

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, October 14, 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 September 9, 2021

IV. Unfinished Business - None

V. New Business

Public Hearing

- a. REZ-21-05. Leigh Ann Minter ETAL, owner and Tricia Gwyn applicant are requesting to rezone property located on the southwest side of US Highway 19, Meansville GA 30256. The subject property has 5.52 +/-acres and is located in Landlot 214 in the 8th land district of Pike County. It is further defined as a portion of parcel id 071 059. Applicant and owner are requesting the property to be rezoned from A-R, Agricultural-Residential to R-15 Single-Family Residential to allow for two building lots with a minimum lot size of two acres and a minimum house size of 1,500 square feet. Commission District 3, Commissioner Jason Proctor.
- b. REZ-21-06. H. Ray Grizzard, owner and applicant is requesting to rezone property located at 10605 US Highway 19, Zebulon GA 30295. The subject property has 1.52+/-acres and is located in Landlot 33 in the 2nd land district of Pike County. It is further defined as a portion of parcel id 065 034. Applicant and owner are requesting the property to be rezoned from C-2 General Commercial to C-3 Highway Commercial to allow for the construction of mini warehouses. Commission District 4, Commissioner James Jenkins.

VI. Discussion - None

VII. Adjournment

PIKE COUNTY PLANNING COMMISSION

Minutes September 9, 2021

SUBJECT:

Minutes September 9, 2021

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Minutes September 9, 2021

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Gilbert, Jeremy	Approved	Item Pushed to Agenda

PIKE COUNTY
Planning Commission
September 9, 2021
6:30 P.M.

POST AGENDA

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

I. Call to Order

Chairman Wright called the meeting to order by sound of the gavel at 6:31 pm.

II. Approval of the Agenda

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

III. Approval of the July 8, 2021, Meeting Minutes

Vice-Chairman Smith moved to approve the minutes from the 7-8-21 Meeting. Board Member Jones seconded the motion. The minutes were approved by a vote of 4-0-0.

IV. Old Business:

None.

V. New Business:

Public Hearing:

- (1) REZ-21-03- McLeRoy Rentals LLC, owner and applicant are requesting to rezone the property located on the west side of Highway 41 South, Griffin GA 30224. The subject property has 75.02 +/-acres and is located in Land Lot 136

in the 2nd Land District of Pike County. It is further defined as Parcel Id 086 052. Applicant and owner are requesting the property be rezoned from A-R, Agricultural-Residential to C-3, Heavy Commercial in preparation to construct a mixture of retail, office warehouse buildings, mini warehouse/self-storage in phase 1 on approximately 6.5 acres and reserving the rest for future development. Commission District: District 3rd. Commissioner District: Jason Proctor. FEMA Data: Does not lie within the flood zone. Code Reference: CH 156, CH 160 and CH 164.

Chairman Wright turned the meeting over to the Planning & Development Director, Jeremy Gilbert, who presented the rezoning application and staff recommendation to the board to allow with conditions. They are as follows:

- 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 about a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.**

Chairman Wright opened the floor up for public opinion.

Chairman Wright asked if it is all the 75 acres? The Planning & Development Director, Jeremy Gilbert answered that no it is each phase.

Names of people in favor
Dee McLeRoy

Names of people who oppose
Dr. Gore
Howard Mangham(?)

Applicant and owner, Dee McLeRoy spoke in favor and he would like the 400 ft road footage to remain in the overlay, but not the remainder.

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

Board Member Jones moved to approve the motion with the two conditions. Vice-Chairman Smith seconded the motion. The motion was passed by vote of 4-0-0.

- (2) REZ-21-04- Pine Valley Concrete Company, Inc./Frank Bahin, Jr, applicant and Howard M. Rawlings, Jr. owner, is requesting to rezone a portion of property located on Rawlins Road, Zebulon, GA 30295. The subject property is located in Land Lot 220 of the 8th land district of Pike County. The subject property is further identified as Parcel ID: 068 027 ZZA and consists of 28.76+/- acres, only 14.36+/- acres is being requested to be rezoned. Applicant and owner are request-

ing the property to be rezoned from A-R, Agricultural-Residential to M-2B, Manufacturing-Heavy for a small concrete batch plant. Commission District: District 1st. Commissioner District: Tim Daniel. FEMA Data: Does not lie within the flood zone. Code Reference: CH 155, CH 156 and CH 164.

The Planning & Development Director, Jeremy Gilbert, introduced the rezoning application and staff recommendation to the board to deny the request. Chairman Wright opened the floor up for public opinion.

Names of people in favor
Attorney Ben Vaughn
Frank Bahin, Jr.

Names of people who oppose
Harvey Booker
Virginia Terry
Jewette Britt

Applicant, Frank Bahin, Jr.'s attorney Ben Vaughn stated that his client has spent about \$42,000.00 to clean up the property with E.P.D. satisfaction and there are no health hazards.

Mr. Bahin went on to say that he has not operated the business for several months.

Vice-Chairman Smith asked if they had a way of getting rid of the dust and Mr. Bahin responded with two ways.

Chairman Wright asked why this location or spot was chosen and not another suitable spot in the County. Mr. Bahin stated that this location or spot was closer to him(his home) and not out of his way.

There was discussion about the property being in the (C.U.V.A.) Conservation Use Value Assessment.

Chairman Wright asked if we(the County) could trust him to rezone this property Honestly since he did not obtain his necessary permits in the beginning when he started running his Concrete Business in disregard.

Harvey Booker spoke against the rezoning application and he asked what the regulations is by D.O.T.(Department of Transportation) for heavy use(loads) by trucks for a concrete business in this location of the County.

Chairman Wright closed the floor and asked the Board to make a motion. Board Member Peters moved to disapprove the motion. Board Member Jones 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 7:24 pm.

