



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
Fax: 770-567-2024
jgilbert@pikecoga.com

"Serving Citizens Responsibly"

Case Number: REZ-25-12

Planning and Zoning Board: November 13, 2025

Board of Commissioners: November 25, 2025

Mailed Notices: October 21, 2025

Signs Posted: October 23, 2025

Owner/Applicant: Jason Betsill

Property Location: Southwest corner of the intersection of Highway 18 &
Campground Road, Zebulon GA 30295
Landlots: 123 & 124
District: 8th
Parcel ID: 092 017

Acreage: 182.751+/- acres

Commission District: District 3, Ken Pullin

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner are requesting a rezoning of the subject property from A-R (Agricultural-Residential) to RR (Rural Residential) for the development of a 43-lot subdivision.

Code Reference: Article 5 and Article 6 of the UDC

Staff Analysis: The subject property is currently zoned A-R (Agricultural-Residential), and the applicant wants to rezone the property to RR (Rural Residential) for the development of a 43-lot single family residential subdivision on lots that have a minimum lot area of 3 acres. According to the conceptual plan submitted the applicant will be installing new streets and will be required to pave Campground Road in accordance with UDC requirements.



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The Pike County Character Area Map that is part of the Joint Comprehensive Plan identifies the subject property in the Rural Residential and Agricultural areas and does support the requested rezoning to the RR zoning district.

(F) The Planning and Zoning Board will consider the following points in arriving at a decision on a zoning amendment:

(1) The existing uses and zoning of the nearby property.

The subject property is currently zoned A-R (Agricultural-Residential) and the adjacent properties are all zoned A-R as well. However, there are a number of lots in the area that are 3 acres or smaller that are zoned A-R under the old ordinance regulations.

(2) The suitability of the property for the proposed purpose.

The property appears to be suitable for the proposed development.

(3) The length of time the property has been vacant.

The property being requested for rezoning is currently vacant. The parcel is an existing timber site that has recently been timbered.

(4) The threat to the public health, safety, and welfare if rezoned.

There is no potential threat to the health, safety or welfare of the public if the proposed zoning is approved.

(5) The extent to which the value of the property is diminished by the present zoning.

The property's value should not be diminished by the current zoning. However, they cannot create the proposed three-acre lots under the current zoning district. If the zoning stays A-R the applicant would be required to meet the 10-acre minimum lot size as outlined in the UDC.



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- (6) The balance between the hardship on the property owner and the benefit to the public in not rezoning.***

There is not a balance between the benefit to the public if the property is not zoned and the hardship on the property owner. The only hardship on the owner would be they cannot create new 3-acre lots without the rezoning.

- (7) Have an adverse effect on the insurance rating of the county, or any substantial portion of the county, issued by the insurance service office or similar rating agency.***

N/A

- (8) Overtax any streets presently existing to serve the site, or other public facilities and utilities.***

The proposed rezoning should not create a hardship on the existing roads or other public utilities as proposed.

- (9) Have a substantial adverse impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.***

The proposed rezoning would not have an adverse impact on the environment as proposed.

Recommendation: Staff recommends Approval of the requested rezoning from A-R to RR with the following conditions:

1. All homes shall be four sides brick or a combination of 2 or more of the following materials on all sides, brick, stone, stucco, or cement fiber board. Vinyl siding is prohibited except in the eaves and soffits.
2. There shall be no more than 43 lots.
3. The applicant shall pave campground road to county standards for the entire frontage of the site. The sites entrance shall be constructed in accordance with Section 2123 C of the Pike County UDC.



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The Planning and Zoning Board heard this request on November 13, 2025, and recommended **Denial** of the requested rezoning from A-R to RR.

Attachments:

- Rezoning Application
- Tax Map
- Plat
- Proposed Plat
- Letter of Intent
- Legal Ad
- Sign Photo
- Post Agenda

9/26/254

5,068.78

PIKE COUNTY REZONING APPLICATION

Application # REZ-25-12
Permit # 252
CK # 11578 R # 240

Planning and Zoning Board Public Hearing: 11/13/25
Board of Commissioners Public Hearing: 11/25/25

Property Information: District(s): 8th Land Lot(s): 123 & 124 Acres: 182.8
Tax Map Parcel #: 092 017 Address if assigned: None assigned 182.751

Existing Zoning Classification: AR Proposed Zoning Classification: RR Rural Residential

Summary of Proposed Project: 43 Lot single-family residential subdivision. Proposed ingress/egress by a new driveway onto Campground Road. Potable water provided by individual water wells, Sewer provided by individual on-site sewage disposal systems.

Code Reference(s): Pike Co. Article 6 RR Rural Residential Zoning, Pike Co. Article 21 Subdivision Design Std.

