a. A site map showing the location of all batteries, generators, fuel storage, electrical and switchgear.
  - b. 24-hour emergency contact information for on-site and corporate personnel.
  - c. Hazard identification of all energy storage materials, including safety data sheets.
  - d. Detailed shutdown, isolation, and ventilation procedures.
  - e. Firefighting and spill containment procedures specific to the battery chemistry used.
  - f. Evacuation routes, staging areas, and water supply plan for emergency responders.
  - g. Coordination protocol with the Pike County Fire Department, Sheriff's Office and EMA.

**Recommendation:**

Staff recommend **APPROVAL** of this proposed text amendment. The Planning and Zoning Board Heard the request on November 13, 2025, and recommended **APPROVAL** with the changes.

**Attachments:**

- Article 2 highlighted changes.
- Article 14 highlighted changes.
- Article 15 highlighted changes.
- Legal Ad
- Post Agenda

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- FF. **Clinic:** An establishment where medical or dental patients are admitted for examination and treatment, but where there is no overnight lodging.
- GG. **Club or lodge:** An incorporated or unincorporated association for civic, social, cultural, religious, fraternal, literary, political, recreation, or like activities, operated for the benefit of its members and not open to the general public.
- HH. **Conservation subdivision:** Any division of real property designed to preserve greenspace and undeveloped land which meets the development and design requirements of Article 21 of the Pike County Unified Development Code (UDC), and which is approved by Pike County pursuant to the procedures as set forth therein.
- II. **Curb cut:** The point at which vehicular access is provided to an adjoining street from a lot.
- II-1. **Data Center:** A facility, or campus of facilities, engaged in the storage, management, processing, hosting or transmission of data and related services, which house computer systems, network equipment, servers, appliances and other associated components and structures customarily incidental or related to such operations.
- JJ. **Density:** The number of dwelling units per acre of land used for residential purposes. Unless otherwise stated, density figures are to be in terms of net acres, or the land devoted to residential use exclusive of streets, rights-of-way, public lands, wetlands, or other exclusions listed in specific zoning districts. See below for breakdown of different density designations:
1. **Low density residential** – A potential development that has individual lot areas of 5 acres and above or a maximum density of one unit per 5 acres.
  2. **Low to Medium density residential** – A potential development that has individual lot areas of 3 acres and above or a maximum density of one unit per 3 acres.
  3. **Medium density residential** - A potential development that has individual lot areas of 2 acres and above or a maximum density of one unit per 2 acres.
  4. **High density residential** – A potential development that has individual lot areas of 1 acre and above or a maximum density of one unit per acre.
- KK. **Domestic animal:** An animal that is accustomed to living in or about the habitation of humans, such as dogs, cats, birds, rabbits, hamster, turtles and the like. This definition does not include livestock.
- LL. **Drug abuse treatment and education program:** "Drug abuse treatment and education program" or "program" means any system of treatment or therapeutic advice or counsel provided for the rehabilitation of drug dependent persons and shall include programs offered in residential and/or non-residential settings. It otherwise complies with Chapter 290-4-2: Drug Treatment Program (Rules of the Department of Human Resources).
- MM. **Easement:** The right or privilege of using another's property, for purposes such as constructing and maintaining sanitary sewers, water mains, electric lines, telephone lines, storm sewers, gas lines, bicycle paths, pedestrian ways.
- NN. **Elevation, front:** The view of a building or group of buildings as seen from directly in front of the structure.
- OO. **Employee, full-time:** A person who works or is scheduled to work forty (40) hours per week for one (1) employer.
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## **ARTICLE 14. M-1 MANUFACTURING—LIGHT**

### **Sec. 1401. Purpose.**

M-1 zoning districts are intended to establish and preserve physically and aesthetically desirable areas in which clean, low-intensity manufacturing activities may locate and be protected from the intrusion of incompatible land uses. By having such areas available, both new and existing industries may operate and undertake expansion of facilities with the least possible adverse effect on other types of activities which might be incompatible with manufacturing. The elimination of non-manufacturing activities from M-1 districts benefits manufacturing activities by removing some possible obstacles to their smooth operation and expansion.