PIKE COUNTY PLANNING COMMISSION

REZ-21-05

SUBJECT:

REZ-21-05. Leigh Ann Minter ETAL, owner and Tricia Gwyn applicant are requesting to rezone property located on the southwest side of US Highway 19, Meansville GA 30256. The subject property has 5.52 +/- acres and is located in Landlot 214 in the 8th land district of Pike County. It is further defined as a portion of parcel id 071 059. Applicant and owner are requesting the property to be rezoned from A-R, Agricultural-Residential to R-15 Single-Family Residential to allow for two building lots with a minimum lot size of two acres and a minimum house size of 1,500 square feet. Commission District 3, Commissioner Jason Proctor.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Ordinance	REZ-21-05

REVIEWERS:

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



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-21-05

Applicant: Tricia Gwyn

Owner: Leigh Ann Minter ETAL

Property Location: Highway 19, Meansville GA
Landlot: 214
District: 8th
Parcel ID: 071 059

Acreage: 5.52+/- 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 R-15, Single Family Residential.

Code Reference: CH 156

Staff Analysis:

The subject property is currently zoned A-R, Agricultural-Residential and is a wooded vacant lot. The applicant is wishing to rezone the subject property to R-15, Single Family Residential to create two building lots that are a minimum of two acres each. The applicant/owner is proposing to construct two single family homes a minimum of 1,500 square feet each on the subject property.

(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 R-15 Zoning District as described in Section 156.75 of the Pike County Code:



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R-15 Zoning Districts are intended to establish and preserve quiet, relatively low to medium density neighborhoods of single-family residences as desired by large numbers of people with a required minimum dwelling area of 1,500 square feet. These districts are free from other uses which are incompatible with single-family homes.

This proposal of R-15 zoning would not be contrary to the purpose of this chapter as it allows single family homes in different zoning districts. Based on the character area map that is a part of the 2017 comprehensive plan the property is identified as Rural Residential Development/Agriculture. The description outlined in the comprehensive plan for rural residential development / agriculture this request would be supported to allow the 2 acre minimum lot size.

(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 mainly residential with a commercial use in the vicinity and the proposed rezoning 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 two single family houses should not create a nuisance or a hazard to the surrounding properties.

(4) It must not adversely affect existing uses;

The proposed use of the property as two single family homes will not adversely affect the existing uses of adjacent properties.



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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.

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

Recommendation: Staff recommends APPROVAL of the request to rezone.

Attachments:

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

PIKE COUNTY
REZONING APPLICATION

RECEIVED
9-13-21
JP

Application # Rez-21-05

Planning Commission Public Hearing: 10-14-21 6:30

Board of Commissioners Public Hearing: 10-26-21 6:30

Property Information: District(s): 8 Land Lot(s): 214 Acres: 5.52

Street Frontage: 695 feet on the Front side of Hwy 19 S

Tax Map Parcel #: 071 059 Address if assigned: _____

Existing Zoning Classification: AR Proposed Zoning Classification: R15

Summary of Proposed Project: Request for 5.52 acre tract
to be divided into two separate tract
with 1500 sqft minimum to remain. re: 156.79

Code Reference(s): _____

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed ☒ Impact Analysis*

☒ Letter of Explanation* ☐ Health Department Letter of Approval ☒ Site Plan*

☒ Agent Authorization (if needed) ☐ Other _____

Property Owner: Leigh Ann Minter Applicant: Tricia Gwyn

Address: 122 Minter Drive ETAL Address: 196 Buchanan R

City: Mansville State: GA Zip: 30256 City: Griffin State: GA Zip: 30224

Phone/email: 770-584-5324 Phone/email: 770-480-1507

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 Commission and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: Leigh Ann Minter Date: 9/13/21

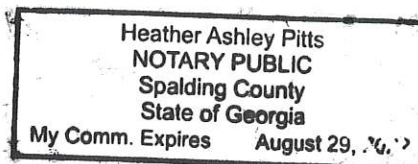
Owner's Printed Name: Leigh Ann Minter

Sworn to and subscribed before me this 13 day of September, 2021.

Notary Public (signature & seal): [Signature]

*See instructions for more information.

f:\Applications\Rezoning Application.docx
Last Revised: 06/01/09
Page 1 of 3



Application # _____

Planning Commission Public Hearing:

Board of Commissioners Public Hearing:

Property Owner Authorization for Applicant (if Applicant is Different From Property Owner): I swear and affirm that I am the sole owner or own at least 51% of the property described on this application, and further authorize the person named as applicant to file this application and act as my agent. Further, I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: Heidi Minter Date: 9/13/21

Owner's Printed Name: _____

Sworn to and subscribed before me this 13 day of September, 2021.

Notary Public (signature & seal): [Signature]

Heather Ashley Pitts
NOTARY PUBLIC
Spalding County
State of Georgia
My Comm. Expires August 29, 2022

Letter of Explanation for Rezoning

5.52 Acre Tract Hwy 19

9.10.2021

To whom this letter concerns,

The sellers of the property referenced in this zoning are seeking to divide the 5.52-acre tract into two separate lots. The first lot being 2.60 acres and the second being 2.93 acres. They would like to keep the 1500 square foot minimum they have available to them under the current zoning, and which is allowed in the code 156.79.

Sincerely,



Tricia P Gwyn

I have reviewed this response and I agree.



Leigh Ann Minter

Impact Analyst for rezoning of Parcel #071059

The rezoning proposal will permit suitable use and development of adjacent and nearby properties. The current zoning is for AR. We are requesting the current parcel of 5.52 acres be subdivided to two tracts. One tract of 2.60 acres and the other 2.93 acres, keeping the minimum square footage of 1500 per code 156.79.

The zoning proposal will not adversely affect the existing use or usability of the adjacent or nearby property.

Allowing the rezoning will positively affect the reasonable economic currently zoned by allowing a residential home site in an agricultural setting.

The zoning proposal will not result in use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

The rezoning proposal is in conformity with the policy and intent of the land use plan.

