



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-25-13

**Planning and Zoning Board:** January 8, 2026

**Board of Commissioners Meeting:** January 27, 2026

**Mailed Notices:** December 17, 2025

**Signs Posted:** December 17, 2025

**Owner/Applicant:** Tyler J Waller

**Property Location:** 14911 US Highway 19, Griffin, GA 30224  
Land lot: 99  
District: 8th  
Parcel ID: 090 012B

**Acreage:** 0.94 +/- acres

**Commission District:** District 4, James Jenkins

**FEMA Data:** Does not lie within a flood zone.

**Request:** Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for the purpose of constructing a 3,000 square foot shop/office building for Waller & Sons Well Company.

**Code Reference:** Article 5, Article 13 and Article 16 of the UDC

**Staff Analysis:** Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for the purpose of constructing a 3,000 square foot shop/office building for Waller & Sons Well Company. According to the applicant's letter of intent they are planning to develop the site in two phases. The first phase would consist of grading the site, paving the driveway up to the Right-of-way, installing the detention pond and partial landscaping and a gravel parking area and fenced in storage area. The second phase will include the proposed building and the remaining paving and landscaping. The subject property is located within the Highway 19 Overlay



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District and will be required to go through the overlay review as required by Article 16 of the UDC prior to any development or building permits being issued. The Applicant also has a Special Use Permit running concurrently with this application for outdoor storage in the overlay 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 recently a demo permit was issued to remove the old, manufactured home that was on the property. The area is comprised of zoning ranging from A-R (Agricultural-Residential), R-1 (Single-Family Residential) and R-2 (Single Family Residential) to C-2 – General Commercial) and C-3 (Heavy Commercial). The proposed use of the property is consistent with the character of the area as well as consistent with the character area map, which designates this portion of the property in Arterial Overlay Corridor which supports commercial development.

**(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 is not vacant.

**(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.



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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.

(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 should not have an adverse impact on the environment as proposed.

**Recommendation:** Staff recommends Approval of the requested rezoning from A-R to C-3 with the following conditions:

1. An application for an overlay review shall be required in accordance with Article 16 of the UDC.
2. Buffers must be established in accordance with Article 26 of the UDC.
3. Outdoor storage shall have an approved Special Use Permit prior to any outdoor storage is kept on the property.



## PLANNING AND DEVELOPMENT OFFICE

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

**Attachments:**

- Rezoning Application
- Letter of Intent
- Tax Map
- Plat
- Proposed Site Plan
- Legal Ad
- Sign Photo

RECEIVED  
11/26/25  
RP

PIKE COUNTY  
REZONING APPLICATION

\$ 775 fee

Application # REZ-2513  
Permit # 267

Planning and Zoning Board Public Hearing:

11/8/26 @ 6:30 pm

Board of Commissioners Public Hearing:

11/27/26 @ 6:30 pm

Property Information: District(s): ZND Land Lot(s): 104 Acres: 0.94

Tax Map Parcel #: 074 086 Address if assigned: 14911 US Hwy 19, Griffin, GA.

Existing Zoning Classification: AR

Proposed Zoning Classification: C-3

Summary of Proposed Project: 3,000 S.F. building, Driveway & parking, Detention Pond, Utilities, Minimal outside storage & Fencing, Landscaping (see Letter of Explanation)

Code Reference(s): \_\_\_\_\_

Documentation Required:  Copy of Recorded Plat & Updated Survey  Copy of Recorded Deed  Site Plan (required)\*  
 Letter of Explanation\*  Health Department Letter of Approval  
 Agent Authorization (if needed)  Campaign Disclosure Form  Other POT Ema.

Property Owner: Tyler J. Waller Applicant: Tyler J. Waller

Address: 492 Pine Valley Rd Address: SAME

City: Griffin State: GA Zip: 30224 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone/email: [REDACTED] Phone/email: [REDACTED]

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: [Signature] Date: 11-24-25

Owner's Printed Name: Tyler J. Waller

Sworn to and subscribed before me this 24<sup>th</sup> day of November, 2025

Notary Public (signature & seal):

Aug Darschel McGee



\*See instructions for more information

CK #2208\*

R #257

Tax ID: #074 076 Address: 14911 US Hwy 19, Griffin, Ga. 30224

Proposed Zoning: C-3

Proposed Special Use: Outside Storage in Hwy 19 Overlay District

Letter of Explanation:

The site consists of 0.94 Ac. which was originally 1.316 Acres but due to the right-of-way taking for Hwy 19 widening leaving the site with 0.94 Ac. per the updated survey. The site has been owned by D & K Properties (owners of Waller & Sons Well Company) since 1996 and has been used for partial parts & vehicle storage of company until now, with the existing mobile home that was on the site having been recently removed under demolition permit with disturbed areas having been grassed and mulched.

