



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: SUP-25-07

Planning and Zoning Board Meeting: January 8, 2026

Board of Commissioners Meeting: January 27, 2026

Mailed Notices: December 17, 2025

Sign Posted: December 17, 2025

Owner/Applicant: Leann Connell

Property Location: 661 Harden Road, Zebulon, GA 30295
Land lot: 99
District: 8th
Parcel ID: 090 012B

Acreage: 15+/- acres

Commission District: District 3, Ken Pullin

FEMA Data: Does not lie within a flood zone.

Request: The owner/applicant is requesting a special use permit to allow for a non-profit dog rescue facility. The applicant would house no more than 12 dogs at any given time. According to the applicant's letter of intent all dogs kept are either small or medium sized breeds. The applicant is in good standing with the department of agriculture, and a recent inspection was conducted and the report is included for your review.

Code Reference: Article 5, Agricultural-Residential,



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Staff Analysis: The owner/applicant is requesting a special use permit to allow for a non-profit dog rescue/animal shelter. According to the applicant's letter of intent they would house no more than 12 dogs at any given time and all dogs kept are either small or medium sized breeds. The applicant is in good standing with the department of agriculture, and a recent inspection was conducted, and the report is included for your review. The site is also licensed with the state as an animal shelter and said license has been included for your review. This request was the result of a code enforcement complaint we received and upon notice of violation the applicant submitted a special use permit to bring the site into compliance. We received a letter from the applicant with her application stating she has ceased all operations of the animal rescue/animal shelter until the special use permit has been completed.

(G) The Planning and Zoning Board will consider the following points in arriving at a decision on a special use permit:

(1) It must not be contrary to the purposes of these regulations.

The requested special use permit is not contrary to the purposes of this code as the UDC allows for the proposed use as a permitted use with an approved special use permit in the A-R district.

(2) It must not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health, safety or welfare of the residents or workers.

The proposed use should not be detrimental to the use or development of the adjacent properties or the general public, nor should it affect the health, safety or the welfare of the residents or workers.

(3) It must not constitute a nuisance or hazard because of the number of people who will attend or use such a facility, vehicular movement, noise or fumes generated or type of physical activity.

The proposed use should not create a nuisance or a hazard to the surrounding area. However, based on the number of dogs kept on site it could create an issue related to noise. However, this can be mitigated with conditions related to setbacks and number of animals allowed.



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- (4) **It must not adversely affect existing uses, and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use.**

The proposed use should not adversely affect any existing uses in the area and the site is of sufficient size to satisfy the space requirements for this use.

- (5) **It must meet all other requirements of these regulations.**

All other requirements will be met.

- (6) **In addition, the Planning and Zoning Board shall also consider whether the applicant for the special exception at the time of submitting the application is in violation of the Zoning Code or any other provision of Code of Pike County, Georgia. If the applicant is determined to be in violation of the Zoning Code or any other provision of the Code of Pike County, Georgia, then the Board of Appeals shall further consider the circumstances related to such violation(s) as part of the criteria for considering the requested special exception.**

The property is not currently in violation of any ordinances as the applicant has provided a letter stating they have ceased all operations of an animal rescue pending the board's decision of this special use permit. However, this request was a result of a code enforcement complaint related to the animal rescue.

Recommendation:

Staff recommends **APPROVAL** of this special use permit with the following conditions:

1. A business license shall be required for the proposed use and renewed annually if the business is still in operation. The applicant shall supply a copy of all inspections and permits from the Department of Agriculture each year with the business license application.



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2. The rescue/shelter shall be limited to no more than 12 dogs at any given time.
3. All kennels or outdoor runs shall be located at least 100 feet from all property line.