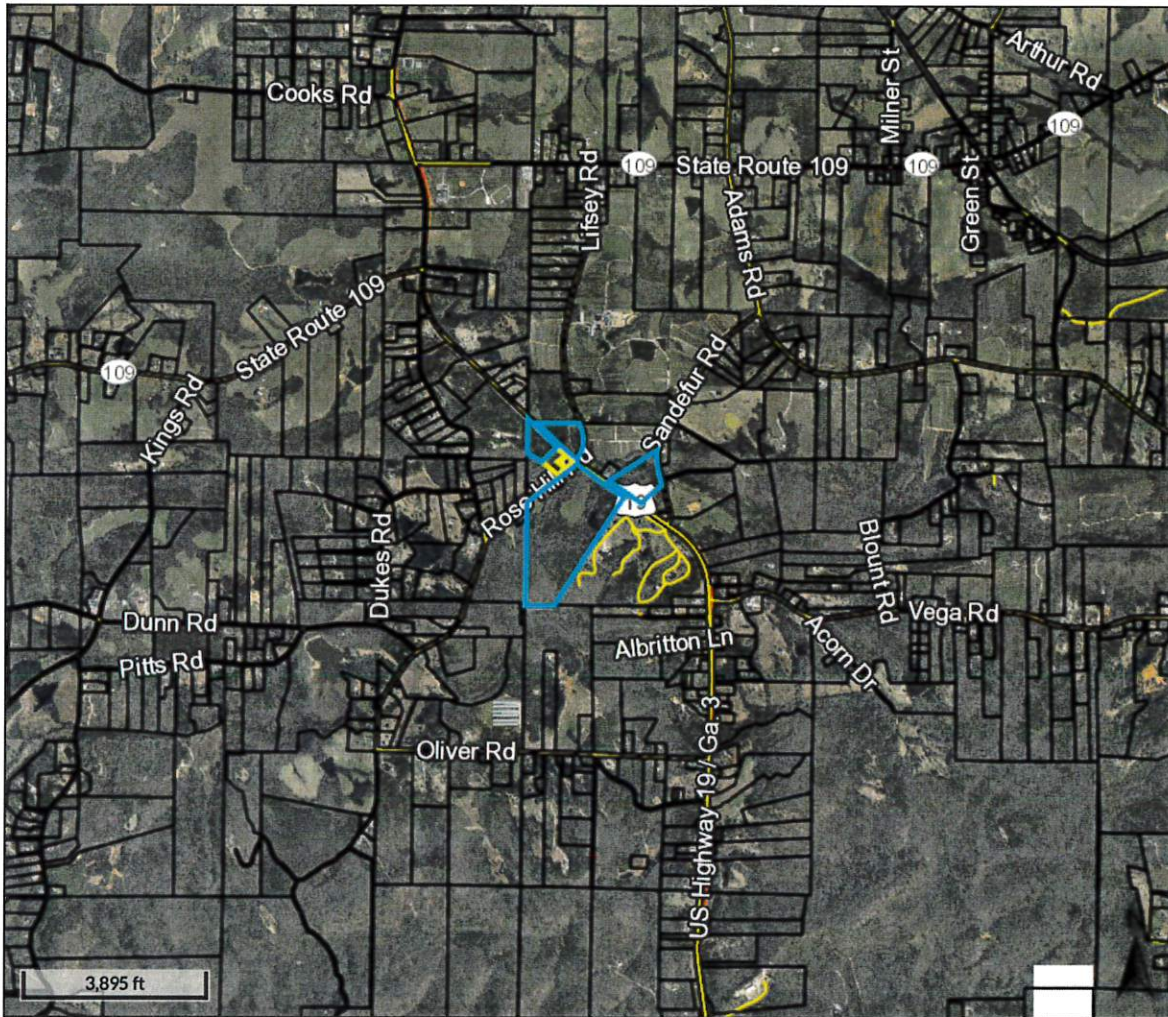
Grounds for the rezoning approval support the perspective growth of Pike County. No grounds known to disapprove.

This property is vacant and has been since the current owners acquired it. If there were previous structures the sellers have no knowledge.

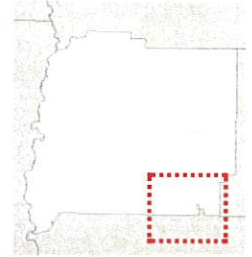
There is no threat to the public health, safety, or welfare of the surrounding properties if this zoning passes.

The sellers would experience a hardship if the zoning doesn't pass due to the current homes and lots within ½ mile from the subject property. They are a mixture of lot sizes and square footages. The lots are from .92 acres up to 96 acres. Home sizes range from 1000 square feet up to 2300 square feet. This zoning will complement the area.

There are no unknown existing violations within the code or any other provision of code of Pike County.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	071059	Owner	MINTER LEIGH ANN ETAL	Last 2 Sales			
Class Code	Commercial		122 MINTER RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		MEANSVILLE, GA 30256	1/10/2005	\$193300	FM	Q
Acres	96.5	Physical Address	U S HWY 19	8/24/2000	0	QC	U
		Assessed Value	Value \$215725				

(Note: Not to be used on legal documents)