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed ☒ Site Plan

(required)* ☒ Letter of Explanation* ☐ Health Department Letter of Approval

☐ Agent Authorization (if needed) ☒ Campaign Disclosure Form ☐ Other _____

Property Owner: Jason Betsill Applicant: Jason Betsill
Address: 7770 Newnan Road, Suite D Address: 7770 Newnan Road, Suite D

City: Brooks State: GA Zip: 30205 City: Brooks State: GA Zip: 30205
Phone/email: 770-460-9925 Phone/email: 770-460-9925

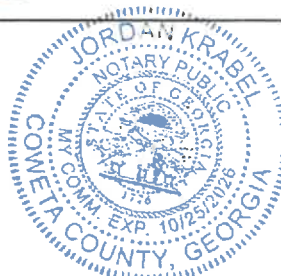
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the property which is the subject of this application.

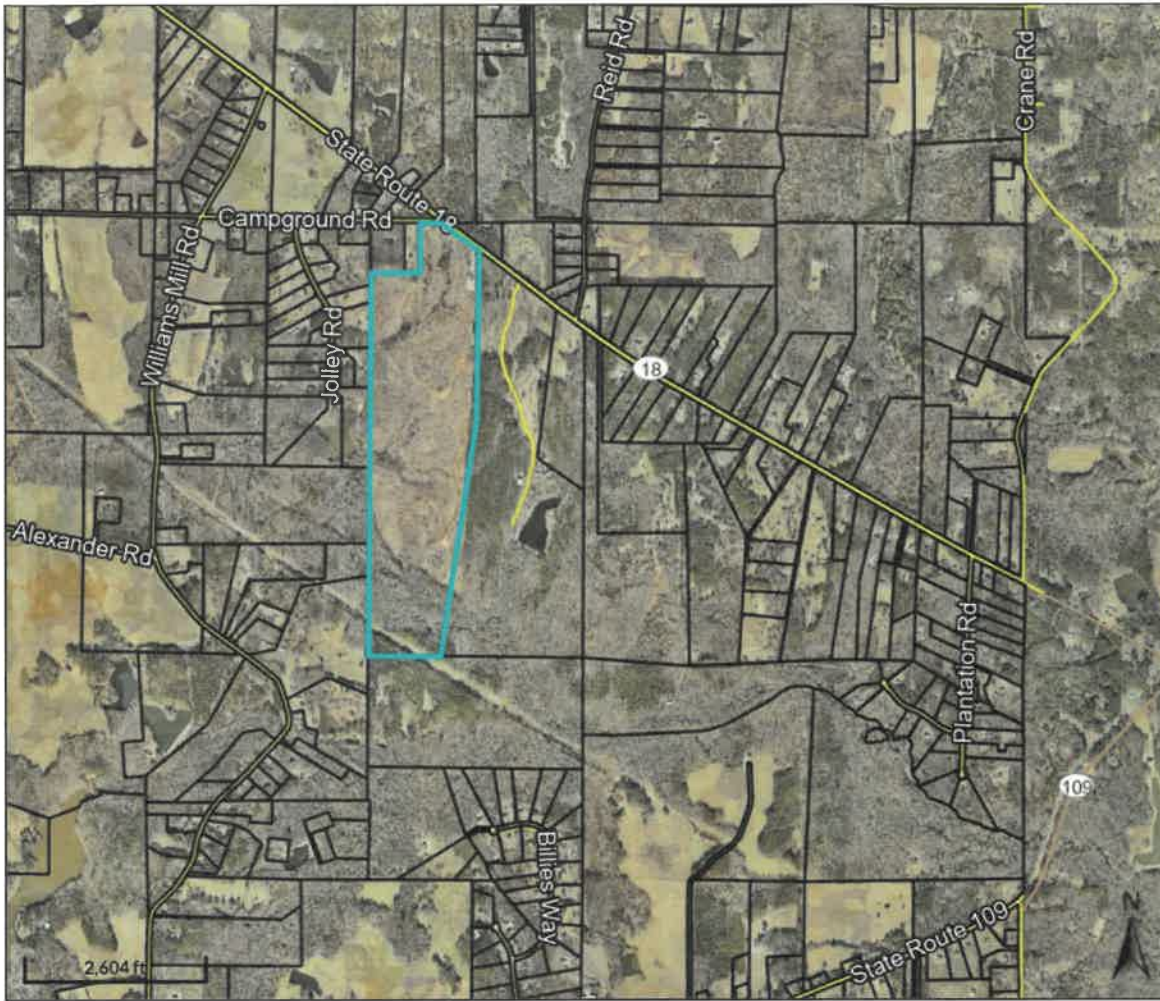
Owner's Signature:  Date: 09.16.25
Owner's Printed Name: Green Forest Construction, LLC - Jason Betsill - member

Sworn to and subscribed before me this 16 day of SEPT, 2025.