Attachments:

- Application
- Letter of Intent
- Tax Map
- Plat
- State License
- Inspection Report
- Legal Ad
- Sign Photo

RECEIVED
10/31/25

PIKE COUNTY
PLANNING AND ZONING BOARD

\$575 fee

Application # SWP-25-07

Planning and Zoning Board Public Hearing Date: 12-11-25 @ 6:30 pm

Permit # 263

Board of Commissioners Public Hearing Date: 01-27-26 @ 6:30 pm

☒ Special Use Permit ☐ Variance

Property Information: District(s): 8 Land Lot(s): 99 Acres: 15

Tax Map Parcel #: 090-012B Address if assigned: 661 Harden Rd
Zebulon GA 30295

Description of Request: see attached

Code Reference(s): _____ Present Zoning: _____

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

☒ Letter of Explanation ☒ Health Department Letter of Approval ☐ Sketch or site plan (preferable)

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

Property Owner: Leann Connell Applicant: Leann Connell

Address: 661 Harden Rd Address: 5325 Hill St

City: Zebulon State: GA Zip: 30295 City: Griffin State: GA Zip: 30224

Phone/email: _____

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: Leann Connell Date: 10/30/25

Owner's Printed Name: Leann Connell

Sworn to and subscribed before me this 30th day of October, 2025

Notary Public (signature & seal): Michaela Shyanne Moore



CK # 868307 R # 252



Sadie's Friends Kennel to Couch
Connecting dogs and people to make both lives better

Statement of Intent and Justification for Special Use Variance

Applicant: *Sadie's Friends Kennel to Couch, Inc.*

Property Address: 661 Harden Road, Zebulon, Georgia 30295

Request: Special Use Variance to Operate a Small Nonprofit Dog Rescue Facility

Statement of Purpose

Sadie's Friends Kennel to Couch, Inc. respectfully submits this request for a Special Use Variance to permit the continued operation of a small, nonprofit dog rescue facility at 661 Harden Road, Zebulon, Georgia.

Our organization is dedicated to rescuing, rehabilitating, and rehoming small to medium-sized dogs in need. We provide a safe, clean, and caring environment for each animal while working to place them in permanent, loving homes.

Operational Overview

The rescue operates on a limited scale, housing a maximum of twelve (12) dogs at any given time. Our focus is exclusively on small and medium-sized dogs, ensuring that each receives individualized care and attention.

Sadie's Friends Kennel to Couch is in good standing with the Georgia Department of Agriculture, which recently conducted an inspection confirming full compliance with all applicable state regulations (inspection report attached).

Property Description and Containment Measures

The rescue is located on a 14-acre property that provides ample space, privacy, and natural buffering from neighboring parcels. The property is fully enclosed with a combination of hog wire, split wire, chicken wire, and chain link fencing to ensure the safety and containment of all animals.

Fencing along property lines adjacent to neighboring properties is secure and regularly maintained. We are actively reinforcing fencing along the lake boundary and Harden Road to ensure that no dogs can leave the property, and no stray animals can enter. These measures exceed standard containment requirements for small-scale rescue operations.



Sadie's Friends Kennel to Couch
Connecting dogs and people to make both lives better

Management and Oversight

A full-time, on-site caretaker resides in the primary dwelling on the property. This individual oversees the daily care, containment, sanitation, and supervision of all animals and ensures the property is maintained in a clean, quiet, and orderly manner.

The caretaker's constant presence provides continuous oversight, guaranteeing the well-being of the animals and preventing any nuisance conditions that could affect neighboring properties.

Community and Compliance Considerations

Sadie's Friends Kennel to Couch, Inc. is committed to being a responsible and respectful member of the Pike County community. The rescue operates quietly, without creating noise, odor, or traffic inconsistent with the rural and residential nature of the area.

Given the property's size, limited number of animals, strong containment measures, and active management, the proposed use will not adversely impact neighboring properties, public health, safety, or general welfare. The request is consistent with the intent and spirit of Pike County's zoning regulations, supporting responsible animal welfare and community service while preserving the rural character of the area.