Date created: 10/7/2021

Last Data Uploaded: 10/7/2021 6:04:16 AM

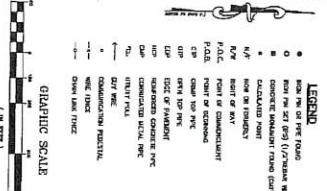
Developed by  **Schneider**
GEOSPATIAL

P2019000061

FILED IN OFFICE
CLERK OF COURT
06/04/2019 01:57 PM
PAM TILLOPSON, CLERK
SUPERIOR COURT
FISKE COUNTY, GA

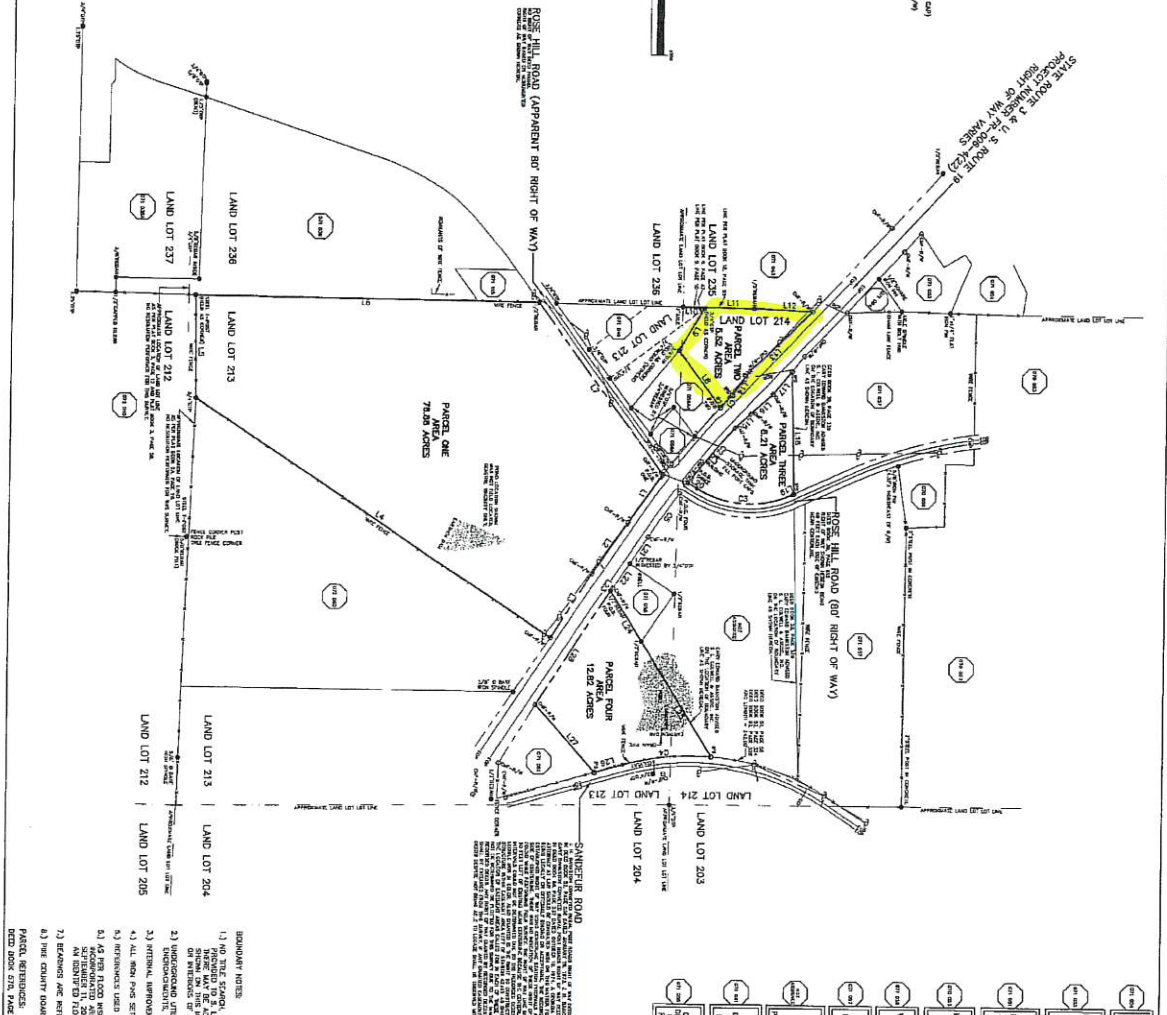
Don Hyman

THE SUPERIOR COURT
OF FISKE COUNTY, GA
DOES HEREBY CERTIFY TO
THE FOLLOWING:



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	09.33	5804.58	94.33
C2	424.87	5615.96	423.78
C3	5019.81	604.35	566.60
C4	329.44	1514.07	524.74
C5	315.20	5659.50	316.16

