

**PIKE COUNTY PLANNING COMMISSION**

**P.O. Box 377 • 77 Jackson Street  
Zebulon, GA 30295**

Brannen Wright, Chairman  
William Smith, Vice-Chairman  
Sam Bishop  
Mark Jones  
Windell Peters

**Planning Commission AGENDA**

**Thursday, September 9, 2021 - 6:30 PM**

**Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon, Georgia**

**I. Call to Order**

- a. Chairman Brannen Wright

**II. Approval of the  
Agenda - (O.C.G A. §  
50-14-1 (e) (1))**

**III. Approval of the  
Minutes - (O.C.G A.  
§ 50-14-1 (e) (2))**

- a. Minutes July 8, 2021

**IV. Unfinished Business -  
None**

**V. New Business**

**Public Hearing**

- a. REZ-21-03
- b. REZ-21-04

**VI. Discussion - None**

**VII. Adjournment**

## PIKE COUNTY PLANNING COMMISSION

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Minutes July 8, 2021

**SUBJECT:**

Minutes July 8, 2021

**ACTION:**

**ADDITIONAL DETAILS:**

**ATTACHMENTS:**

Type	Description
▣ Exhibit	July 8 Minutes

**REVIEWERS:**

Department	Reviewer	Action	Comments
County Clerk	Parks, Sherlonda	Approved	Item Pushed to Agenda

**PIKE COUNTY**  
**Planning Commission**  
**July 8, 2021**  
**6:30 P.M.**

**POST AGENDA**

Brannen Wright, Chairman • William Smith, Vice-Chairman •  
Sam Bishop • Mark Jones **ABSENT** • Windell Peters

I. Call to Order

**Chairman Wright called the meeting to order by sound of the gavel at 6:30 pm.**

II. Approval of the Agenda

**Board Member Bishop moved to approve the agenda. Board Member Peters seconded the motion. The agenda was approved by a vote of 4-0-0.**

III. Approval of the June 10, 2021, Meeting Minutes

**Board Member Peters moved to approve the minutes from the 6-10-21 Meeting. Board Member Smith seconded the motion. The minutes were approved by a vote of 4-0-0.**

IV. Old Business:

- (1) SUB-21-04 - Ranchland Estates Ownership, LLC, owner and Mark Whitley, applicant are requesting approval of a preliminary plat for an 11-lot major subdivision with an interior private road. Property Location: No Address Assigned, Williamson, GA. 30292. Land Lots: 163, 189, 190. Land District: 1<sup>st</sup>. Parcel ID: 051-019. Acreage: 120.28 Acres. Commission District: District 4<sup>th</sup>. Commissioner District: James Jenkins. FEMA Data: Does not lie within the flood zone. Code Reference: CH 155 Subdivisions.

**The Planning & Development Director Jeremy Gilbert requested this item be postponed at the applicants request until next month's Planning Commission Meeting on August 12, 2021.**

V. New Business:

Public Hearing:

- (1) Rezoning application, REZ-21-02 - Turner Brothers, LLC applicant and owner, are requesting to rezone the property located on McKinley Rd., Zebulon, GA 30295. The subject property has 2.134 acres and is located in Land Lot 224 in the 8th land district of Pike County. It is further defined as parcel id 066-046 I. Applicant and owner are requesting the property to be rezoned from A-R, Agricultural-Residential to P-I, Professional and Institutional in preparation to construct 28,000 square feet of office space in two phases. Commission District: District 1. Commissioner: Tim Danial. FEMA Data: Does not lie within the flood zone.

Names of people in favor

Alton Turner

Names of people who oppose

Greg Mayo

Tony Marks

Rick Lewis

Michelle Lewis

**The Planning & Development Director, Jeremy Gilbert presented the rezoning application and staff recommendation to the board to allow with conditions. He also clarified that this rezoning application is located within a commercial node in the Comp Plan. The conditions are as follows:**

- 1) Owners shall maintain an annual business license**
- 2) Any signs located on the property shall be compliant with the County Sign Ordinance.**
- 3) McKinley Road shall be paved to County standards before a Certificate of Occupancy can be issued for any buildings on this property.**
- 4) A twenty-five-foot (25') buffer shall be planted on all property lines that abut a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.**
- 5) All buildings constructed onsite shall have the same façade materials as the building on 2503 US Hwy 19.**

**Chairman Wright called the applicant and owner up to the microphone to present his case and to sign in on the Sign-In Sheet in favor of the rezoning application. Mr. Alton Turner approached the front explaining why he wanted the rezoning of the property.**

**Board Member Peters explained the difference between residential and commercial property.**

**There were a few citizens who spoke against the rezoning application. The main objections were traffic and commercial uses near residentially zoned properties.**

**Board Member Peters moved to approve the motion. Vice-Chairman Smith seconded the motion. The motion was passed by vote of 4-0-0.**