### **Sec. 1402. Boundaries of M-1 districts.**

The official map (Section 2301 of this ordinance) shows the boundaries of all M-1 districts within Pike County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

### **Sec. 1403. Permitted uses.**

A. The following principal uses are permitted in M-1 districts:

1. Commercial services and manufacturing activities related to farm or forest uses.
2. Manufacturing activity which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions.
3. Wholesale and warehousing operation.
4. Building material yard which is entirely enclosed by a fence that is at least six (6) feet high and screens the yard from view.
5. Off-street parking lot or parking garage.
6. Armory.
7. Cabinet shop.
8. Cosmetic and pharmaceuticals manufacturing.
9. Distribution of products or merchandise.
10. Dry cleaning or laundering establishment.
11. Education or training facility.
12. Electronic manufacturing and assembly.
13. Plumbing shop, other contractor—including open storage of materials when located in rear yard.
14. Printing, publishing, reproducing establishment.
15. Sign painting and fabricating shop.
16. Local, state, or federal government buildings.

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17. College or university.
  18. Automobile and truck sales.
  19. Farmers' markets.
  20. Feed and seed stores.
  21. Heavy equipment sales, service or rental.
  22. Major automotive repair.
  23. Mini-warehouses and warehouses.
  24. Mobile home sales lots.
  25. Recreational vehicle sales and service.
  26. Tire retreading.

B. The following principal uses are permitted as special use permits in M-1 districts:

1. Airport, heliport.
  2. Tower or antenna meeting the standards and development criteria established in the Pike County Ordinance to Establish Standards for Telecommunications Antennas and Towers.
  3. Utility substation meeting the following development standards:
    - a. Structures must be placed at least thirty (30) feet from all property lines.
    - b. Structures must be enclosed by a woven wire fence at least eight (8) feet high with bottom of fence either flush with the ground or with a masonry footing.
    - c. No vehicles or equipment may be stored on the lot.
    - d. A buffer, as provided in section 405, must be maintained along the side and rear property lines.
  4. Shooting range, indoor.
  5. Data Centers
    - a. Minimum lot area of ten (10) acres is required for all data centers.
    - b. There shall be established a 50-foot wide planted or natural buffer along the entire perimeter of the property where it is adjacent to any residentially zoned property. The County reserves the right to require additional plantings in a buffer deemed to be insufficient in plant materials to constitute a proper screen.
    - c. All structures shall be setback a minimum of 100 feet from property lines and 500 feet from any habitable structures. There shall be a 150-foot buffer for all streams and all state buffers for wetlands shall be enforced.
    - d. Applicants must provide a letter from all utility providers during the special use permit application process stating that adequate service is available for the proposed use or state what improvements are required to accommodate the proposed use. All upgrades/improvements shall be at the expense of the applicant/developer and completed prior to a certificate of occupancy is issued.
    - e. All Data Centers shall be serviced by a public Water System. Private well shall be prohibited
    - f. All cooling and ventilation equipment will operate on a closed-loop system.
    - g. All Data centers shall be located on US Highway 41 or within a platted industrial park. In the case of a corner lot or a double frontage lot on US Highway 41, the Data Center may only be entered from the
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State Highway of road frontage. No entrance shall be permitted on a county road except for internal road in a platted industrial park.