	U18	U19	U20	U21	U22	U23	U24	U25	U26	U27	U28	U29	U30	U31	U32	U33	U34	U35	U36	U37	U38	U39	U40	U41	U42	U43	U44	U45	U46	U47	U48	U49	U50	U51	U52	U53	U54	U55	U56	U57	U58	U59	U60	U61	U62	U63	U64	U65	U66	U67	U68	U69	U70	U71	U72	U73	U74	U75	U76	U77	U78	U79	U80	U81	U82	U83	U84	U85	U86	U87	U88	U89	U90	U91	U92	U93	U94	U95	U96	U97	U98	U99	U100	U101	U102	U103	U104	U105	U106	U107	U108	U109	U110	U111	U112	U113	U114	U115	U116	U117	U118	U119	U120	U121	U122	U123	U124	U125	U126	U127	U128	U129	U130	U131	U132	U133	U134	U135	U136	U137	U138	U139	U140	U141	U142	U143	U144	U145	U146	U147	U148	U149	U150	U151	U152	U153	U154	U155	U156	U157	U158	U159	U160	U161	U162	U163	U164	U165	U166	U167	U168	U169	U170	U171	U172	U173	U174	U175	U176	U177	U178	U179	U180	U181	U182	U183	U184	U185	U186	U187	U188	U189	U190	U191	U192	U193	U194	U195	U196	U197	U198	U199	U200	U201	U202	U203	U204	U205	U206	U207	U208	U209	U210	U211	U212	U213	U214	U215	U216	U217	U218	U219	U220	U221	U222	U223	U224	U225	U226	U227	U228	U229	U230	U231	U232	U233	U234	U235	U236	U237	U238	U239	U240	U241	U242	U243	U244	U245	U246	U247	U248	U249	U250	U251	U252	U253	U254	U255	U256	U257	U258	U259	U260	U261	U262	U263	U264	U265	U266	U267	U268	U269	U270	U271	U272	U273	U274	U275	U276	U277	U278	U279	U280	U281	U282	U283	U284	U285	U286	U287	U288	U289	U290	U291	U292	U293	U294	U295	U296	U297	U298	U299	U300	U301	U302	U303	U304	U305	U306	U307	U308	U309	U310	U311	U312	U313	U314	U315	U316	U317	U318	U319	U320	U321	U322	U323	U324	U325	U326	U327	U328	U329	U330	U331	U332	U333	U334	U335	U336	U337	U338	U339	U340	U341	U342	U343	U344	U345	U346	U347	U348	U349	U350	U351	U352	U353	U354	U355	U356	U357	U358	U359	U360	U361	U362	U363	U364	U365	U366	U367	U368	U369	U370	U371	U372	U373	U374	U375	U376	U377	U378	U379	U380	U381	U382	U383	U384	U385	U386	U387	U388	U389	U390	U391	U392	U393	U394	U395	U396	U397	U398	U399	U400	U401	U402	U403	U404	U405	U406	U407	U408	U409	U410	U411	U412	U413	U414	U415	U416	U417	U418	U419	U420	U421	U422	U423	U424	U425	U426	U427	U428	U429	U430	U431	U432	U433	U434	U435	U436	U437	U438	U439	U440	U441	U442	U443	U444	U445	U446	U447	U448	U449	U450	U451	U452	U453	U454	U455	U456	U457	U458	U459	U460	U461	U462	U463	U464	U465	U466	U467	U468	U469	U470	U471	U472	U473	U474	U475	U476	U477	U478	U479	U480	U481	U482	U483	U484	U485	U486	U487	U488	U489	U490	U491	U492	U493	U494	U495	U496	U497	U498	U499	U500	U501	U502	U503	U504	U505	U506	U507	U508	U509	U510	U511	U512	U513	U514	U515	U516	U517	U518	U519	U520	U521	U522	U523	U524	U525	U526	U527	U528	U529	U530	U531	U532	U533	U534	U535	U536	U537	U538	U539	U540	U541	U542	U543	U544	U545	U546	U547	U548	U549	U550	U551	U552	U553	U554	U555	U556	U557	U558	U559	U560	U561	U562	U563	U564	U565	U566	U567	U568	U569	U570	U571	U572	U573	U574	U575	U576	U577	U578	U579	U580	U581	U582	U583	U584	U585	U586	U587	U588	U589	U590	U591	U592	U593	U594	U595	U596	U597	U598	U599	U600	U601	U602	U603	U604	U605	U606	U607	U608	U609	U610	U611	U612	U613	U614	U615	U616	U617	U618	U619	U620	U621	U622	U623	U624	U625	U626	U627	U628	U629	U630	U631	U632	U633	U634	U635	U636	U637	U638	U639	U640	U641	U642	U643	U644	U645	U646	U647	U648	U649	U650	U651	U652	U653	U654	U655	U656	U657	U658	U659	U660	U661	U662	U663	U664	U665	U666	U667	U668	U669	U670	U671	U672	U673	U674	U675	U676	U677	U678	U679	U680	U681	U682	U683	U684	U685	U686	U687	U688	U689	U690	U691	U692	U693	U694	U695	U696	U697	U698	U699	U700	U701	U702	U703	U704	U705	U706	U707	U708	U709	U710	U711	U712	U713	U714	U715	U716	U717	U718	U719	U720	U721	U722	U723	U724	U725	U726	U727	U728	U729	U730	U731	U732	U733	U734	U735	U736	U737	U738	U739	U740	U741	U742	U743	U744	U745	U746	U747	U748	U749	U750	U751	U752	U753	U754	U755	U756	U757	U758	U759	U760	U761	U762	U763	U764	U765	U766	U767	U768	U769	U770	U771	U772	U773	U774	U775	U776	U777	U778	U779	U780	U781	U782	U783	U784	U785	U786	U787	U788	U789	U790	U791	U792	U793	U794	U795	U796	U797	U798	U799	U800	U801	U802	U803	U804	U805	U806	U807	U808	U809	U810	U811	U812	U813	U814	U815	U816	U817	U818	U819	U820	U821	U822	U823	U824	U825	U826	U827	U828	U829	U830	U831	U832	U833	U834	U835	U836	U837	U838	U839	U840	U841	U842	U843	U844	U845	U846	U847	U848	U849	U850	U851	U852	U853	U854	U855	U856	U857	U858	U859	U860	U861	U862	U863	U864	U865	U866	U867	U868	U869	U870	U871	U872	U873	U874	U875	U876	U877	U878	U879	U880	U881	U882	U883	U884	U885	U886	U887	U888	U889	U890	U891	U892	U893	U894	U895	U896	U897	U898	U899	U900	U901	U902	U903	U904	U905	U906	U907	U908	U909	U910	U911	U912	U913	U914	U915	U916	U917	U918	U919	U920	U921	U922	U923	U924	U925	U926	U927	U928	U929	U930	U931	U932	U933	U934	U935	U936	U937	U938	U939	U940	U941	U942	U943	U944	U945	U946	U947	U948	U949	U950	U951	U952	U953	U954	U955	U956	U957	U958	U959	U960	U961	U962	U963	U964	U965	U966	U967	U968	U969	U970	U971	U972	U973	U974	U975	U976	U977	U978	U979	U980	U981	U982	U983	U984	U985	U986	U987	U988	U989	U990	U991	U992	U993	U994	U995	U996	U997	U998	U999	U1000
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SWINE-FLU ROAD

- [illegible]

- A) THE ALTERNATIVE FINANCIAL STATEMENT OF PROPERTY OWNERS WAS REQUESTED TO AGREE WITHIN A SHORT PERIOD OF TIME SINCE WE WOULD BE CLOSING FROM OUR MAIN OFFICE IN MARCH, APRIL
- B) ALL OF THE SIGNED HAS PROVIDED US WITH GPS.
- C) THE TYPE OF CONSTRUCTION USED, GRASS - STRIPS TO PLANS AND BUILT, ONLY RECENTLY RECONSTRUCTED WHITE OAKS.
- D) THE TYPE OF SENTRY MAT WAS SUPPLIED, BUT THE EXISTENCE THERE?
- E) THE PROVISION OF THE CITY WITH OUR SLALINE PERSONNEL, ACCOUNTS DIVISION FOR THE SENTRY CLASP ON ELEVATOR DOORS, AND IS CAPABLE OF BEING APPLICANT FOR THE CITY OF LOS ANGELES.

[illegible]

As required by subchapter (a) of O.C.G.A. Section 15-6-07, this rule has been prepared by a final survey and approved by all applicable local jurisdiction for recording as evidenced by signed certificates, signatures, dates, or alterations to the rule. The rule is hereby published for the convenience of the public and is hereby promulgated solely by my position as the official authorized to do so as of my date of signature. The undersigned and sample settings in this rule are not binding on the uniform technical standards for property survey in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Surveyors and Land Surveyors and as set forth in O.C.G.A. Section 15-6-07.

