



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.



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Attachments:

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

\$ 775 fee

RECEIVED
11/26/25
SP

PIKE COUNTY REZONING APPLICATION

Application # REZ-25-13
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): 2ND 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 Sq. Ft. building, Driveway & parking, Detention Pond, Utilities, minimal outside storage & fencing, landscaping
(see Letter of Explanation)

Code Reference(s): _____

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 DOT Email

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: _____

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 24th day of November, 2025

Notary Public (signature & seal): Ang Panchal McBee



*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.

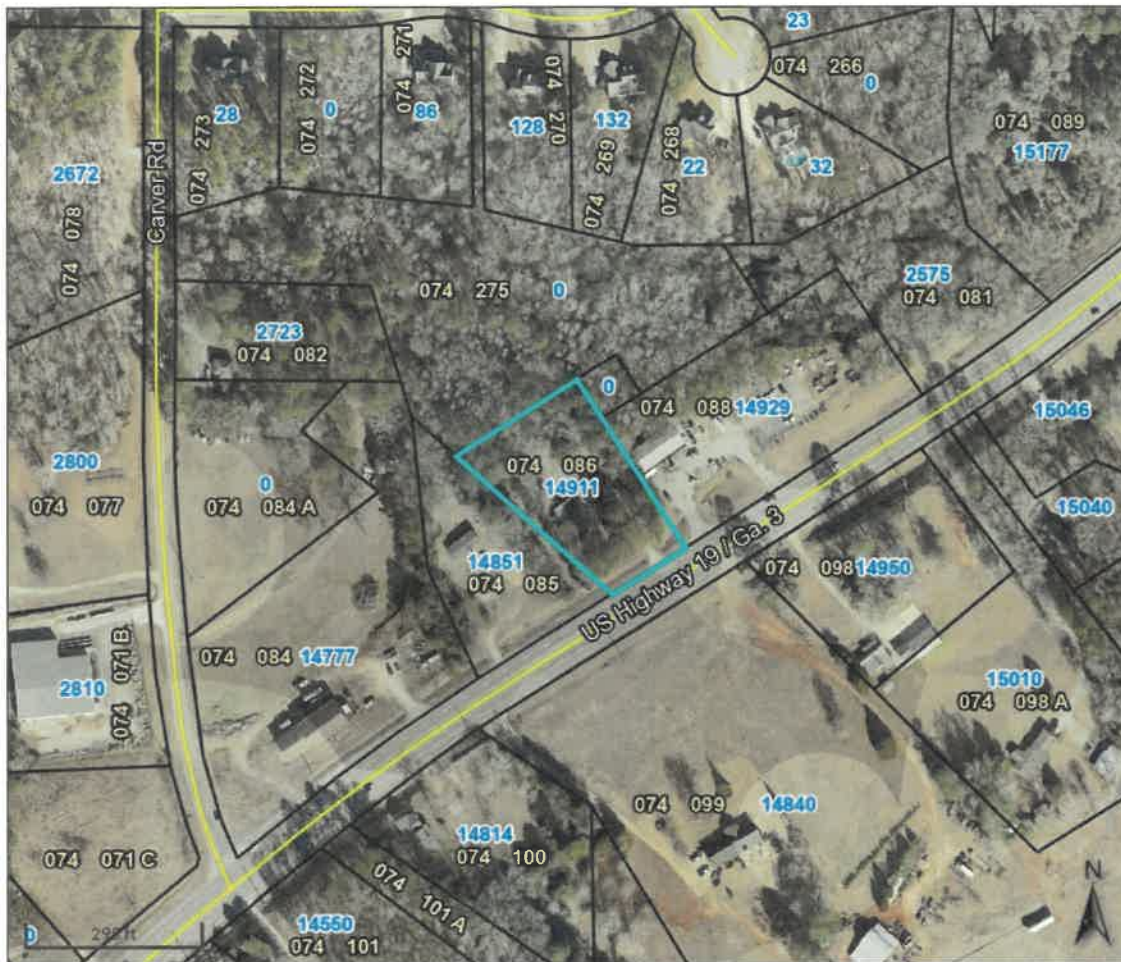
The proposed site for the C-3 rezoning will be used as a shop and office space for Waller & Sons Well business. The site will be used for parts and vehicle storage for the business as well as some office space for routine business. No retail sales or customer use is anticipated.

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

Parcel ID	074 086	Owner	WALLER TYLER J	Last 2 Sales			
Class Code	Residential		492 PINE VALLEY RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		GRIFFIN, GA 30224	11/29/2022	\$35000	LM	Q
Acres	1.17	Physical Address	14911 U S HWY 19	12/20/1996	\$35000	FM	Q
		Assessed Value	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  **SCHNEIDER**
GEOSPATIAL

GRID NORTH
GA. WEST

FOR CLERK OF SUPERIOR COURT

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRADING DEPARTMENT OF THE STATE OF GEORGIA, THE FLOOD HAZARD AREA (ZONE A) AS PER INSURANCE RATE MAP NUMBER 5322/04/08/2008 WITH AN EFFECTIVE DATE OF 08/20/2008. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