- h. Data Centers shall not produce sound that exceeds 65 decibels, measured at the adjacent external property boundary between the Data Center and a Residential Dwelling. At any time after the issuance of a Certificate of Occupancy for any building, the County may require the data center operator to provide a sound study to confirm that the operation is compliant. If the data center operation is found not to be in compliance with this subsection, then the County may issue a Notice of Violation to the operator which may direct that action be taken to remedy the violation within 30 days of service of the notice of violation. If the data center operation fails to come into compliance within 30 days following service of the notice of violation, then the Data Centers Certificate of Occupancy may be revoked.
- i. A decommissioning bond shall be required prior to the issuance of a certificate of occupancy for all data centers in an amount to return the site back to its predevelopment condition as determined by an independent, third-party professional engineer licensed in this state of Georgia.
- j. All onsite generators must be contained within sound barriers with acoustic damping features and only permitted in the side or rear yard areas. The testing of any generators may only be completed between the hours of 9:00 AM EST and 4:00 PM EST and the generators may only be used in the case of an emergency situation.
- k. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and other properties.
- l. All battery systems shall be equipped with a dedicated fire suppression system designed to control thermal runaway, fire and explosion hazards associated with the specific battery chemistry. Fire suppression systems shall comply with all state regulations and suppression systems shall be automatic, monitored and connected to an alarm system.
- m. Prior to the issuance of a Certificate of Occupancy the operator shall file an Emergency Response Plan with the Pike County Fire Department, EMA and Sheriff's office containing the following:
  - a. A site map showing the location of all batteries, generators, fuel storage, electrical and switchgear.
  - b. 24-hour emergency contact information for on-site and corporate personnel.
  - c. Hazard identification of all energy storage materials, including safety data sheets.
  - d. Detailed shutdown, isolation, and ventilation procedures.
  - e. Firefighting and spill containment procedures specific to the battery chemistry used.
  - f. Evacuation routes, staging areas, and water supply plan for emergency responders.
  - g. Coordination protocol with the Pike County Fire Department, Sheriff's Office and EMA.

C. The following accessory uses are permitted in M-1 districts:

- 1. Those determined by the administrative officer to be customarily appurtenant to those uses permitted in this district.
- 2. Tower, domestic or antenna, domestic.
- 3. Shipping container, used in the normal course of business.
- 4. Shipping container, temporary.
- 5. Mobile food service unit, no more than three (3) consecutive days.

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- D. The following accessory uses are permitted as special use permits in M-1 districts:
1. Tower or antenna meeting the standards and development criteria established in the Pike County Ordinance to Establish Standards for Telecommunications Antennas and Towers.
- E. All accessory uses must meet the following standards:
1. They may not be located closer than five (5) feet to any property line.
  2. Accessory buildings and structures must be located at least ten (10) feet from the principal building on the lot.
- F. Any use similar or compatible not listed within the permitted uses section will at the discretion of the Zoning Administrator be presented as a special use permit and follow the procedures for a special use permit.

#### **Sec. 1404. Development standards for M-1 districts.**

In addition to the development standards contained in Article 4 of this ordinance, the following standards are required within M-1 districts:

A.	<i>Minimum heated floor area for buildings:</i>	None.
B.	<i>Minimum lot area:</i>	
	1. <i>Unsewered areas:</i>	One (1) acre
	2. <i>Sewered areas:</i>	10,000 square feet
C.	<i>Minimum lot width:</i>	One hundred (100) feet.
D.	<i>Minimum front-yard depth:</i>	Seventy (70) feet.
E.	<i>Minimum side-yard depth:</i>	Fifteen (15) feet.
F.	<i>Minimum rear-yard depth:</i>	Twenty-five (25) feet.
G.	<i>Maximum building height:</i>	Three (3) Stories