May 22, 2018
Cuba

SEALS: 1 - 3007
FIELD SECRETARY DATE: MAY 24, 2019
FIELD PREPARATION DATE: MAY 24, 2019
ISSUING NO.: 10054
DNR BY SLG
C.O.A.: L3700025

BOUNDARY SURVEY
FOR
**LEIGH ANN WINTER, Individually, MICHAEL GLENN BURGESS,
CHARLES E. BARKSTON, AND BETH BARKSTON**

LOCATED IN
LAND LOTS 213 AND 214 - 8TH, LAND DISTRICT - FINE COUNTY, GEORGIA

S. L. Colwell & Assoc., Inc.
305 OAKLAND ROAD
BARKSTON, GEORGIA 30014
(770) 334-4562

00757

FILED & RECORDED, CLERK
SUPERIOR/JUVENILE CT
PIKE COUNTY, GA

05 MAR 1 PM 2:35

114-2005-000149

BY: *CJ*
CAROLYN WILLIAMS, CLERK

Georgia Transfer Tax Paid

\$ 193.30

Date: 3-1-05

Carolyn Williams

Carolyn Williams
Clerk, Superior Court,
Pike County, GA

**THIS INSTRUMENT IS TO BE
RETURNED TO THE FOLLOWING:**

Name: *Hendrix & Brisendine*

Address: *P. O. Box 632*

Zebulon, GA 30295

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF PIKE.

THIS INDENTURE, Made this 10th day of January in the Year of Our Lord Two Thousand and Five between LEIGH ANN MINTER AS TRUSTEE OF ESTELLE G. BANKSTON TRUST AND AS GUARDIAN OF PROPERTY FOR ESTELLE G. BANKSTON of the State of Georgia and County of Pike of the first part, and LEIGH ANN MINTER, individually, MICHAEL GLENN BUFFORD, CHARLES E. BANKSTON, AND BETH BANKSTON* of the State of Georgia and County of Pike of the second part, (* n/k/a BETH BANKSTON TURNER)

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, the following described property:

(See legal description on Exhibit "A" attached hereto and made a part hereof as fully as if copied at length herein.)

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever, in fee simple.

AND THE SAID party of the first part, for its heirs, assigns, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns against the claims of all persons whomsoever.

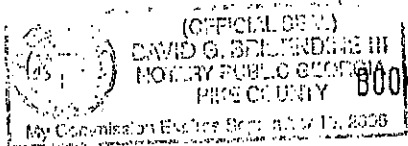
IN WITNESS WHEREOF, the said party of the first part, has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:

Kimberly Bankston
Witness

[Signature]
Notary Public
My comm. expires: 4/16/06

Leigh Ann Minter Bankston (SEAL)
LEIGH ANN MINTER AS TRUSTEE OF
ESTELLE G. BANKSTON TRUST AND
AS GUARDIAN OF PROPERTY FOR
ESTELLE G. BANKSTON



BOOK 570 PAGE 191

PIKE COUNTY PLANNING COMMISSION

REZ-21-06

SUBJECT:

REZ-21-06. H. Ray Grizzard, owner and applicant is requesting to rezone property located at 10605 US Highway 19, Zebulon GA 30295. The subject property has 1.52+/-acres and is located in Landlot 33 in the 2nd land district of Pike County. It is further defined as a portion of parcel id 065 034. Applicant and owner are requesting the property to be rezoned from C-2 General Commercial to C-3 Highway Commercial to allow for the construction of mini warehouses. Commission District 4, Commissioner James Jenkins.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Ordinance	REZ-21-06

REVIEWERS:

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



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-21-06

Applicant/Owner: H. Ray Grizzard

Property Location: 10605 Highway 19, Zebulon, GA
Landlot: 33
District: 2nd
Parcel ID: 065 034

Acreage: 1.52+/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner is requesting a rezoning of the subject property from C-2 General Commercial to C-3 Highway Commercial.

Code Reference: CH 156, CH 160, and CH 164

Staff Analysis:

The subject property is currently zoned C-2, General Commercial and is currently developed with an abandoned single-family home. The applicant is wishing to rezone the subject property to C-3, Highway Commercial to construct a self-storage facility. This site is located in the Highway 19 Overlay district and will require a special exception to allow the self-storage facility should this zoning be approved. According to the applicants site plan the project would consist of 4 storage units and an office.

(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 C-3 Zoning District as described in Section 156.215 of the Pike County Code:



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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 5 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 appears to be in a commercial node. Therefore, the proposed zoning would be supported.

- (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 and residential zoning classifications 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 self-storage facility should not create a nuisance or a hazard to the surrounding properties.

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

The proposed use of the property as a self-storage facility 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.



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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.

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. A special exception will be required to allow a self-storage facility.
2. All requirements of the Overlay shall be met including a review by the Planning Commission prior to any permits being issued.
3. All parking shall be paved and meet the requirements outlined in the Pike County Code regarding required number of spaces.

Attachments:

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

RECEIVED
9-15-21

PIKE COUNTY REZONING APPLICATION

Application # Rez-21-06

Planning Commission Public Hearing: 10-14-21 6:30pm

Board of Commissioners Public Hearing: 10-26-21 6:30pm

Property Information: District(s): 2nd Land Lot(s): 33 Acres: _____

Street Frontage: 168.81' feet on the 377.12' side of 378.33'

Tax Map Parcel #: 065034 Address if assigned: 10605 US Highway 19

Existing Zoning Classification: C2 Proposed Zoning Classification: C3

Summary of Proposed Project: Miami Storage

Code Reference(s): _____

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed ☐ Impact Analysis*

☒ Letter of Explanation* ☐ Health Department Letter of Approval ☒ Site Plan*

☐ Agent Authorization (if needed) ☐ Other _____

Property Owner: H. Ray Grizzard Applicant: _____

Address: PO Box 143 Address: _____

City: Coacod State: GA Zip: 30206 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 Commission and Board of Commissioners to inspect the property which is the subject of this application.

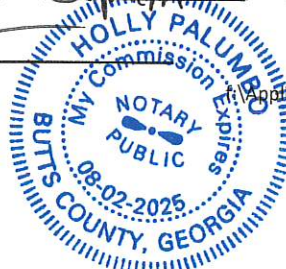
Owner's Signature: H. Ray Grizzard Date: 9-15-21

Owner's Printed Name: H. Ray Grizzard

Sworn to and subscribed before me this 15th day of September, 2021.

Notary Public (signature & seal): Holly Palumbo

*See instructions for more information.



Parcel ID 065 034

Class Code COM

Taxing District UNIC

Acres 1.52

I would like to rezone from C2 to C3 For the purpose of putting mini storage units on my commercial property.

