

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, January 13, 2022 - 6:30 PM

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

I. Call to Order

**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. Approve Minutes from November 16, 2021, Regular Meeting

**IV. Unfinished Business -
None**

V. New Business

Public Hearing

- a. REZ-21-10. David Nix, owner and Keith Ballard applicant are requesting to rezone property located at 54 Wilder Road, Zebulon GA 30295. The subject property has 3.89+/-acres and is located in Land Lot 92 in the 2nd Land District of Pike County. It is further defined as Parcel Id 075 112. Applicant and owner are requesting the property to be rezoned from A-R Agricultural-Residential to C-3 Heavy Commercial to allow for the construction of a mixed commercial development including mini warehouses. Commission District 4, Commissioner James Jenkins. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**
- b. REZ-21-11. Jimmy R. Allen, owner and applicant is requesting to rezone property located at the southwest corner of Gregg Road and State Route 362. The subject property has 7.21+/-acres and is located in Landlot 181 in the 1st land district of Pike County. It is further defined as a portion of Parcel ID 025 104. Applicant and owner are requesting the property to be rezoned from A-R Agricultural-Residential to R-20 Single-Family Residential to allow for the construction of three, two-acre residential building lots. Commission District 2, Commissioner Tim Guy. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION**
- c. SUB-21-01 – Southern Cousins Properties, LLC, owner and applicant are requesting a major 10 lot subdivision. Property Location: No Address Assigned. North Side of Glover Road, West of Harden Road., Zebulon, GA. 30295. Land Lot: 129. District: 8th. Parcel ID: 090 006. Acreage: 98.92 acres. Commission District: 3 Commissioner: Jason Proctor. FEMA Data: Does

not lie within a flood zone. Code Reference: CH 155.10 Major Subdivisions. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

VI. Discussion - None

VII. Adjournment

PIKE COUNTY PLANNING COMMISSION

Minutes November 16, 2021

SUBJECT:

Approve Minutes from November 16, 2021, Regular Meeting

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Exhibit	Minutes

REVIEWERS:

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

PIKE COUNTY
Planning Commission
November 16, 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 6:30 pm.

II. Approval of the Agenda

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

III. Approval of the September 9, 2021, Meeting Minutes

Vice-Chairman Smith moved to approve the minutes from the 9-9-21 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-21-05. 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 Land Lot 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-18 Single-Family Residential to allow for two building lots with a minimum lot size of two acres and a minimum house size of 1,800 square feet. Commission District 3, Commissioner Jason Proctor. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

Chairman Wright turned the meeting over to the Planning & Development Director, Jeremy Gilbert, who presented the rezoning application and staff recommendation to the board.

The Planning & Development Director, Jeremy Gilbert reminded the Chairman of the Board that the public comment portion of the public hearing should be 10 minutes for and against.

Chairman Wright opened the floor up for public opinion whether for or against, allowing 10 minutes.

Applicant, Tricia Gwyn spoke in favor and gave a brief explanation.

Names of people in favor

1. Tricia Gwyn

Names of people who oppose

None

Chairman Wright closed the floor and asked the Board to make a motion. Board Member Peters moved to approve the motion. Board Member Jones seconded the motion. The motion was passed by vote of 4-0-0.

2. 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 Land Lot 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. Code Reference: CH 156, CH 160 and CH 164. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

The Planning & Development Director, Jeremy Gilbert introduced the rezoning application and staff recommendation to the board to allow with conditions. They are as follows:

- 1.) Special Exception by the Board of Appeals and the Board of Commissioners.**
- 2.) 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.**

3.) All parking should be paved.

Chairman Wright opened the floor up for public opinion whether for or against, allowing 10 minutes each side.

Names of people in favor
None

Names of people who oppose
1. Darren Warren

Board Member Peters asked was the applicant, H. Ray Grizzard present and he answered yes, that he was present.

Chairman Wright closed the floor and asked the Board to make a motion. Board Member Peters moved to approve the motion with the 3 conditions. Vice-Chairman Smith seconded the motion. The motion was passed by vote of 4-0-0.