- H. *Sight distance:* Within thirty (30) feet of the pavement edge, plants cannot be of a type which will exceed a height of thirty (30) inches at maturity and/or a trunk diameter of forty (40) inches. There may be some flexibility in regard to the maximum trunk diameter when protected by a guardrail or some other suitable type barrier beyond thirty (30) feet from pavement edge. Almost any type of planted vegetation is permissible.
- I. *Applicability to land and buildings:* No building, structure or land may be used or occupied, and no building or structure or part of a building or structure may be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations specified for the district in which it is located.
- J. *Every use must be on a lot:* No building or structure may be erected or use established unless upon a lot as defined by this ordinance.
- K. *Only one principal building per lot:* Only one (1) principal building and its accessory buildings may be erected on any lot, except for planned developments or as otherwise provided.
- L. *Open space not to be encroached upon:* No open space may be encroached upon or reduced in any manner except in conformity with the yard, setback, off-street parking spaces, and other such required development standards contained in the ordinance. Shrubbery, driveways, retaining walls, fences, curbs, and buffers (see definition in Article 2) are not considered to be encroachments of yards. Open space areas as required by this ordinance must be permanently maintained as open space in accordance with the requirements of this ordinance.
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- M. *Reduction of yards or lot area:* Except as otherwise provided in this ordinance, a lot existing at the time of passage of this ordinance may not be reduced, divided, or changed so as to produce a tract of land which does not comply with the minimum dimension or area requirements of this ordinance for the district in which it is located unless that reduction or division is necessary to provide land which is needed and accepted for public use.
- N. *Lots with multiple frontage:* In the case of a corner lot or double frontage lot, front yard setback requirements apply to all lot lines abutting a street.
- O. *Landlocked lots:* In the case of a landlocked lot (lot without direct access to a public street or road) lawfully existing as of the effective date of this ordinance, the property owner is entitled to one (1) building permit, as long as all of the following requirements are met:
1. No other principal building exists or is being constructed on the property.
  2. No other valid building permit has been issued prior to the effective date of this ordinance and is currently valid.
  3. The property was and continues to be under single ownership since the effective date of this ordinance.
  4. The property owner has acquired a thirty-foot easement to a city-, county-, or state-maintained street, and the easement has been duly recorded and made a part of the property deed.
  5. In the event the property is divided, no additional permits will be issued.
- P. Flag (panhandle) lots are prohibited in the M-1 zoning district
- Q. *Yards and other spaces:* No part of a yard, other open space, off-street parking, or loading space required for another building may be included as a part of the yard, off-street parking, or loading space required for another building, except as specifically provided for in this ordinance.
- R. *Substandard lots:* Any lot existing at the time of the adoption of this ordinance, which has an area or a width which is less than required by this ordinance, is subject to the following exceptions and modifications:
1. *Single lots:* When a lot has an area or frontage, which does not conform with the requirements of the district in which it is located but was a lot at the effective date of this ordinance, such a lot may be used for any use allowed in the zoning district in which it is located as long as all other requirements of this ordinance are met.
- S. *Encroachment on public rights-of-way:* No building, structure, service area, required off-street parking, or loading/unloading facility is permitted to encroach on public rights-of-way.
- T. *Physical design standards:* Minimum design standards for driveways, loading areas, and other such physical site improvements are contained in applicable development regulations of Pike County. Consult the administrative officer for specific requirements.
- U. *Off-street parking and service requirements:* Minimum standards for off-street parking and service requirements are contained in the Pike County Standard for Off-Street Parking (Article 27).
- V. *Other applicable development regulations:* Information concerning any other applicable development regulations may be obtained by consulting the administrative officer.
- W. *Signs:* Minimum design and location standards for signs are contained in the Pike County Sign Requirements (Article 25). Consult that article for specific requirements.
- X. *Yards abutting railroads:* Side yards and rear yards are not required adjacent to railroad rights-of-way.
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## ***ARTICLE 15. M-2 MANUFACTURING***

### **Sec. 1501. Purpose.**

M-2 zoning districts are intended to establish and preserve physically and aesthetically desirable areas in which clean, higher intensity manufacturing activities may locate and be protected from the intrusion of incompatible land uses. By having such areas available, both new and existing industries may operate and undertake expansion of facilities with the least possible adverse effect on other types of activities which might be incompatible with manufacturing. The elimination of non-manufacturing activities from M-2 district benefits manufacturing activities by removing some possible obstacles to their smooth operation and expansion.

