

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 2nd 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 8th 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.