- (3) REZ-21-07. Carrie Johnson, owner and Ronnie Johnson applicant are requesting to rezone property located at 1776 US Highway 41, Milner GA 30257. The subject property has 30.87+/-acres and is located in Land Lot 155 in the 7th Land District of Pike County. It is further defined as a of Parcel Id 087 045 & 087 045 A. The applicant and owner are requesting the property to be rezoned from A-R, Agricultural-Residential to M-2B Heavy Manufacturing for future industrial development. Commission District 3, Commissioner Jason Proctor. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

The Planning & Development Director, Jeremy Gilbert introduced the rezoning application and staff recommendation to the board to allow with conditions. They are as follows:

- 1.) The developer shall submit an application for each phase of the development and approval by the Board of Commissioners 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.

The Planning & Development Director, Jeremy Gilbert also read aloud a letter from neighboring property owners, Elsa Sell and William Farr, who were unable to attend tonight's hearing but are opposing the application.

Chairman Wright opened the floor up for public opinion whether for or against, allowing 10 minutes for each side.

Names of people in favor
None

Names of people who oppose
1. Elsa Sell - Letter
2. William Farr - Letter

3. Charles Cochran

Chairman Wright closed the floor and asked the Board to make a motion. Vice-Chairman Smith moved to approve the motion with the 2 conditions. Board Member Jones seconded the motion. The motion was passed by vote of 4-0-0.

- (4) REZ-21-08. Mt. Nebo Baptist Church Trustees, owner and Southern Cousins Properties, LLC applicant are requesting to rezone property located at 13576 US Highway 19, Zebulon GA 30295. The subject property has 7.44+/-acres and is located in Land Lot 91 in the 2nd Land District of Pike County. It is further defined as Parcel Id 075 111 & 075 111 D. 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. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

The Planning & Development Director, Jeremy Gilbert introduced 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 19 Overlay Ordinance.
- 2.) No rollup doors on any storage building shall be visible from the public right-of-way.
- 3.) A special exception will be required for outside storage to be permissible.
- 4.) 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.

Chairman Wright opened the floor up for public opinion whether for or against, allowing 10 minutes for each side.

Citizen, Allen Harris came forth and he asked a question regarding the buffer. Mr. Harris wanted to know that if the neighboring property is commercial than he does not have to have a buffer. The Planning & Development Director, Jeremy Gilbert stated that is correct, that is how it works.

Names of people in favor

1. Allen Harris

Names of people who oppose

1. Amanda Moerman
2. Richard Moen
3. Tim Moore(?)

Chairman Wright asked a question to the Planning & Development Director, Jeremy Gilbert as to what else can be put on this particular property if not a storage facility? The Planning & Development Director, Jeremy Gilbert read the Pike County Codes as to what is allowable.

Chairman Wright closed the floor and asked the Board to make a motion. Vice-Chair-

man Smith moved to approve the motion with the 4 conditions. Board Member Peters seconded the motion. The motion was passed by vote of 4-0-0.

- (5) REZ-21-09. Frances Chapman, owner and Keith Ballard applicant are requesting to rezone property located at 15177 US Highway 19, Zebulon GA 30295. The subject property has 12.80+/-acres and is located in Land Lot 104 in the 2nd Land District of Pike County. It is further defined as Parcel Ids 074 089 & 074 089 A. Applicant and owner are requesting the property to be rezoned from A-R Agricultural-Residential to C-3 Highway Commercial to allow for the construction of a mixed commercial development including mini warehouses. Commission District 4, Commissioner James Jenkins. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

The Planning & Development Director, Jeremy Gilbert introduced 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 19 Overlay Ordinance.**
- 2.) No rollup doors on any storage building shall be visible from the public right-of-way.**
- 3.) 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.**

Chairman Wright opened the floor up for public opinion whether for or against, allowing 10 minutes for each side.

Names of people in favor

1. Allen Harris

Names of people who oppose

None

Chairman Wright closed the floor and asked the Board to make a motion. Board Member Jones moved to approve the motion with the 3 conditions. Board Member Peters seconded the motion. The motion was passed by vote of 4-0-0.