VI. Discussions: NONE

VII. Adjournment

**Board Member Peters moved to adjourn the meeting. Vice-Chairman Smith seconded the request. The motion was passed by vote of 4-0-0.**

**Chairman Wright closed the meeting by sound of the gavel at 6:49 pm.**

## PIKE COUNTY PLANNING COMMISSION

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REZ-21-03

**SUBJECT:**

REZ-21-03

**ACTION:**

**ADDITIONAL DETAILS:**

**ATTACHMENTS:**

Type	Description
▣ Ordinance	REZ-21-03

**REVIEWERS:**

Department	Reviewer	Action	Comments
County Clerk	Parks, Sherlonda	Approved	Item Pushed to Agenda



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Code Enforcement*

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*“Serving Citizens Responsibly”*

Case Number: REZ-21-03

Applicant/Owner: McLeRoy Rentals, LLC

Property Location: Highway 41 South  
Landlot: 136  
District: 2nd  
Parcel ID: 086 052

Acreage: 75.021 acres

Commission District: District 3, Jason Proctor

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner are requesting a rezoning of the subject property from A-R, Agricultural-Residential to C-3, Heavy Commercial.

Code Reference: CH 156, CH 160 and CH 164

**Staff Analysis:**

The subject property is currently zoned A-R, Agricultural-Residential and is currently a wooded vacant lot. The applicant is wishing to rezone the subject property to construct in phase one on 6.5 acres of the 75.021 acres a 14,700 square foot Retail building, a 6,300 square foot mini office/incubator/warehouse building, two 10,000 square foot climate-controlled storage mini warehouse buildings and a 6,780 warehouse/storage building. The attached site plan will provide a visual demonstration of the proposed development. The remaining 68.521 acres will be developed in additional phases that will be market driven on size and scope. Currently the applicant has no additional information on the additional phases. The site is located in the US 41 Overlay district and will be required to go through the overlay review process before the development can be constructed. Based on the overlay only the first 400 feet of the property is located in the overlay and bound by the requirements.

**(F) The Planning Commission will consider the following points in arriving at a decision on a zoning amendment:**



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***(1) It must not be contrary to the purpose of this chapter;***

The intent of CH 156 is to create zoning classifications that will be compatible bordering one another. The following is the purpose of the C-3 Zoning District as described in Section 156.215 of the Pike County Code:

C-3 Zoning Districts are intended to provide for heavier commercial uses and to facilitate the effective use of land situated in relationship to major thoroughfares, highway intersections and interchange areas. Such uses must be located on a thoroughfare having a minimum classification of arterial.

This proposal of C-3 zoning would not be contrary to the purpose of this chapter as it located on a divided 4 lane Highway that is designated as a major arterial road. Based on the character area map that is a part of the 2017 comprehensive plan the property does not appear to be in a commercial node; however, the previous future land use map does identify the property for future commercial development. Therefore, the proposed zoning would be supported by that designation on the future land use map.

***(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 or safety of residents or workers;***

The general neighborhood is a mixture of commercial, residential zoning classifications, and a church and would not be detrimental to the development of other nearby properties. The proposed use of this property will not adversely affect the health or safety of residents or workers.

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

The proposed use of the property as a retail/mini warehouse development should not create a nuisance or a hazard to the surrounding properties.





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**(4) It must not adversely affect existing uses;**

The proposed use of the property as a retail/mini warehouse will not adversely affect the existing uses of adjacent properties. Provided that adequate buffers are provided to separate the non-residential use from the residential uses.

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

Staff can find no record of violations for the subject property.

Recommendation: Staff recommends **APPROVAL** of the request to rezone with the following conditions:

- 1) The entire site shall be developed in compliance with the US 41 Overlay Ordinance and will be subject to the application process for each phase of development. The developer shall submit an application for each phase of development and approval by the BOC will be needed prior to any permits being issued.
- 2) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.

Attachments:

- Rezoning Application
- Letter of Explanation
- Impact Analysis
- Tax Map
- Plat
- Deed
- Proposed Site Plan

## PIKE COUNTY PLANNING COMMISSION

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REZ-21-04

**SUBJECT:**

REZ-21-04

**ACTION:**

**ADDITIONAL DETAILS:**

**ATTACHMENTS:**

Type	Description
<input type="checkbox"/> Ordinance	REZ-21-04

**REVIEWERS:**

Department	Reviewer	Action	Comments
County Clerk	Parks, Sherlonda	Approved	Item Pushed to Agenda



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Case Number: REZ-21-04

Applicant: Pine Valley Concrete Co, Inc/Frank Bahin, Jr.

Owner: Howard M. Rawlins, Jr.

Property Location: Rawlins Road  
Zebulon, GA 30295  
Landlot: 220  
District: 8  
Parcel ID: 068 027 ZZA

Acreage: Total parcel 28.76 / Requested for the rezoning 14.36 acres

Commission District: District 1, Tim Daniel

FEMA Data: Does not lie within a flood zone.