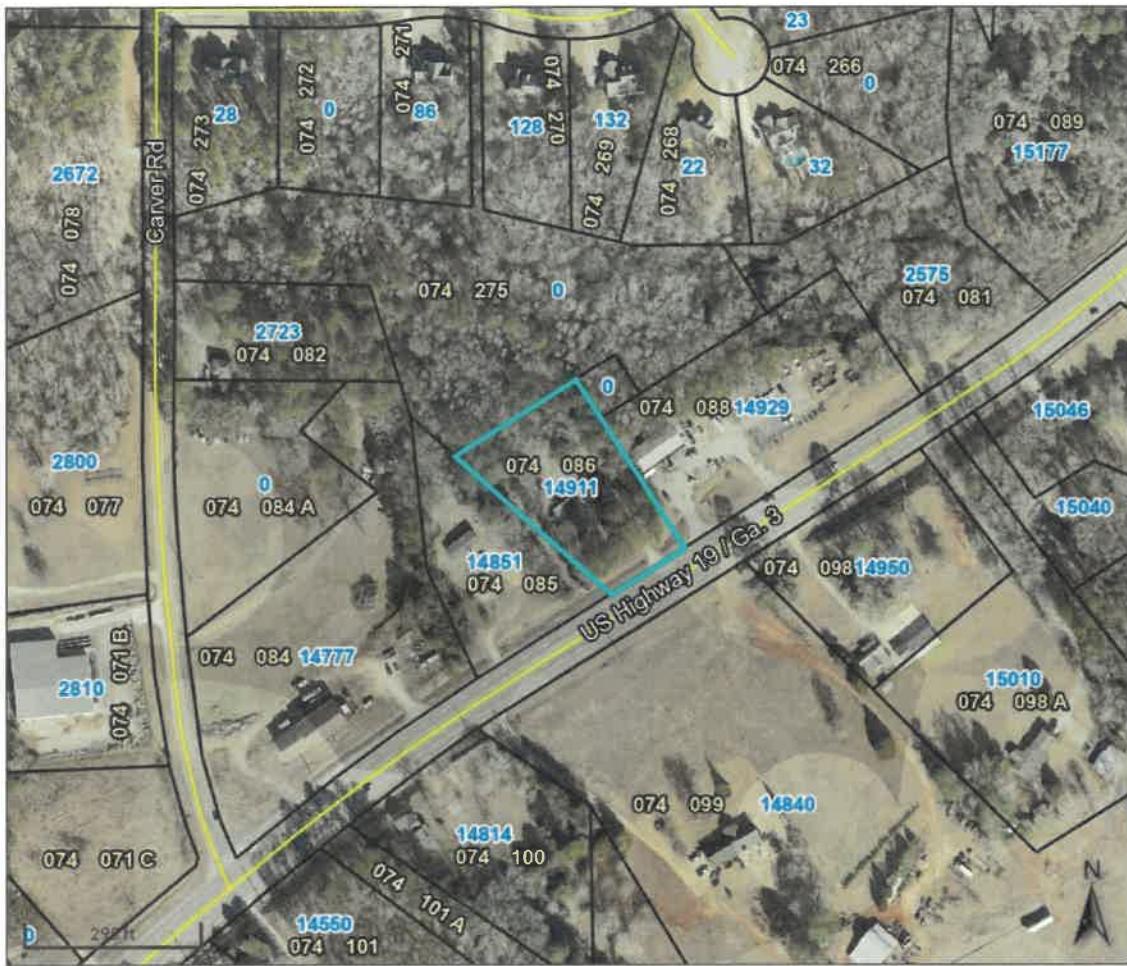
The proposed site for the C-3 rezoning will be used as a shop and office space for Waller & Sons Well business. The site will be used for parts and vehicle storage for the business as well as some office space for routine business. No retail sales or customer use is anticipated.