Regards,

H. Ray Grizzard



1. Yes
2. No
3. Yes
4. No
5. Yes
6. No
7. 15 yrs.
8. None
9. Purchased commercial for the reason of a business.
10. None



Overview



Legend

-  Parcels
-  Roads

Parcel ID 065 034
 Class Code Commercial
 Taxing District UNINCORPORATED
 Acres 1.52

Owner GRIZZARD RAY &
 GRIZZARD DEIDRE
 P O BOX 143
 CONCORD, GA 30206
 Physical Address 10605 U S HWY 19
 Assessed Value Value \$38000

Last 2 Sales			
Date	Price	Reason	Qual
6/21/2007	\$105000	NF	U
9/28/2006	\$51500	PT	U

(Note: Not to be used on legal documents)

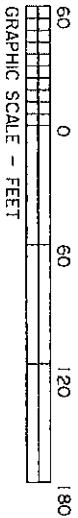
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Developed by  **Schneider**
 GEOSPATIAL

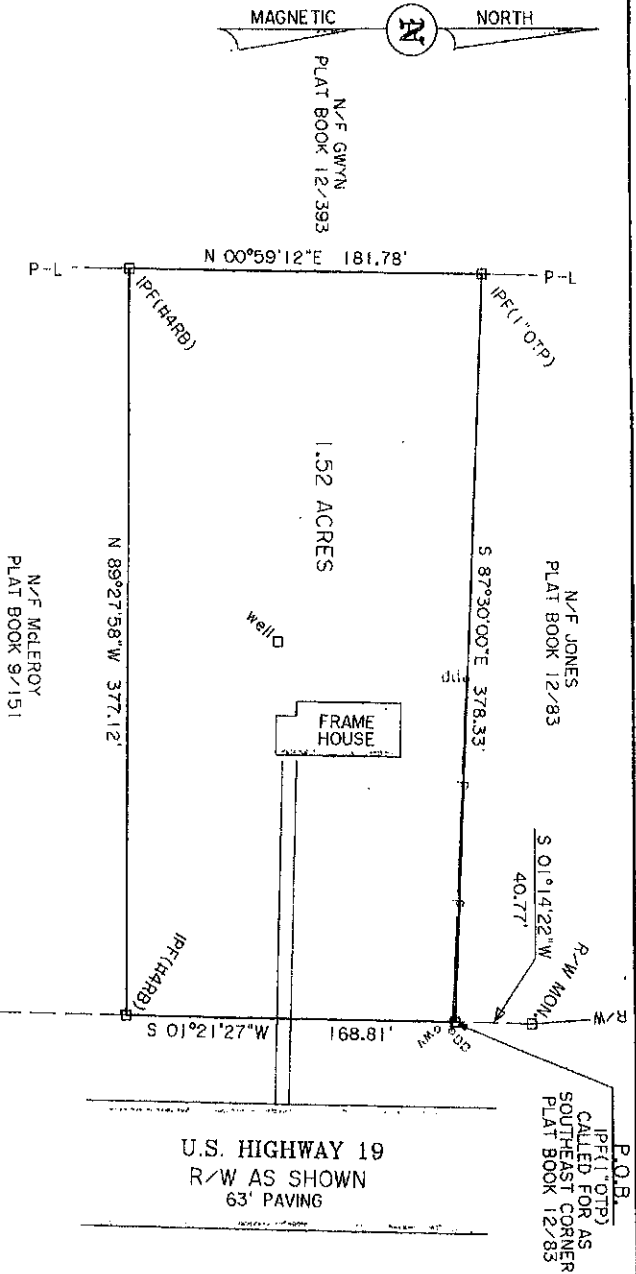
FILED & RECORDED, CLERK
SUPERIOR JUVENILE CT.
PIKE COUNTY, GA 30295
PL. B.K. 24 PG. 68
06 APR 28 AM 9:53

BY COB
CAROLYN WILLIAMS, CLERK

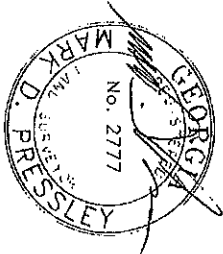
LEGEND
IPF IRON PIN FOUND
IPS IRON PIN SET (H3R8)
LLL LAND LOT LINE
C-L CENTERLINE
R-W RIGHT-OF-WAY
P-L PROPERTY LINE
N-F NOW OR FORMERLY
P-P POWER POLE
F FENCE
OTF OPEN TOP PIPE
CTP CRIMP TOP PIPE
RB REBAR



This property represented
on this plat complies
with applicable zoning
codes and ordinances
as of this date.
[Signature]
Zoning Official
Date 4-26-06
Zoning Designation R-2-C



- NOTES
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN +10,000 FEET, AND AN AVERAGE ANGULAR ERROR OF 0.3
 2. ANGULAR AND LINEAR FIELD MEASUREMENTS WERE MADE WITH A TOPCON SITE TOTAL STATION.
 3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP.
 4. THE EXTERIOR BOUNDARY OF THIS PROPERTY HAS A CLOSURE PRECISION OF ONE FOOT IN +100,000 FEET.
 5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS. ALL MATTERS OF TITLE EXCEPTED.
- IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
- THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.



TOTAL AREA = 1.52 ACRES

SURVEY FOR	
BRISENDINE INVESTMENTS, L.L.C.	
AND	
ROBERT SHEDD	
LAND LOT 33	
2ND DISTRICT	
PIKE COUNTY, GEORGIA	
DATE: 4/20/06	SCALE: 1" = 30'
Countryland Surveyors, Ltd.	
832 Campground Road	
Zebulon, Georgia 30295	
(770) 567-8553 fax 567-8554	
SHEET 1 OF 1	

DOC# 002433
FILED IN OFFICE
06/29/2007 02:15 PM
BK: 711 PG: 180-181
CAROLYN WILLIAMS
CLERK OF SUPERIOR
COURT
PIKE COUNTY
Carolyn Williams
REAL ESTATE TRANSFER TAX
PAID: \$105.00

THIS INSTRUMENT IS TO BE
RETURNED TO THE FOLLOWING:
Name: Hendrix & Brisendine
Address: P. O. Box 632
Zebulon, GA 30295

WARRANTY DEED

(For Life with Remainder to Survivor)

STATE OF GEORGIA,
COUNTY OF PIKE.