### **Sec. 1502. Boundaries of M-2 districts.**

The official map (section 2301 of this ordinance) shows the boundaries of all M-2 districts within Pike County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

### **Sec. 1503. Permitted uses.**

A. The following principal uses are permitted in M-2 districts:

1. Any M-1 permitted use.
2. Building material yard with open storage
3. Newspaper or printing plant.
4. Bottling plant.
5. Cold storage, ice plant, or freezer locker.
6. Dairy plant, ice cream manufacturing.
7. Fabricating shop such as woodworking, upholstery, or sheet metal shop.
8. Machine shop.
9. Plumbing shop, other contractor—Including open storage of materials when located in rear yard.
10. Printing, publishing, reproducing establishment.
11. Textile manufacturing plant.
12. Baking establishment.
13. Heavy agricultural equipment sales and repair.
14. Truck terminal.
15. Gasoline storage terminal.
16. Tower or antenna meeting the standards and development criteria established in the Pike County Ordinance to Establish Standards for Telecommunications Antennas and Towers, see chapter 113 of the Pike County Code.

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17. Acid manufacture and storage.
  18. Bulk petroleum plant.
  19. Cement, lime, gypsum, or plaster of paris manufacture.
  20. Ceramic products manufacture, limited to use of electric kilns.
  21. Concrete, cement products, or clay products are manufactured.
  22. Feed, grain, or fertilizer manufacture or storage.
  23. Food processing plant.
  24. Foundry or forging plant.
  25. Grain elevator.
  26. Ice manufacturing, including dry ice plant.
  27. Planing or sawmill.
  28. Railroad yard.
  29. Recycling center.
  30. Rock, sand, or gravel distribution or storage.
  31. Tinsmith operation.
  32. Roofing operation.
  33. Local, state, or federal government buildings.
- B. The following principal uses are permitted as special use permits in M-2 districts:
1. Airport, heliport.
  2. Radio or television transmission tower over thirty-five (35) feet high.
  3. Asphalt plants.
  4. Manufacturing activity which may cause noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions.
  5. Utility substation meeting the following development standards:
    - a. Structures must be placed at least thirty (30) feet from all property lines.
    - b. Structures must be enclosed by a woven wire fence at least eight (8) feet high with bottom of fence either flush with the ground or with a masonry footing.
    - c. No vehicles or equipment may be stored on the lot.
    - d. A buffer, as provided in section 405, must be maintained along the side and rear property lines.
  6. Shooting range, indoor.
  7. **Data Centers**
    - a. **Minimum lot area of ten (10) acres is required for all data centers.**
    - b. **There shall be established a 50-foot wide planted or natural buffer along the entire perimeter of the property where it is adjacent to any residentially zoned property. The County reserves the right to require additional plantings in a buffer deemed to be insufficient in plant materials to constitute a proper screen.**
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- c. All structures shall be setback a minimum of 100 feet from property lines and 500 feet from any habitable structures. There shall be a 150-foot buffer for all streams and all state buffers for wetlands shall be enforced.
  - d. Applicants must provide a letter from all utility providers during the special use permit application process stating that adequate service is available for the proposed use or state what improvements are required to accommodate the proposed use. All upgrades/improvements shall be at the expense of the applicant/developer and completed prior to a certificate of occupancy is issued.
  - e. All Data Centers shall be serviced by a public Water System. Private well shall be prohibited.
  - f. All cooling and ventilation equipment will operate on a closed-loop system.
  - g. All Data centers shall be located on US Highway 41 or within a platted industrial park. In the case of a corner lot or a double frontage lot on US Highway 41, the Data Center may only be entered from the State Highway of road frontage. No entrance shall be permitted on a county road except for internal road in a platted industrial park.
  - h. Data Centers shall not produce sound that exceeds 65 decibels, measured at the adjacent external property boundary between the Data Center and a Residential Dwelling. At any time after the issuance of a Certificate of Occupancy for any building, the County may require the data center operator to provide a sound study to confirm that the operation is compliant. If the data center operation is found not to be in compliance with this subsection, then the County may issue a Notice of Violation to the operator which may direct that action be taken to remedy the violation within 30 days of service of the notice of violation. If the data center operation fails to come into compliance within 30 days following service of the notice of violation, then the Data Centers Certificate of Occupancy may be revoked.
  - i. A decommissioning bond shall be required prior to the issuance of a certificate of occupancy for all data centers in an amount to return the site back to its predevelopment condition as determined by an independent, third-party professional engineer licensed in this state of Georgia.
  - j. All onsite generators must be contained within sound barriers with acoustic damping features and only permitted in the side or rear yard areas. The testing of any generators may only be completed between the hours of 9:00 AM EST and 4:00 PM EST and the generators may only be used in the case of an emergency situation.
  - k. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and other properties.
  - l. All battery systems shall be equipped with a dedicated fire suppression system designed to control thermal runaway, fire and explosion hazards associated with the specific battery chemistry. Fire suppression systems shall comply with all state regulations and suppression systems shall be automatic, monitored and connected to an alarm system.
  - m. Prior to the issuance of a Certificate of Occupancy the operator shall file an Emergency Response Plan with the Pike County Fire Department, EMA and Sheriff's office containing the following:
    - a. A site map showing the location of all batteries, generators, fuel storage, electrical and switchgear.
    - b. 24-hour emergency contact information for on-site and corporate personnel.
    - c. Hazard identification of all energy storage materials, including safety data sheets.
    - d. Detailed shutdown, isolation, and ventilation procedures.
    - e. Firefighting and spill containment procedures specific to the battery chemistry used.
    - f. Evacuation routes, staging areas, and water supply plan for emergency responders.
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**g. Coordination protocol with the Pike County Fire Department, Sheriff's Office and EMA.**