The proposal for the site includes a 3,000 Sq.Ft. building with 900 Sq. Ft. being office space and the remaining 2,100 Sq. Ft. being for shop and storage. Additional improvements include driveway and parking, minimal outside storage of well parts to be in fenced in area, required utilities, detention pond and landscaping.

The site is proposed to be developed in 2 Phases.

Phase 1 to include complete grading of the site, paved driveway up to the existing right-of-way, detention pond, partial landscaping of site, gravel vehicle parking and fenced in storage area.

Phase 2 to include proposed 3,000 Sq. Ft. building, paving the remaining drive and parking area, utilities, sidewalk as well as additional building and parking landscaping.


**Overview**

**Legend**

- Parcels**
- Address Numbers**
- Roads**

|                        |                |                         |                    |                     |
|------------------------|----------------|-------------------------|--------------------|---------------------|
| <b>Parcel ID</b>       | 074 086        | <b>Owner</b>            | WALLER TYLER J     | <b>Last 2 Sales</b> |
| <b>Class Code</b>      | Residential    |                         | 492 PINE VALLEY RD | <b>Date</b>         |
| <b>Taxing District</b> | UNINCORPORATED |                         | GRIFFIN, GA 30224  | <b>Price</b>        |
| <b>Acres</b>           | 1.17           | <b>Physical Address</b> | 14911 US HWY 19    | <b>Reason</b>       |
|                        |                |                         | Assessed Value     | <b>Qual</b>         |
|                        |                |                         | Value \$34765      |                     |

(Note: Not to be used on legal documents)

Date created: 12/1/2025  
 Last Data Uploaded: 12/1/2025 6:04:14 AM

Developed by 





GSWCC  
STEVE J. REEVES, RLS #276  
00000385847  
LEVEL II CERTIFIED  
DESIGN PROFESSIONAL

|                    |                  |                 |                  |
|--------------------|------------------|-----------------|------------------|
| LAND LOT 104       | 2nd DISTRICT     | PIKE COUNTY, OH | WILMER J. WALLER |
| DATE OF FIELD WORK | DATE OF PREDICTS | SCALE           | CTRY             |
| 11/10/2020         | 11/10/2020       | 1:20            | N/A              |

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70-35-21203 • 147 COCK ROAD • ZEBULON GA 30225  
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7  
6A. WEST  
8810 NOKOMIS

VICINITY MAP K.T.S.

5000 102  
AGED ON MAPS PREPARED BY THE FEDERAL BUREAU OF INVESTIGATION, U. S. DEPARTMENT OF JUSTICE, BY THE PROSECUTOR'S OFFICE, GOODWILL AREA, 1400 N. 10TH ST., PHILADELPHIA, PA., AS OF APRIL 1, 1945. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS EVIDENCE IN ANY CRIMINAL PROSECUTION. IT IS THE PROPERTY OF THE FEDERAL BUREAU OF INVESTIGATION AND IS TO BE RETURNED TO THE BUREAU AS SOON AS IT IS NO LONGER NEEDED. THIS MAP WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FEDERAL BUREAU OF INVESTIGATION, AND IS NOT TO BE USED AS EVIDENCE IN ANY CRIMINAL PROSECUTION.

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| 100 | 100 | 100 | 100 | 100 |

GRAPHIC SCALE 1" = 20

### PROPOSED DEVELOPMENT SCHEDULE:

**PHASE 1:**

- GRADING OF SITE FOR CURRENT AND FUTURE GRAVEL DRIVE TO RIGHT-OF-WAY FOR GO D.O.T.)
- GRAVEL DRIVE & PARKING FOR VEHICLE STORAGE
- MATERIAL OUTSIDE STORAGE & PENSINS
- DETENTION POND
- PARTIAL LANDSCAPING OF SITE

**PHASE 2:**  
3,000 SQ.FT. BUILDINGS  
PAVILION OR REMAINING DRIVE & PARKING  
UTILITIES  
REMANING LANDSCAPING AROUND  
BUILDINGS & PARKING  
CIGHAAGE

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graph TD
    A[PHASE 2:  
3000 SQFT. BUILDINGS] --> B[REMANAGING DRIVE & PARKING UTILITIES]
    B --> C[REMANAGING LANDSCAPING AROUND BUILDINGS & PARKING]
  
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## 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

REZ-25-13