

**PIKE COUNTY  
Planning and Zoning Board  
January 8, 2026  
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**

**Board Member 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**

**Board Member Jason Leatherman lead us in the Pledge of Allegiance.**

**IV. Approval of the Agenda**

**Board Member Proctor moved to approve the Agenda. Board Member Loggins second the motion. The Agenda was approved by a vote of 5-0-0.**

**V. Approval of the November 13, 2025, Minutes.**

**Board Member Loggins moved to approve the Minutes. Board Member Edwards second the motion. The Minutes were approved by a vote of 5-0-0.**

**VI. Old Business: NONE**

**VII. New Business:**

**(1.) Election of Chairman and Vice Chairman for 2026 for the Planning and Zoning Board**

**Board Member Jason Leatherman asked the Planning & Development Director Jeremy Gilbert to introduce Item #1 on the Agenda, Election of a Chairman and a Vice-Chairman for 2026 for the Planning and Zoning Board.**

**Board Member Proctor moved to approve the Election of Chairman as Jason Leatherman. Board Member Penland seconded the motion. The election was approved by a vote of 4-0-1. Board Member Leatherman abstain from the vote.**

**Board Member Penland moved to approve the Election of Vice-Chairman as Brandy Loggins. Board Member Proctor seconded the motion. The election was approved by a vote of 4-0-1. Board Member Loggins abstain from the vote.**

**Public Hearing:**

(2.) **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 Subdivision located on Kendrick Road, Zebulon, GA., 30295, in Land Lot 99 of the 2<sup>nd</sup> Land District, further identified as part of Parcel ID: 076 081 D. The property consists 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 PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.**

**Chairman Leatherman asked the Planning and Development Director Jeremy Gilbert to introduce the next Application on the Agenda.**

**Board Member Proctor moved to deny the motion because of the Pike County Water and Sewage Authority decision. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 4-0-1. Board Member Edwards abstained the motion.**

(3.) **VAR-25-04** - Sparta Cagle Owner and Applicant request a Variance to Development Regulations for property located at 6164 New Hope Road, Milner, GA., 30257, in Land Lot 163 of the 2<sup>nd</sup> Land District, further identified as Parcel ID: 088 073. The property consists of 2.5 +/- Acres and the request is to allow an accessory structure in the front yard on a lot less than 5 Acres. 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 HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.**

**Chairman Leatherman asked the Planning and Development Director Jeremy Gilbert to introduce the next Application on the Agenda.**

**Vice-Chairman Loggins moved to approve the motion. Board Member Proctor second the motion. The motion was approved by a vote of 5-0-0.**

(4.) **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, in Land Lot 99 of the 8<sup>th</sup> Land District, further identified as Parcel ID: 090 012B. 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 PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Chairman Leatherman asked the Planning and Development Director Jeremy Gilbert to introduce the next Application on the Agenda.

Board Member Proctor moved to deny the motion based on it being a Nuisance and the Health, the Safety and the Welfare of the Community. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 4-1-0. Board Member Penland opposed the motion.

(5.) **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, in Land Lot 104 of the 2<sup>nd</sup> Land District, further identified as Parcel ID: 074 086. The property consists of 0.94 +- Acres and the request is to rezone the lot Commercial for a Shop and an 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 PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Chairman Leatherman asked the Planning and Development Director Jeremy Gilbert to introduce the next Application on the Agenda.

Vice-Chairman Loggins moved to approve the motion. Board Member Edwards second the motion. The motion was approved by a vote of 5-0-0. The Conditions are as following:

1. **An Application for an Overlay Review shall be required in accordance with Article 16 of the Pike County U.D.C.**
2. **Buffers must be established in accordance with Article 26 of the Pike County U.D.C.**
3. **Outdoor Storage shall have an approved Special Use Permit prior to any outdoor storage is kept on the property.**

(6.) **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, in Land Lot 104 of the 2<sup>nd</sup> Land District, further identified as Parcel ID: 074 086. The property consists of 0.94+- Acres. Commission District 4. Commissioner James Jenkins. **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.**

Chairman Leatherman asked the Planning and Development Director Jeremy Gilbert to introduce the last Application on the Agenda.

**Board Member Penland moved to approve the motion request, it failed for a lack of a second.**

**Board Member Proctor moved to approve the motion. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 5-0-0. The Conditions are as following:**

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.**

**VIII. Discussion: NONE**

**IX. Adjournment**

**Board Member Proctor moved to adjourn the meeting. Vice-Chairman Loggins 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 7:42 p.m.**