Conclusion

For the reasons stated above, *Sadie's Friends Kennel to Couch, Inc.* respectfully requests approval of this Special Use Variance to continue the operation of its small dog rescue facility at 661 Harden Road, Zebulon, Georgia 30295.

The organization will continue to maintain the highest standards of care and compliance, ensure the property remains well-kept and secure, and operate in a manner consistent with the welfare and tranquility of the surrounding community.

Respectfully submitted,

Leann Connell

Director, *Sadie's Friends Kennel to Couch, Inc.*
661 Harden Road
Zebulon, Georgia 30295
408-644-7488
leann@sadiesfriendsk2c.org



Sadie's Friends Kennel to Couch
Connecting dogs and people to make both lives better

Leann Connell
661 Harden Road
Zebulon, GA 30295

October 31, 2025

To Whom It May Concern,

I am writing to confirm that I fully understand that Sadie's Friends Kennel to Couch will halt all activities until our special permit has been thoroughly reviewed and approved by both the Pike County Planning and Development Office and the Board of Commissioners.

I ensure Sadie's Friends Kennel to Couch will fully comply with all required protocols.

Thank you for your understanding.

Respectfully,

Leann Connell

Director, *Sadie's Friends Kennel to Couch, Inc.*
408-644-7488
leann@sadiesfriendsk2c.org



Overview



Legend

- Parcels
- Address Numbers
- Roads

Parcel ID 090 012 B
 Class Code Consv Use
 Taxing District UNINCORPORATED
 Acres 15.0

Owner CONNELL LEANN
 661 HARDEN RD
 ZEBULON, GA 30295
 Physical Address 661 HARDEN RD
 Assessed Value Value \$688153

Last 2 Sales			
Date	Price	Reason	Qual
2/15/2024	\$725000	FM	Q
4/6/2020	0	CU	U

(Note: Not to be used on legal documents)

Date created: 10/31/2025
 Last Data Uploaded: 10/31/2025 6:05:26 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



in my opinion this is a correct representation of the land plotted, and was prepared in conformity with the minimum requirements of the law from a survey of the property under my supervision.

G. W. Conkle

Ga. Reg. Land Surveyor No. 7797

PROPERTY SURVEY FOR

PATSY H. YATES

LOCATED IN LANDLOT 99
OF THE 8TH LAND DISTRICT
PIKE COUNTY, GEORGIA

SCALE: 1" = 200'-X- DATE: MAR. 27, 1996

conkle - lane & associates

prepared by

planning consultants - land surveyors
p.o. box 845 - griffin, georgia

770-228-8400

Sadie's Friends Kennel to Couch
P.O. Box 1272
Zebulon, GA 30295

The enclosed Georgia Animal Shelters Certificate is valid until revoked.

This license should be displayed along with your local business license and/or state tax number certification.

We have updated our website. Visit www.kellysolutions.com/GA to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can make secure payments by credit card to renew your license, and you can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features. If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, Licensing Division at (404) 586-1411 or email gdalicensing@agr.georgia.gov.

(Fold or cut on line to display)

Georgia Department of Agriculture
Animal Protection Division
19 Martin Luther King Jr. Dr. SW
Atlanta, GA 30334
agr.georgia.gov

ANIMAL SHELTER LICENSE

This license enables the above business to operate in the State of Georgia as an animal shelter subject of the Laws of Georgia, and the Rules and Regulations promulgated by the Commissioner of Agriculture, thereunder.
This license is subject to revocation by the Commissioner of Agriculture for violation of the Georgia laws, or the Rules and Regulations promulgated by the Commissioner of Agriculture.