114 - 2007 - 000585

THIS INDENTURE, Made this 21st day of June in the Year of Our Lord Two Thousand and Seven between **BRISENDINE INVESTMENTS, LLC** of the State of Georgia and County of Pike of the first part, and **RAY GRIZZARD AND DEIDRE GRIZZARD** of the State of Georgia and County of Pike of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

(See legal description on Exhibit "A" attached hereto and made a part hereof as fully as if copied at length herein.)

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID party of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set its hand and seal, the day and year above written.

BRISENDINE INVESTMENTS, LLC

Signed, sealed and delivered
in the presence of:

David G. Brisendine, III (SEAL)
Title: DAVID G. BRISENDINE, III

Jessie Durr
Witness

Kekafina
Notary Public

My comm. expires

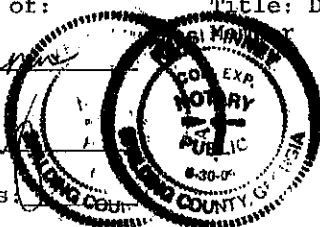
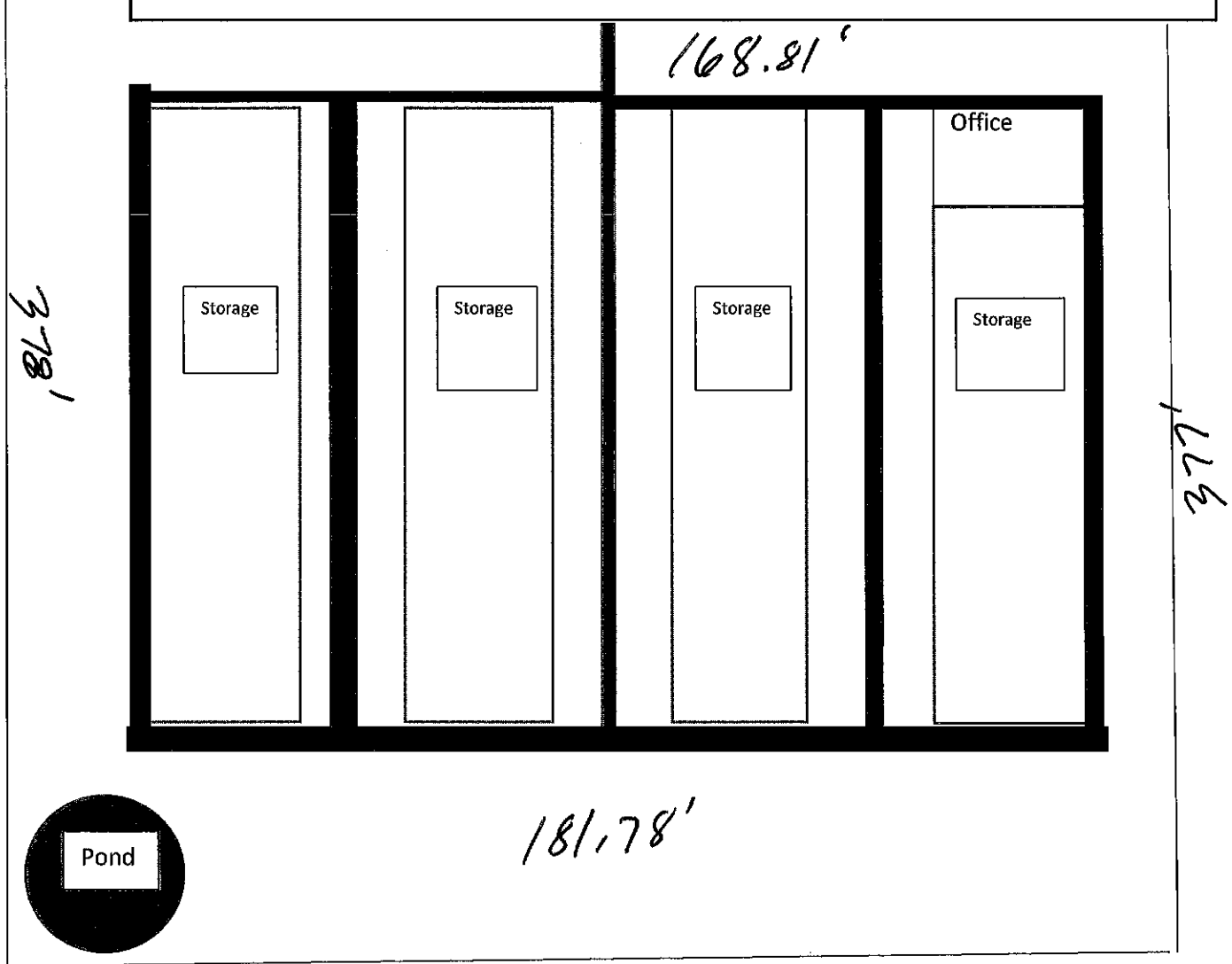
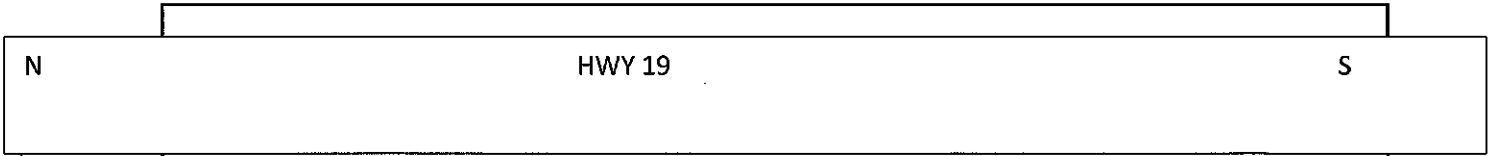


EXHIBIT "A"

All that tract or parcel of land containing 1.52 acres, more or less, lying and being in Landlot 33 of the Second Land District of Pike County, Georgia, and being more particularly shown and designated as 1.52 ACRES according to that certain plat of survey entitled "Survey for Brisendine Investments, LLC and Robert Shedd", dated April 20, 2006, prepared by Mark D. Pressley, Georgia Registered Professional Land Surveyor #2777, a copy of which said plat is recorded in Plat Book 24, Page 68, Clerk's Office, Superior Court, Pike County, Georgia, and which said plat, together with the metes, bounds, courses and distances as shown thereon with respect to the said 1.52 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.



Not to Scale