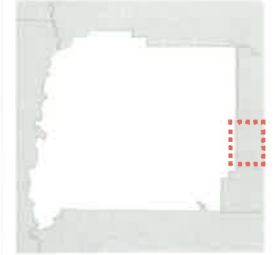
Notary Public (signature & seal): 

*See instructions for more information.





Overview



Legend

-  Parcels
-  Roads

Parcel ID	092 017	Owner	WEYERHAEUSER FOREST HOLDINGS INC	Last 2 Sales			
Class Code	Agricultural		220 OCCIDENTAL AVENUE SOUTH	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		SEATTLE, WA 98104	10/1/2024	0	CC	U
Acres	181.57	Physical Address	GA HWY 18	9/28/2016	0	LC	U
		Assessed Value	Value \$147616				

(Note: Not to be used on legal documents)

Date created: 11/4/2025
Last Data Uploaded: 11/4/2025 6:02:10 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

BK: 35 PG: 398-398
Filed and Recorded
04-24-2025 10:35 AM
DOC# P2025-000038

Rebekah Hanson
REBEKAH HANSON
CLERK OF SUPERIOR COURT
PIKE COUNTY



TRINITY LAND SURVEYING
BOUNDARY - SUBDIVISION - ALTA/ACSM - TOPOGRAPHIC

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

BOUNDARY RETRACEMENT SURVEY
PROPERTY OF
WEYERHAEUSER FOREST HOLDINGS INC
LOCATED IN LAND LOTS 123 & 124
8th LAND DISTRICT
PIKE COUNTY, GEORGIA
APRIL 16, 2025

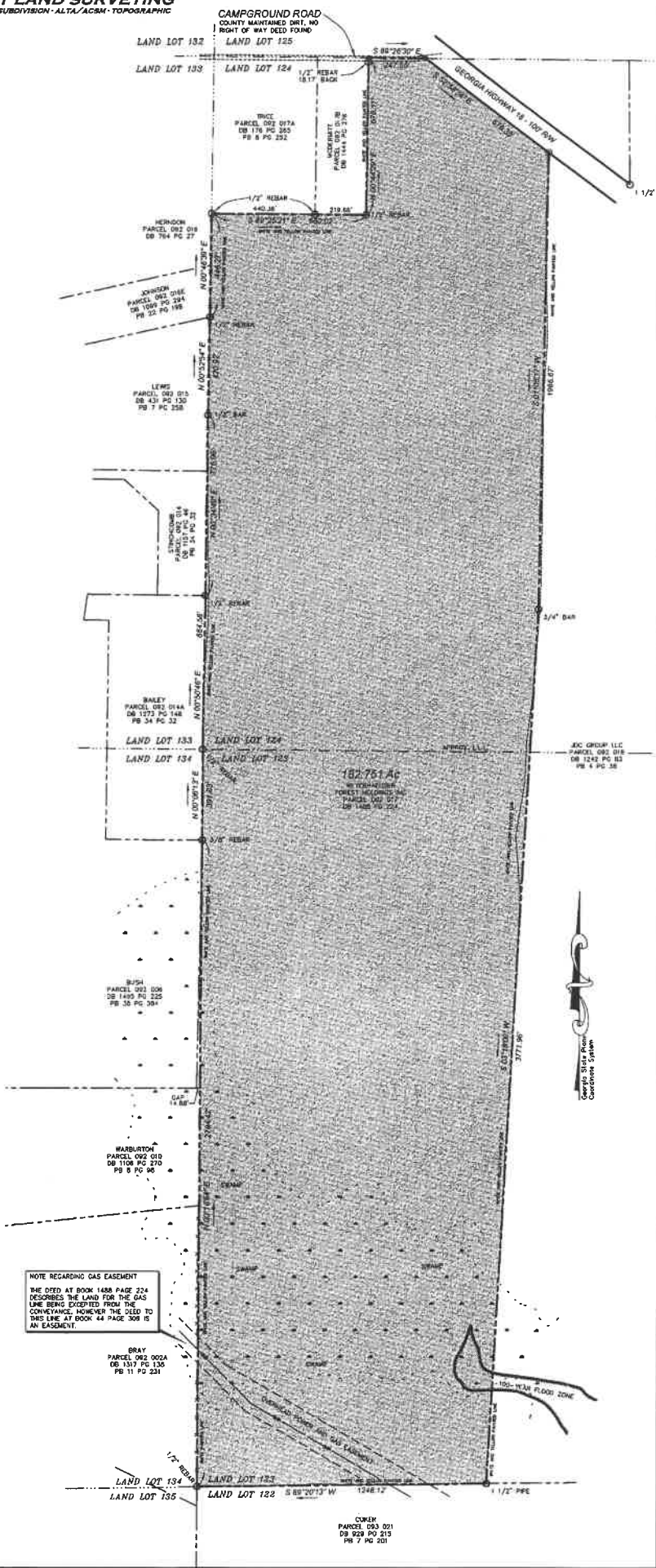
This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-4-67 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail. It is hereby certified that this plot is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown herein actually exist, and their location, size, type and material are correctly shown. The linear and angular measurements shown on this plot were obtained by using Trimble SPP2 base and rover GPS receivers, in combination with a Geospatial OneStop total station. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02 horizontal at the 95% confidence level. Distances shown herein are ground distances obtained from GPS measurements using a combined mode factor. This plot was calculated for closure and is found to have a minimum misclosure of one foot in 1,717,265 feet. The field survey was completed on 4/14/2025.