Request: The Applicant/Owner are requesting to rezone 14.36 acres of the 28.76 acres from A-R Agricultural-Residential to MB-2 Manufacturing-Heavy to operate a small concrete plant on the subject property on Rawlins Road.

Code Reference: CH 155, CH 156 and CH 164

Staff Analysis:

The subject property is zoned A-R, Agricultural- Residential. The owner and the applicant are requesting a portion of this property be rezoned to M2-B, to allow a small concrete plant. The subject property is 28.76 +/- acres and the request is to only rezone 14.36 +/- acres for the proposed plant. The remaining property currently has six (6) large chicken houses located on it that are currently not being utilized. The applicant has already constructed the concrete plant on the property without the necessary permits required. If approved by the Board all permits will need to be applied for and issued and any and all required inspections will be conducted.



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The applicant and owner applied for a special exception for a temporary concrete plant for the same property earlier this year and that application was denied by the BOC on July 27, 2021. It was advised they may want to consider a rezoning as it would not be considered temporary after discussions during the public hearing. Therefore, you have the request that is being requested to rezone the property to M-2B.

Currently the sites frontage along Rawlins Road is an unimproved road surface and would be required to be paved per the regulations of the Chapter 155 of the Code of Pike County. The developer would be required to pave Rawlins Road from Meansville street through the site's frontage which is approximately 1,600 feet. It would be the owners/developer's responsibility to acquire all necessary right-of-way, easements and to pay for the construction of the road meeting the standards outlined in the Pike County Code for a public road.

**(F) The Planning Commission will consider the following points in arriving at a decision on a zoning amendment:**

***(1) It must not be contrary to the purpose of this chapter;***

The intent of CH 156 is to create zoning classifications that will be compatible bordering one another. The following is the purpose of the M-2B Zoning District as described in Section 156.260 of the Pike County Code:

M-2B Zoning Districts are intended to provide for the broadest range of manufacturing uses. The M-2B zones are for the location of those industries which have not reached a technical stage which renders them free of all nuisance factors. These lands are suited for industrial use due to marginal agricultural soils, the availability of urban services, proximity to transmission line corridors or proximity to markets or resources. The M-2B zone may be appropriate at the intersections of arterial and major collector road thoroughfares.



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This proposal of M-2B zoning would be contrary to the purpose of this chapter as its located on a local road that intersects with a major collector road and the area is predominantly residentially zoned properties. However, the property as well as a nearby property have been used over the years for a commercial chicken house operation. Based on the character area map that is a part of the 2017 comprehensive plan the property appears to be in a potential planned residential area and the proposed zoning would not be supported by that designation. Also, according to the previous future land use map the property is designated for residential uses as well.

- (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 or safety of residents or workers;***

The general neighborhood is a mixture of residential zoning classifications and some agricultural uses (commercial chicken house) and the proposed development should not be detrimental to the development of other nearby properties. The proposed use of this property should not adversely affect the health or safety of residents or workers.

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

Truck traffic will increase by allowing the property to be used as a concrete plant, however, by limiting the amount of concrete that can be produced on site will help mitigate any adverse effect on the area. There could potentially be some noise and or fumes generated from the site. Based on the site plan provided by the applicant it appears they are leaving a natural buffer to help reduce the amount of noise that nearby properties may hear.

- (4) It must not adversely affect existing uses;***

The proposed use of the property as an concrete plant should not adversely affect the existing uses of adjacent properties. Provided that adequate buffers are provided to separate the non-residential use from the residential uses.



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

Currently the site is in violation of the zoning code. They constructed the concrete plant without the proper zoning approval or permits. The operation has stopped since the special exception was denied by the BOC on July 28, 2021. However, the equipment has not been removed at this time as they are waiting on the outcome of this rezoning application.

If approved by the Board all paperwork for permits must be submitted in a timely manner to bring the site into compliance with the code regulations. Should the Board not approve the request the applicant will be required to remove all equipment from the site and return to its previous state.

Recommendation:

Staff recommends **DENIAL** of the rezoning request to M-2B. However, should the Board approve this request staff would recommend the following conditions:

- 1) All permits including but not limited to a Land Disturbance, Building and any State permits required, shall be applied for no later than 10 days after approval by the BOC.
- 2) Rawlins Road from Meansville street through the site's frontage which is approximately 1,600 feet shall be paved to County standards before a Certificate of Occupancy can be issued for any buildings on this property. It shall be the owners/developer's responsibility to acquire all necessary right-of-way, easements and to pay for the construction of the road meeting the standards outlined in the Pike County Code for a public road.
- 3) A business license will be required for the site.



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- 4) A buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.
- 5) Truck Traffic shall not use Tanyard Road except for deliveries on Tanyard Road.
- 6) A survey dividing the 14.36+/- acres out of the parent parcel shall be approved and recoded prior to any permits being issued.

Attachments:

- Rezoning Application
- Letter of Explanation
- Tax Map
- Deed
- Proposed Site Plan