- (6) REZ-21-10. David Nix, owner and Keith Ballard applicant are requesting to rezone property located at 54 Wilder Road, Zebulon GA 30295. The subject property has 3.89+/-acres and is located in Land Lot 92 in the 2nd Land District of Pike County. It is further defined as Parcel Id 075 112. Applicant and owner are requesting the property to be rezoned from A-R Agricultural-Residential to C-3 Highway Commercial to allow for the construction of a mixed commercial development including mini warehouses. Commission District 4, Commissioner James Jenkins. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

The Planning & Development Director, Jeremy Gilbert, introduced 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 19 Overlay Ordinance.
- 2.) No rollup doors on any storage building shall be visible from the public right-of-way.
- 3.) 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.

Chairman Wright opened the floor up for public opinion whether for or against, allowing 10 minutes for each side.

Board Member Jones asked where is the exact location of this property on U.S. Hwy. 19?

Citizen, Tim Moore asked a question about the setbacks.(*Not for or against)

Board Member Peters stated that with a storage facility being proposed for this location, it would be less traffic than some other businesses.

Names of people in favor

1. Lora Johnson

Names of people who oppose

1. Amanda Moerman

2. Tim Moore*

Chairman Wright closed the floor and asked the Board to make a motion. Board Member Peters moved to approve the motion with the 3 conditions. Vice-Chairman Smith seconded the motion. The motion was passed by vote of 4-0-0.

- (7) Text Amendments to Title XV, Land Usage, Chapter 155, Subdivisions and Chapter 156, Zoning Code, the Text Amendments will be to multiple Sections of each Chapter in reference to the Platting Authority of Pike County. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

The Planning & Development Director, Jeremy Gilbert, introduced the text amendment and staff recommendation to the board to allow with alternative 1, as follows:

ALTERNATIVE 1:

(B) MAJOR SUDIVISIONS. The Board of Commissioners of Pike County shall have Platting authority for major subdivision plats. No major subdivision final plat shall be recorded with the Clerk of Superior Court of Pike County unless it has been approved by the Board of Commissioners and bears the approval of the body on all copies to be recorded. Any major subdivision plat previously approved by the Board of Commissioners that is altered or modified or otherwise changes lot lines, lot sizes, or total number of lots shall submitted to the Pike County Board of Commissioners for approval; except, however the Administrative Official/Zoning Administrator shall have the authority

to approve minor changes to previously approved final plats for Major Subdivisions, where the proposed revision(s) is/are considered minor in nature such as correcting errors in the previously filed plat or constitute(s) a reconfiguration of a previously approved plat that does not increase the total number of lots.

County Attorney, Rob Morton came forth to explain the Text Amendment.

Chairman Wright opened the floor up for public opinion whether for or against, allowing 10 minutes for each side.

Land Surveyor, Steve Reeves came forth to speak in favor of Alternative 1, because it would save time in having simple plat approvals by the Planning & Development Director than having to wait to go before the Board of Commissioners every 30 days.

Names of people in favor

1. Steve Reeves

Names of people who oppose

None

Chairman Wright closed the floor and asked the Board to make a motion. Board Member Peters moved to approve the motion with alternative 1. Vice-Chairman Smith seconded the motion. The motion was passed by vote of 4-0-0.

- (8) Adoption of the Pike County, Georgia Official Zoning Map in accordance with Section 156.028 of the Pike County Zoning Code. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

The Planning & Development Director, Jeremy Gilbert, introduced the case and staff recommendation to the board to adopt the new zoning map.

Chairman Wright opened the floor up for public opinion whether for or against, allowing 10 minutes for each side.

Names of people in favor

None

Names of people who oppose

None

Chairman Wright closed the floor and asked the Board to make a motion. Board Member Jones 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 7:52 pm.