SURVEYOR'S CERTIFICATION (B) RETRACEMENT SURVEY

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are shown herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-4-67.

This survey and certification when shown is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plot. No other uses are authorized by this surveyor.

Matthew S. Johnson
MATTHEW S. JOHNSON, CA RLS #2065



NOTE REGARDING GAS EASEMENT
THE DEED AT BOOK 1486 PAGE 224
DESCRIBES THE LAND FOR THE GAS
LINE BEING EXCEPTED FROM THE
CONVEYANCE, HOWEVER THE DEED TO
THIS LINE AT BOOK 44 PAGE 308 IS
AN EASEMENT.

LEGEND
① 1/2" REBAR SET
- FENCE
○ IRON PIN FOUND
□ CONCRETE MONUMENT
● COMPUTED POINT
--- PAINTED TREE LINE
--- CREEK/BRANCH

GREENFOREST

CONSTRUCTION, LLC.

Phone: 770-359-8280
Fax: 770-460-9945

www.greenconstructionllc.com

7770 Newnan Road, Suite D
Brooks, GA 30205

September 26, 2025

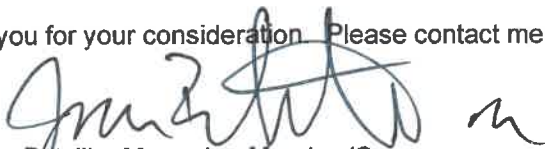
Dear Pike County Commissioners, Planning & Development and concerned residents,

Thank you for the opportunity to discuss this proposal for the rezoning of the tract of land my company owns, located at Campground Road and HWY 18, approximately four miles to the east of Zebulon and four miles to the West of Barnesville.

I am formally requesting the property to be rezoned RR (Rural Residential).

- Current zoning is AR.
- The tract is 182.751 acres.
- Parcel ID is 092 017
- Minimum lot size 3.01 acres
- Total lots from parent tract of 182.751 acres is forty-three.
- The main entrance would be off Campground Road, and we would be paving Campground Road to the entrance of the proposed subdivision from HWY 18. Utilizing Campground Road would eliminate the need for another entrance/curb cut at HWY 18. The distance from Highway 18 to the entrance would be roughly two hundred feet (200').
- Impact to residents off Campground Road would be limited as the natural flow of traffic would be onto Campground Road and then to an immediate left or right onto HWY 18 towards Zebulon or Barnesville. The impact on secondary roads in the direct proximity of the proposed neighborhood would be limited as HWY 18 would carry much of the traffic.
- While not fully determined at this time, lot values would range from \$90,000 to over \$100,000 and should thus indicate home pricing in the \$550,000 and upwards range. This would be in line with the market for Pike County.
- The land has been cleared of 80% of the existing forest by the previous owner (Weyerhaeuser). The impact on the forest/existing tree canopy has already taken place.
- There is a tree buffer around most of the perimeter of the property that remains and would provide a vegetated buffer between homes to be built at the new neighborhood and existing properties that share the boundary of the subject property.
- The West Side of the proposed road that would abut the existing home located at 2066 Campground Road contains existing large growth trees. We would plant additional vegetation as needed to lessen the impact of the new road on the residence at 2066. (this home is constructed roughly 75' from the property line. The newly built road would be roughly 125' from the residence.)
- The west property boundary of the subject property is shared with an existing neighborhood where the minimum lot size is 2.0 acres for 141 Parker Mill Road and 3.0 acres for 252 Parker Mill Road (others similar).

Thank you for your consideration. Please contact me if I can be of further assistance.



Jason L. Betsill – Managing Member/Owner

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.**



Sign Photo Taken 10/23/2025

REZ-25-12

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.