8. All other manufacturing/industrial uses not listed as permitted uses can apply for a special use permit.
- C. The following accessory uses are permitted in M-2 districts:
1. Those determined by the administrative officer to be customarily appurtenant to those uses permitted in this district.
  2. Tower, domestic or antenna, domestic.
  4. Shipping container, used in the normal course of business.
  5. Shipping container, temporary.
  6. Mobile food service unit, no more than 3 consecutive days.
- D. The following accessory uses are permitted as special use permits in M-2 districts:
1. Tower or antenna meeting the standards and development criteria established in the Pike County Ordinance to Establish Standards for Telecommunications Antennas and Towers.
- E. All accessory uses must meet the following standards:
1. They may not be located closer than five (5) feet to any property line.
  2. Accessory buildings must be located at least ten (10) feet from the principal building on the lot.
- F. Any use similar or compatible not listed within the permitted uses section will at the discretion of the Zoning Administrator be presented as a special use permit and follow the procedures for a special use permit.

**Sec. 1504. Development standards for M-2 districts.**

In addition to the development standards contained in Article 4 of this ordinance, the following standards are required within M-2 districts:

A.	<i>Minimum heated floor area for buildings:</i>	None.
B.	<i>Minimum lot area:</i>	
	1. <i>Unsewered areas:</i>	Two (2) acres.
	2. <i>Sewered areas:</i>	One (1) acre.
C.	<i>Minimum lot width at right of way:</i>	One hundred (100) feet.
D.	<i>Minimum front-yard setback:</i>	Seventy (70) feet.
E.	<i>Minimum side-yard setback:</i>	Thirty (30) feet
F.	<i>Minimum rear-yard setback:</i>	Thirty-five (35) feet
G.	<i>Maximum building height:</i>	Three (3) Stories

- H. *Sight distance:* Within thirty (30) feet of the pavement edge, plants cannot be of a type which will exceed a height of thirty (30) inches at maturity and/or a trunk diameter of four (4) inches. There may be some flexibility in regard to the maximum trunk diameter when protected by a guardrail or some other suitable type barrier beyond thirty (30) feet from pavement edge. Almost any type of planted vegetation is permissible.
- I. *Applicability to land and buildings:* No building, structure or land may be used or occupied, and no building or structure or part of a building or structure may be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations specified for the district in which it is located.