PIKE COUNTY PLANNING COMMISSION

REZ-21-10

SUBJECT:

REZ-21-10. David Nix, owner and Keith Ballard applicant are requesting to rezone property located at 54 Wilder Road, Zebulon GA 30295. The subject property has 3.89+/-acres and is located in Land Lot 92 in the 2nd Land District of Pike County. It is further defined as Parcel Id 075 112. Applicant and owner are requesting the property to be rezoned from A-R Agricultural-Residential to C-3 Heavy Commercial to allow for the construction of a mixed commercial development including mini warehouses. Commission District 4, Commissioner James Jenkins. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Staff Report

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Gilbert, Jeremy	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- 21-10

Owner: David Nix

Applicant: Keith Ballard

Property Location: 54 Wilder Road
Landlot: 92
District: 2nd
Parcel ID: 075 112

Acreage: 3.89 acres

Commission District: District 4, James Jenkins

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 developed with a single-family residential structure. The applicant is wishing to rezone the subject property to construct a mixed commercial use development consisting of 2 retail/office buildings and 1 mini-warehouse building on the 3.89 acres. The site is located in the US 19 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 from the center of the right-of-way is located in the overlay and bound by the requirements. Based on the survey submitted approximately the first 320 feet of the property would be bound by the overlay requirements. Based on the calculations of the property it appears that the first 400 feet of the property would exceed the 50% requirement in the code to require the entire site to meet the overlay requirements.

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



PLANNING AND DEVELOPMENT OFFICE

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jgilbert@pikecoga.com

"Serving Citizens Responsibly"

(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 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 a portion of the property appears to be in the arterial overlay corridor designation of the character area map as well as the previous future land use map identify the property in the arterial overlay which supports commercial and industrial land uses. 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 and residential zoning classifications and would 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;

The proposed use of the property as a mixed commercial development including retail/office buildings and a mini warehouse building should not create a nuisance or a hazard to the surrounding properties.



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jgilbert@pikecoga.com

"Serving Citizens Responsibly"

(4) It must not adversely affect existing uses;

The proposed use of the property as a mixed commercial development 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.

(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 19 Overlay Ordinance.
- 2) No rollup doors on any storage building shall be visible from the public right-of-way.
- 3) 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
- Tax Map
- Plat
- Deed
- Proposed Site Plan

RECEIVED
10/20/21
DP

PIKE COUNTY
REZONING APPLICATION

Fee - \$200.00

Application # Roz-21-10

Planning Commission Public Hearing: 11-16-21

Board of Commissioners Public Hearing: 11-18-21

Property Information: District(s): 2nd Land Lot(s): 92 Acres: 3.89

Street Frontage: 400' +/- feet on the Southeast side of U.S. Hwy 19 N

Tax Map Parcel #: 075 112 Address if assigned: 54 Wilder Road

Existing Zoning Classification: A-R Proposed Zoning Classification: C-3

Summary of Proposed Project: MIXED COMMERCIAL USE

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: David Nix

Applicant: Keith Ballard

Address: 13540 Ga. Hwy 18

Address: 831 gresham rd

City: Zebulon State: Ga. Zip: 30295

City: Zebulon State: Ga Zip: 30295

Phone/email: 770 468 0723

Phone/email: 770 294 8132 - gballard@rocketmail.com

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: David Nix Date: 10-20-21

Owner's Printed Name: David Nix

Sworn to and subscribed before me this 20 day of October, 2021.

Notary Public (signature & seal): Rebekah Thurman

*See instructions for more information.

Rebekah Thurman
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 06/14/2025

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: _____

Date: 10-20-21

Owner's Printed Name: _____

David Nix

Sworn to and subscribed before me this _____

20

day of

October

, 2021.

