



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: 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: The owner/applicant is requesting a special use permit to allow for outdoor storage in the US Highway 19 Overlay District. The applicant has a rezoning request running concurrently with this request to rezone the property from A-R to C-3. According to the applicant's letter of intent they want to develop the site in two phases. The first phase would consist of grading the site, installing a commercial driveway, detention pond and gravel parking and fenced in storage area. The second phase would include the building of a 3,000 sq. ft building and paving the parking area and landscaping the site. Also, the site is in the overlay and will be required to go through the overlay review prior to any development.

Code Reference: Article 5, Article 13, and Article 16.



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Staff Analysis: The owner/applicant is requesting a special use permit to allow for outdoor storage in the US Highway 19 Overlay District. The applicant has a rezoning request running concurrently with this request to rezone the property from A-R to C-3. According to the applicant's letter of intent they want to develop the site in two phases. The first phase would consist of grading the site, installing a commercial driveway, detention pond and gravel parking and fenced in storage area. The second phase would include the building of a 3,000 sq. ft building and paving the parking area and landscaping the site. Also, the site is in the overlay and will be required to go through the overlay review prior to any development. The site has recently been cleared off and an old mobile home removed. According to the applicant they will not use the site for parking or other commercial activities until after the zoning and special use permits have been heard and granted.

(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 special use to allow outside storage in the US Highway 19 Overlay 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.



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- (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.

- (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 will not use the site for parking or other commercial purposes until the zoning process is over.

Recommendation:

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



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1. All Outdoor storage shall be screened and not visible from the public right-of-way. The screening shall be either a wooden privacy fence or landscaping that completely screens the storage at time of planting.

Attachments:

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

\$505 fee

PIKE COUNTY
PLANNING AND ZONING BOARD

11-26-25

Application # SUP-25-08
Reemit # 268

Planning and Zoning Board Public Hearing Date: 11/8/26 @ 6:30pm
Board of Commissioners Public Hearing Date: 11/27/26 @ 6:30pm

☐ Special Use Permit

☐ Variance

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.

Description of Request: Proposed Special Use is for outside storage of well parts. The area will be fenced in with majority of storage to be moved inside of proposed building once complete.

Code Reference(s): _____ Present Zoning: AR

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 DOT Fma.

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: _____ 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: Tyler J. Waller 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): Amy Pamela McGee

ck. # 2208 * R. # 258



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.

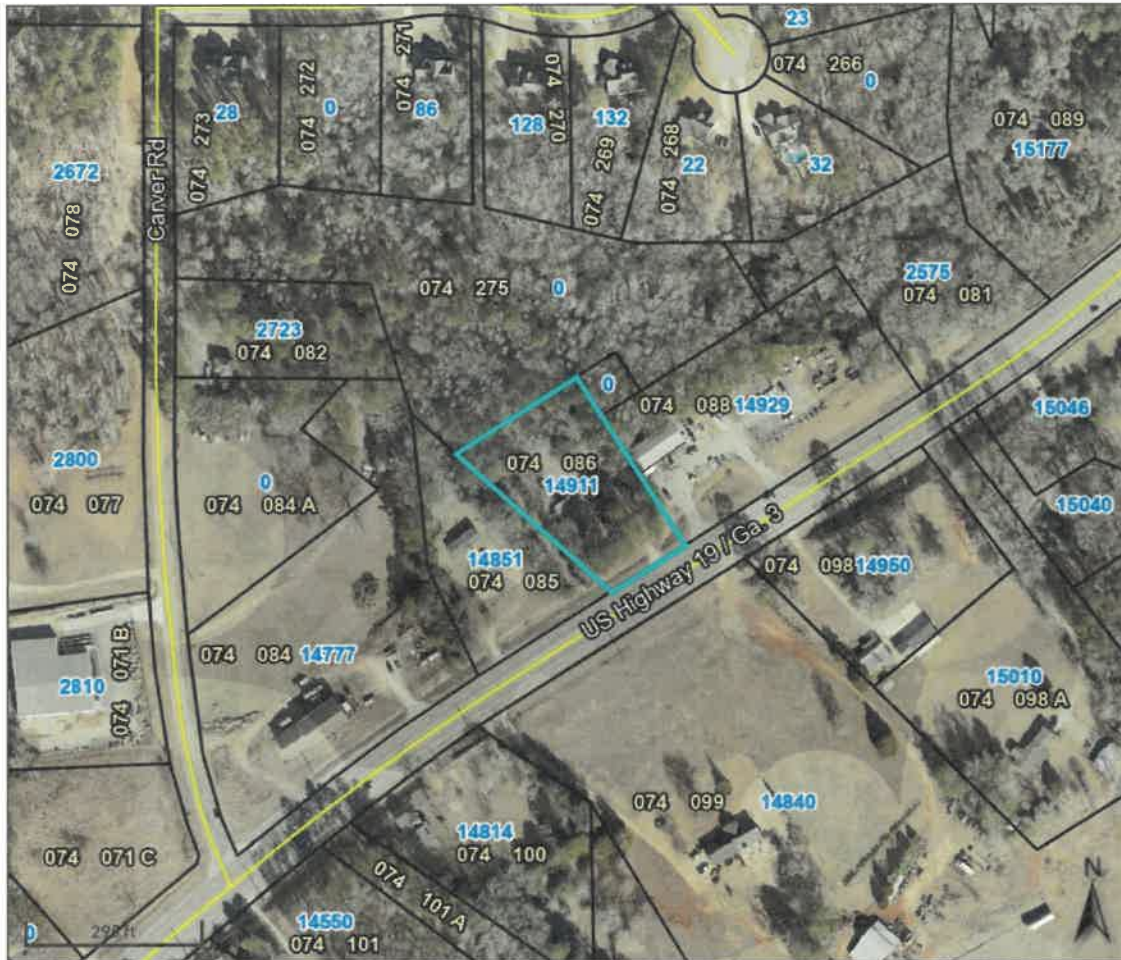
The proposed site for the C-3 rezoning will be used as a shop and office space for Waller & Sons Well business. The site will be used for parts and vehicle storage for the business as well as some office space for routine business. No retail sales or customer use is anticipated.