NF
HOA OF
HIDDEN FALLS
DB 190 PG. 312
TAX ID. 074.274
ZONED: RPD
OPEN SPACE

12" REBAR

12" REBAR

AREA
0.94 ACRE

NF
C. THOMAS
DB 145 PG. 152
TAX ID. 074.066
ZONED: C-3
THOMAS TIRE

NF
HB COCHRAN
DB 143 PG. 281
TAX ID. 074.065
ZONED: AR

CURRENT ZONING REQUIREMENTS

TOTAL TRACT AREA - 0.14 ACRES
CURRENT ZONING - C-3
TAX PARCEL NO. 074.066
MIN. LOT AREA - 9.00 ACRES
MIN. LOT WIDTH - 200 Feet
(UNLESS NOTED OTHERWISE)
FRONT YARD SETBACK - 100 Feet
REAR YARD SETBACK - 30 Feet
SIDE YARD SETBACK - 30 Feet
MIN. FLOOR AREA - 1500 SQ.FT.

LEGEND

- IRON PIN (1/2" x 600) SET
- CORNER MONUMENT FOUND
- REBAR FOUND
- PLAT CORNER
- PLAT BOOK
- DIED BOOK
- PAGE
- GRATE INLET
- POLE/UTILITY PIPE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- TRIGATION CONTROL VALVE
- WATER METER
- BACK FLUSH PREVENTER
- WATER CATCH BASIN
- JUNCTION BOX
- ELECTRIC TRANSFORMER
- ROOF DRAIN COLLECTION BOX
- TYPICAL
- CORNER PROPORTION
- UTILITY PROPORTION
- SANITARY SEWER CLEANOUT
- PROPERTY LINE
- WATER VALVE
- SEWER LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC
- WATER LINE
- OVERHEAD UTILITIES
- EXISTING FENCE

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED, THIS SURVEY IS BASED ON THE BEST AVAILABLE INFORMATION AND IS NOT GUARANTEED TO BE ACCURATE. ANY DISCREPANCY BETWEEN THIS SURVEY AND ANY OTHER SURVEY SHALL BE RESOLVED BY THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- EXCEPT AS MAY BE EXPRESSLY INDICATED, THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD BOTH WRITTEN AND UNWRITTEN.
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- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD BOTH WRITTEN AND UNWRITTEN.

RETRACEMENT SURVEY FOR:	TYLER J. WALLER
LAND LOT 104	2ND DISTRICT
DATE OF FIELD WORK:	11/12/2025
DATE OF SURVEY PLAT:	11/24/2025
CITY:	PIKE COUNTY
SCALE:	1" = 30'
DRAWN BY:	SJR

S.J. Reeves Land Surveying
P.O. BOX 659 • 147 COOK ROAD • ZEBULON, GA. 30245
770-564-5203 • s.j.reeves@surveyingga.com (EMAIL)



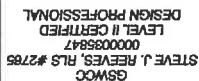
SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not constitute a new survey. The retracement is based on the information of the documents, maps, plats, or other instruments of record. This plat does not constitute a new survey and is not subject to the jurisdiction, availability of permits, compliance with local regulations or requirements of the State of Georgia. Furthermore, the undersigned land surveyor certifies that this plat complies with minimum technical standards for property surveys in Georgia as set forth in O.C.G.A. Section 15-9-81.

By: STEVEN J. REEVES GA. RES. NO. 2, 11/24/2025 DATE

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, RULE 100-9-10 (2)(b) AND 100-9-10 (2)(c), THIS SURVEY IS NOT A GUARANTEE OR WARRANTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACTUAL FACTS AND KNOWLEDGE KNOWN TO THE SURVEYOR AT THE TIME OF THE SURVEY. NEITHER EXPRESS OR IMPLIED.





DATE OF FIELD WORK	DATE OF DRAWING	SCALE	CITY
11/10/2025	11/21/2025	1" = 20'	N/A

WALTER J. WALLER

CONCEPTUAL SITE PLAN FOR:

S.J. Reeves Land Surveying
P.O. BOX 655 • 147 COOK ROAD • ZEBULON, GA. 30295
770-354-5505 • sjreeves@revelandsurveying.com (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



SHEET
1 OF 1

[illegible]

PHASE 2:
3000 SQFT BUILDING
PAVING OF REMAINING DRIVE & PARKING
UTILITIES
REMAINING LANDSCAPING AROUND
BUILDING & PARKING
SIGNAGE

PROPOSED DEVELOPMENT SCHEDULE:

PHASE 1:

- GRADING OF SITE FOR CURRENT AND FUTURE
- PAVED DRIVEWAY TO RIGHT-OF-WAY (FOR 60 D.O.T.)
- GRAVEL DRIVE & PARKING FOR VEHICLE STORAGE
- MINIMAL OUTSIDE STORAGE & FENCING

DETENTION POND
PARTIAL LANDSCAPING OF SITE



GRID NORTH
GA. WEST

VICINITY MAP



FLOOD NOTE
 BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEFINITION
 ONLY. THIS PROPERTY IS NOT LOCATED IN A SPECIAL
 FLOOD HAZARD AREA (ZONE A) AS PER INSURANCE RATE
 MAP NUMBER 17-1000-1001. WITH AN EFFECTIVE DATE OF
 12/1/80, VERIFICATION WAS PERFORMED

[illegible]

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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