Notary Public (signature & seal): _____

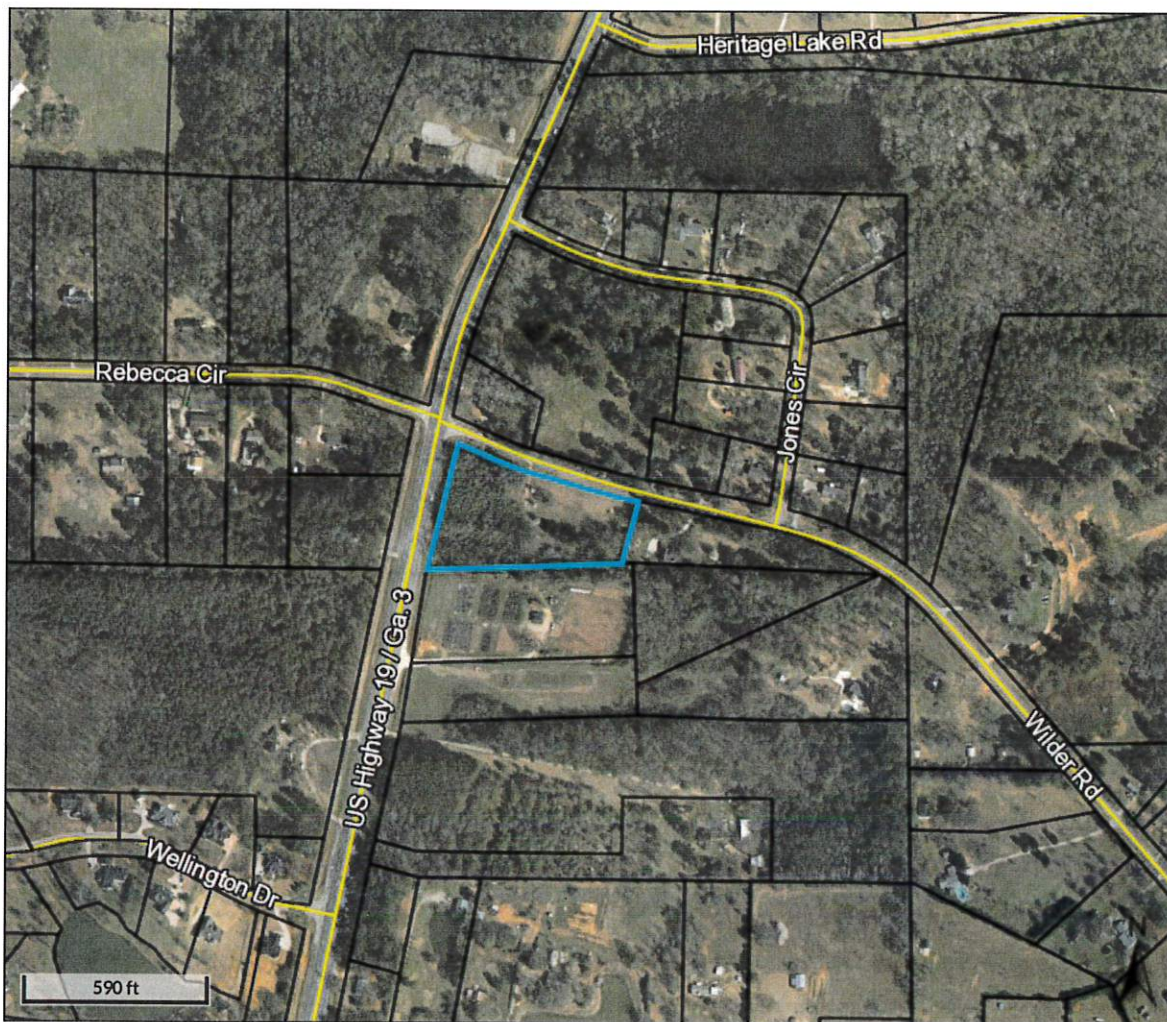
Rebekah Thurman

Rebekah Thurman

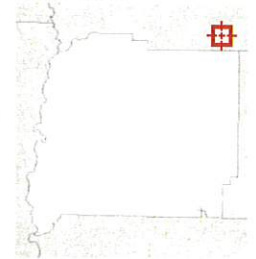
NOTARY PUBLIC

Fayette County, GEORGIA

My Commission Expires 06/14/2025



Overview



Legend

-  Parcels
-  Roads

Parcel ID 075 112
 Class Code Residential
 Taxing District UNINCORPORATED
 Acres 3.89