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- J. *Every use must be on a lot:* No building or structure may be erected or use established unless upon a lot as defined by this ordinance.
- K. *Only one principal building per lot:* Only one (1) principal building and its accessory buildings may be erected on any lot, except for planned developments or as otherwise provided.
- L. *Open space not to be encroached upon:* No open space may be encroached upon or reduced in any manner except in conformity with the yard, setback, off-street parking spaces, and other such required development standards contained in the ordinance. Shrubbery, driveways, retaining walls, fences, curbs, and buffers (see definition in Article 2) are not considered to be encroachments of yards. Open space areas as required by this ordinance must be permanently maintained as open space in accordance with the requirements of this ordinance.
- M. *Reduction of yards or lot area:* Except as otherwise provided in this ordinance, a lot existing at the time of passage of this ordinance may not be reduced, divided, or changed so as to produce a tract of land which does not comply with the minimum dimension or area requirements of this ordinance for the district in which it is located unless that reduction or division is necessary to provide land which is needed and accepted for public use.
- N. *Lots with multiple frontage:* In the case of a corner lot or double frontage lot, front yard setback requirements apply to all lot lines abutting a street.
- O. *Landlocked lots:* In the case of a landlocked lot (lot without direct access to a public street or road) lawfully existing as of the effective date of this ordinance, the property owner is entitled to one (1) building permit, as long as all of the following requirements are met:
1. No other principal building exists or is being constructed on the property.
  2. No other valid building permit has been issued prior to the effective date of this ordinance and is currently valid.
  3. The property was and continues to be under single ownership since the effective date of this ordinance.
  4. The property owner has acquired a thirty-foot easement to city-, county-, or state-maintained street, and the easement has been duly recorded and made a part of the property deed.
  5. In the event the property is divided, no additional permits will be issued.
- P. Flag (panhandle) lots are prohibited in the M-2 zoning district
- Q. *Yards and other spaces:* No part of a yard, other open space, off-street parking, or loading space required for another building may be included as a part of the yard, off-street parking, or loading space required for another building, except as specifically provided for in this ordinance.
- R. *Substandard lots:* Any lot existing at the time of the adoption of this ordinance, which has an area or a width which is less than required by this ordinance, is subject to the following exceptions and modifications:
1. *Single lots:* When a lot has an area or frontage, which does not conform with the requirements of the district in which it is located, but was a lot at the effective date of this ordinance, such a lot may be used for any use allowed in the zoning district in which it is located as long as all other requirements of this ordinance are met.
- S. *Encroachment on public rights-of-way:* No building, structure, service area, required off-street parking, or loading/unloading facility is permitted to encroach on public rights-of-way.
- T. *Physical design standards:* Minimum design standards for driveways, loading areas, and other such physical site improvements are contained in applicable development regulations of Pike County. Consult the administrative officer for specific requirements.
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- U. *Off-street parking and service requirements:* Minimum standards for off-street parking and service requirements are contained in the Pike County Standard for Off-Street Parking (Article 27).
  - V. *Other applicable development regulations:* Information concerning any other applicable development regulations may be obtained by consulting the administrative officer.
  - W. *Signs:* Minimum design and location standards for signs are contained in the Pike County Sign Requirements (Article 25). Consult that article for specific requirements.
  - X. *Yards abutting railroads:* Side yards and rear yards are not required adjacent to railroad right-of-way.

## **PIKE COUNTY PLANNING AND ZONING BOARD**

**November 13, 2025 • 6:30 p.m.**

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on November 13, 2025, at 6:30 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Board will conduct **PUBLIC HEARINGS** on the following item:

(1) REZ-25-12 Jason Betsill Owner, and applicant request a rezoning from AR (Residential Agricultural) to RR (Rural Residential) for property located at the southwest corner of the intersection of Campground Road and Highway 18, Zebulon, GA 30295. The property consists of 182.751+/- acres in Land lots 123 & 124 of the 8th District, further identified as parcel ID 092.017. The request is to rezone the property for the purpose of constructing a 43-lot single-family subdivision. Commission District 3, Commissioner Ken Pullin. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**