License Number:

33-33121087

Sadie's Friends Kennel to Couch
661 Harden Rd
Zebulon GA 30295

Date Issued:

4/29/2025

Expiration Date:

4/30/2026

License Type: Capacity for up to and including 20 pets

This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location



Tyler Harper
Commissioner

Georgia Department of Agriculture Companion Animal/Equine Division

19 Martin Luther King Jr. Dr. SW, Rm. 122 Atlanta, Georgia 30334

Phone: 1-404-656-4914

Website: <http://agr.georgia.gov/>

Inspection ID

145214

Animal Protection Inspection Report

Inspection ID	Inspection Reason	Inspection Date	Inspection Start Time	Inspection End Time	Inspector Name
145214	ADDENDUM	10/14/2025	8:30 AM	8:45 AM	Gudrun Dees
EST NO	EST NAME	Type	License No		
121087	Sadie's Friends Kennel to Couch	ANIMAL SHELTER	33121087		
Physical Address	Physical City	Physical State	Physical Zip Code	County	
661 Harden Rd	Zebulon	GA	30295	PIKE	

Requirements Details

Premises	Current License Displayed		Housekeeping	Lighting	Adequate Temperature Control		Adequate Ventilation		Fire Extinguishing Device		
	Pass		Pass	Pass	Pass		Pass		Pass		
Enclosures	Space Requirement		Interior Surface	Structural Strength	Shelter / Elements		Drainage				
	Pass		Pass	Pass	Pass		Pass				
Performance	Record Keeping		Storage	Pest Control	Sanitation		Waste Disposal				
	Pass		Pass	Pass	Pass		Pass				
Animal Care	Class Separation	Adequate Food	Adequate Water	Selling or Adopting Injured or Diseased or Abnormal Animals		Minimum Age	Tethering	Euthanasia	Humane Care	Negative Coggins	Evacuation Plan
	Pass	Pass	Pass	N/A		N/A	N/A	N/A	Pass	N/A	Pass

Companion Animal Details

Approximate Number of Animals	Number of Stall/Enclosure	Number of Breeding Animals	Number of Monthly Bird Inventory
9			

Follow Up Status Information

Follow Up Date	Follow Up Reason	Follow Up Duration	Animal Types
	N/A		

Follow Up Notes

Quarantine Information

Stop Order Information

Disease type

Violation Information



Tyler Harper
Commissioner

Georgia Department of Agriculture Companion Animal/Equine Division

19 Martin Luther King Jr. Dr. SW, Rm. 122 Atlanta, Georgia 30334

Phone: 1-404-656-4914

Website: <http://agr.georgia.gov/>

Inspection ID

145214

Inspection Comments

This is an addendum to report ref #145007, . The following categories were erroneously entered as "FAIL" : Selling or Adopting Injured or Diseased or Abnormal Animals, Minimum Age, Tethering, Euthanasia, and Negative Coggins. These categories should have been checked as N/A. All requirements are met.

PIKE COUNTY PLANNING AND ZONING BOARD

January 8, 2026

6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on January 8, 2026, 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) SUP-25-07 Leann Connell Owner and Applicant requests a special use permit to allow the operation of a dog rescue facility to be located on property at 661 Harden Road, Zebulon, GA 30295. The subject property is identified as Parcel ID 090 012B and is in Land Lots 99 of the 8th District. The property consists of 15+/- acres. 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) SUP-25-08 Tyler J Waller Owner and Applicant requests a special use permit to allow for outside storage in the US Highway 19 Overlay for property located at 14911 US Highway 19 Griffin, GA 30224. The subject property is further identified as Parcel ID 074 086 and is in Land Lot 104 of the 2nd District. The property consists of .094+/- acres. Commission District 4, Commissioner James Jenkins. **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.**

(3) REZ-25-13 Tyler J Waller Owner and Applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located 14911 US Highway 19 Griffin, GA 30224. The subject property is further identified as Parcel ID 074 086 and is in Land Lot 104 of the 2nd District. The property consists of .094+/- acres. The request is to rezone the lot commercial for a shop and office for a well company. Commission District 4, Commissioner James Jenkins. **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 January 27, 2026, 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 12/17/2025

SUP-25-07