Owner NIX ROBERT
 13544 HWY 18 W
 ZEBULON, GA 30295
 Physical Address 54 WILDER RD
 Assessed Value Value \$41678

Last 2 Sales

Date	Price	Reason	Qual
7/25/2008	\$226700	MH	U
1/24/1995	\$45000	MH	U

(Note: Not to be used on legal documents)

Date created: 11/6/2021

Last Data Uploaded: 11/5/2021 10:26:16 PM

Developed by  **Schneider**
 GEOSPATIAL

15/50

DOC# 001875
 RECORDED IN OFFICE
 6/12/2020 03:10 PM
 BK:1239 PG:74-75
 PAM THOMPSON
 CLERK OF SUPERIOR
 COURT
 PIKE COUNTY

Pam Thompson

REAL ESTATE TRANSFER
 TAX PAID: \$0.00

FILED & RECORDED / CLERK
 SUPERIOR JUVENILE CT
 PIKE COUNTY, GA 30295

2020 JUN 12 PM 12:55

BY: *[Signature]*
 PAM THOMPSON, CLERK

114-2020-000525

THIS INSTRUMENT IS TO BE
 RETURNED TO THE FOLLOWING:

Name: David G. Brisendine, III P.C.

Address: P. O. Box 632

Zebulon, GA 30295

WARRANTY DEED

STATE OF GEORGIA,
 COUNTY OF PIKE.

THIS INDENTURE, Made this 4th ^{June} day of ~~May~~ in the Year of Our Lord Two Thousand and Twenty between **CHERRY ARMSTRONG NIX** of the State of Georgia and County of Pike of the first part, and **DAVID L. NIX** 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 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 party of the second part, his 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 said being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in fee simple.

AND THE SAID party of the first part, for her heirs, assigns, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his 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:

[Signature]
 Witness

[Signature] (SEAL)
 CHERRY ARMSTRONG NIX

[Signature]
 Notary Public

My comm. expires: 06/24/2023

EXHIBIT "A"

BK:1239 PG:75

All that tract or parcel of land containing 2.96 acres, more or less, lying and being in Land Lot 47 of the Ninth Land District of Pike County, Georgia and being more particularly shown and designated as Lot 1 - 2.00 ac., and Lot 2 - 0.96 ac., on a plat of survey entitled "Plat of Property of Charlie I. and Betty N. Harper", dated February 14, 1995, prepared by Hugh P. Riley, Georgia Registered Professional Land Surveyor No. 1285, of Hugh Riley & Associates, a copy of which said plat is recorded in Plat Book 12, Page 334, of the Clerk's Office, Superior Court, Pike County, Georgia, and which said plat, together with the metes, bounds, courses, and distances shown thereon with respect to the said 2.96 acres, is incorporated herein and made a part of this description hereof as fully as if set out herein.

All that tract or parcel of land containing 1.00 acres situate, lying and being in Land Lot 154 of the First Land District of Pike County, Georgia, and being more particularly shown and designated as tract "B" on a plat of survey entitled, "Property Survey for Robert Nix & Plikanton-Murray, L.L.C.", dated December 1, 2000, prepared by G. Tim Conkle, RLS, a copy of which said plat is recorded in Plat Book 14, Page 31, Pike County Superior Court records, and which said plat, together with the metes, bounds, courses and distances shown thereon is incorporated herein and made a part hereof as fully as if set out herein.

All that tract or parcel of land lying and being in Land Lot 92 of the Second Land District, Pike County, Georgia, containing 9 acres, more or less, bounded as follows: Northerly by Wilder Road; Easterly by Wilder Road; Southerly by lands of Eugene Sonder and Westerly by Georgia State Route 19. Together with the mobile home therein originally being a 1995 Peachstate NPSHGA-16228AB, which has been affixed into real estate by the undersigned mortgagor with the intent that it become part of the real estate conveyed hereby and subject to the lien of this deed. This lot is subject to all easements and restrictions of record.