(2) Text Amendment to multiple articles of the Unified Development Code to add regulations and requirements for Data Centers. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**

The Pike County Board of Commissioners will conduct a **PUBLIC HEARING** on the above applicable items on November 25, 2025, at 6:30 pm at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. **The public is invited to speak in favor or opposition to each request.**

**PIKE COUNTY**  
**Planning and Zoning Board**  
**November 13, 2025**  
**6:30 P.M.**

**POST AGENDA**

Jason Leatherman, Chairman • Brandy Loggins, Vice-Chairman •  
Chad Proctor • Edward “Ed” Penland • Kacie Edwards(At Large)

**I. Call to Order**

**Chairman Leatherman called the meeting to order by sound of the gavel at 6:30 pm.**

**II. Invocation**

**Planning and Development Director Jeremy Gilbert lead us in the Invocation.**

**III. Pledge of Allegiance**

**Chairman Jason Leatherman lead us in the Pledge of Allegiance.**

**IV. Approval of the Agenda**

**Vice-Chairman Loggins moved to approve the Agenda. Board Member Proctor second the motion. The Agenda was approved by a vote of 5-0-0.**

**V. Approval of the October 9, 2025, Minutes.**

**Board Member Proctor moved to approve the Minutes. Vice-Chairman Loggins second the motion. The Minutes were approved by a vote of 5-0-0.**

**VI. Old Business: NONE**

**VII. New Business:**

**POSTPONED BY APPLICANT**

- (1.) VAR-25-03 - Linda Birath Owner and Lora Ballard Applicant request a Variance to Development Regulations for proposed lots 3, 4 and 6 of Ballard’s Landing Sub-division located on Kendrick Road, Zebulon, GA., 30295, in Land Lot 99 of the 2<sup>nd</sup> Land District, further identified as part of Parcel ID: 076 081 D. The property con-**

sists of 145 +/- Acres and the request is to allow wells to service the three lots in question even though the lots are within the required distance to connect to County Water. Commission District 3. Commissioner Ken Pullin. **THE PLANNING AND ZONING BOARD WILL HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.**

**Planning and Development Director Jeremy Gilbert stated that the Variance Application was postponed by the Applicant until the January 8, 2026, Planning and Zoning Board Meeting at 6:30p.m.**

**Public Hearing:**

- (2.) **REZ-25-12** - Jason Betsill Owner, and Applicant request a Rezoning from AR (Residential Agricultural) to RR (Rural Residential) for property located at the southwest corner of the intersection of Campground Road and Georgia Highway 18, Zebulon, GA., 30295, in Land Lots 123 & 124 of the 8<sup>th</sup> Land District, further identified as Parcel ID: 092 017. The property consists of 182.751 +/- Acres and the request is to rezone the property for the purpose of constructing a 43-lot Single-Family Subdivision. Commission District 3. Commissioner Ken Pullin. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

**Names of people in favor**

1. Jason Betsill

**Names of people who oppose**

1. Eddie Lewis
2. Kayla McDermitt
3. Matt McDermitt
4. David Gish
5. John Dixon
6. Ed English
7. Fisher Law, Atty.
8. Robbie
9. Robert English

**Board Member Proctor moved to deny the motion because it does not fit into the area where being requested. Board Member Edwards second the motion. Board Member Penland opposed the motion. The motion was approved by a vote of 4-1-0.**

- (3.) **Text Amendment** to multiple articles of the Unified Development Code to add regulations and requirements for Data Centers. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS**



**FOR A FINAL DECISION.**

**Vice-Chairman Loggins moved to approve the motion to add Amendments and to add the Recommended Amendments by Board Member Kacie Edwards to the Pike County U.D.C. Board Member Proctor second the motion. The motion was approved by a vote of 5-0-0.**

**VIII. Discussion: NONE**

**IX. Adjournment**

**Board Member Penland moved to adjourn the meeting. Board Member Edwards second the request. The motion was passed by a vote of 5-0-0.**

**The meeting was closed by the sound of the gavel at 7:32 p.m.**