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

GENERAL NOTES

- [illegible]

FLIGHT NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEFINITION ONLY. THIS PROPERTY IS / IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE A) AS PER INSURANCE RATE MAP NUMBER 192400200B WITH AN EFFECTIVE DATE OF SECT. II, 2004. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

GRID NORTH
GA. WEST

FOR CLERK OF SUPERIOR COURT

CURRENT ZONING REQUIREMENTS

TOTAL TRACT AREA - 0.94 ACRES
CURRENT SITE ZONING, AR
TAX PARCEL NO. - 074 086
MIN. LOT AREA - 5.00 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.

CONCLUSION

[illegible]

All or a portion of the survey field data collected were obtained using GPS. The type of GPS used was real time kinematic (RTK). The GPS equipment used in the data collection was ACAD 8000 multi-frequency (GNSS) receivers.

[illegible]

SURVEYOR'S CERTIFICATION

This title is a statement of existing parcel or estate of land and does not subdivide or create a new parcel or estate. It is changed to reflect real property boundaries. The recording agent, who is not a party to the transaction, is responsible for ensuring that the parcels are located within the jurisdiction of the local recording office. THIS TITLE DOES NOT IMPLY APPROVAL OF ANY LOCAL OR STATE REGULATION OR REQUIREMENTS, OR WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. It is a statement of the facts as they appear on the plat. It complies with minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Surveyors and Land Surveyors, Chapter 100-6-67. Surveyors are set forth in O.C.G.A. Section 100-6-67.

By: [Signature] DATE 11/24/2025
 ATTORNEY / SHERIFFS GA BLS No 2765

FOR THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 100-6-.04(1) THE TERM CERTIFICATION AS USED IN BOARD RULE 100-6-.04(2) AND (3) SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.



GRID NORTH
GA. WEST

NOTED BY:
BASED ON MAPS PROVIDED BY THE PERSONAL REPRESENTATIVE OF THE PROPERTY OWNER, THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR EASEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR EASEMENTS.

SUBJECT PROPERTY:
SITE ADDRESS: 1411 US HWY 19
TAX ID: 071 000
TAX MAP PARCEL: 071 000
AREA: 0.14 AC
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PROPOSED DEVELOPMENT SCHEDULE:
PHASE 1:
GRADING OF SITE FOR CURB AND GUTTER
PAVED DRIVEWAY TO RIGHT-OF-WAY (RW 66 DOT)
GRAVEL DRIVE & PARKING FOR VEHICLE STORAGE
MINIMAL OUTSIDE STORAGE & FENCING
DETENTION POND
PARTIAL LANDSCAPING OF SITE
PHASE 2:
3,000 SQ. FT. BUILDING
PAVING OF REMAINING DRIVE & PARKING
UTILITIES
REMAINING LANDSCAPING AROUND
BUILDING & PARKING
STORAGE

SITE ADDRESS: 1411 US HWY 19

REV.	DATE	DESCRIPTION

DRAWN BY: **SJR** DRAINING NO.



GSWCO
STEVE J. REEVES, PLS #2785
LEVEL II CERTIFIED
DESIGN PROFESSIONAL
0000036847

CONCEPTUAL SITE PLAN FOR:
MYLER J. WALLER
LAND LOT 104
2ND DISTRICT
PIKE COUNTY, GA.
DATE OF FIELD WORK: 11/21/2025
DATE OF DRAWING: 11/21/2025
SCALE: 1" = 20'
CITY: N/A

PREPARED BY:
S.J. Reeves Land Surveying
LAND SURVEYING, PLANNING & SUBD VISION DESIGN
P.O. BOX 655 • 1417 COOK ROAD • ZEBULON, GA. 30258
770-584-5203 • s.j.reeves@surveysg.com (EMAIL)

SHEET
1 OF 1

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-25-08