LESS AND EXCEPT:

All that lot, tract or parcel of land situate, lying and being in Land Lot 92 of the Second Land District of Pike County, Georgia, and being more particularly shown and designated as area: 2.01 acres, on a plat of survey entitled "Compiled Plat for Mary Jo Matthews" prepared by Bernhard, Harper & Associates, Inc., Registered Land Surveyor, dated November 15, 1999, a copy of which said plat is recorded in Plat Book 16, Page 143, of the Superior Court records of Pike County, Georgia, and which said plat, together with the metes, bounds, courses and distances shown thereon with respect to said property, is incorporated herein and made a part hereof as fully as if set out herein.

All that tract or parcel of land containing 317.75 acres, more or less, lying and being in Land Lots 45, 46 and 47 of the Ninth Land District of Pike County, Georgia and being more particularly described as follows: All that certain tract or parcel of land situate, lying and being in Pike County, Georgia, about two miles West of Zebulon, Georgia, containing 343 1/4 acres, more or less, and being all of Land Lot No. 45 in the Ninth Land District of said state and county, and the East half of Land Lot No. 46 in said Ninth District containing 101 1/4 acres, more or less, and all that parcel or portion of Land Lot No. 47 of said Ninth District that lies South of State Highway No. 18 except a very narrow strip of land lying along the East side of said Land Lot No. 47, said parcel or portion of Land Lot 47 herein described containing 40 acres, more or less, and the boundary lines thereof being clearly marked and designated; and the above described 343 1/4 acres, more or less, of land is situated in one body and as one parcel is now or formerly bounded as follows: Northerly by State Highway No. 18, being the Zebulon-Concord Public Road; Easterly by lands formerly owned by W.F. Holmes and by lands of R.E. Mitchell, Southerly by lands now or formerly owned by Miss Lottie Mitchell and Westerly by lands now or formerly owned by Miss Mamie Mitchell and my M.L. Dunn; also, all certain tract or parcel of land situate, lying and being in Pike County, Georgia, about three miles West of Zebulon, Georgia, containing 15 acres, more or less, of land and being a part of Land Lot No. 77 in the Ninth Land District of said State and County and more particularly described as follows: Commencing at the Northeast Corner of said Land Lot No. 77 and running thence due South 90 Rods, thence due West 42 Rods to a branch, thence Northerly up the meandering course of the center of said branch to the point where the Northerly Boundary line of said Land Lot No. 77 crosses the center line of said branch, thence due East 20 Rods to the point of beginning, and said tract or parcel of Land is bounded as follows: Northerly by the South Boundary line of Land Lot 78 in said Ninth Land District; Easterly by the West Boundary line of Land Lot 52 in said Ninth Land District; Southerly by the North Boundary line of Land Lot 76 in said Ninth Land District, and Westerly by the center line of the aforesaid branch herein above referred to in this description and all the above described land, aggregating 358 1/4 acres, more or less is known and designated as the "George M. Mitchell Farm Place" in Pike County, Georgia, and said property is the same real property as described in the Deed dated September 4, 1956, of Blanche Del Pino Mitchell, as Executrix of the will George M. Mitchell, deceased, to Cornelia Mitchell Graves, which said deed was recorded in Deed Book 30, Page 585, of the Superior Court Records of Pike County, Georgia.

LESS AND EXCEPT THEREFORM THE FOLLOWING TWO (2) PARCEL OF LAND, TO WIT:

(1) All that tract or parcel of land containing 2.0 acres, more or less, lying and being in Land Lot 47 of the Ninth Land District of Pike County, Georgia, and being more particularly shown and designated as area: 2.00 acres according to that certain plat of survey entitled "Property Survey for Matt Armstrong & Christine Armstrong", dated May 18, 1989, prepared by Kenneth Edward Presley, Georgia Registered Professional Land Surveyor No. 1327 of Cochran-Presley & Associates, a copy of which said plat is recorded in Plat Book 9, Page 17, Pike County, Georgia Superior Court Clerk's Office, and which said plat, together with the metes, bounds, courses and distances as shown thereon with respect to the said 2.00 acres, is by this reference incorporated herein in aid of this description.

(2) All that tract or parcel of land containing 2.0 acres, more or less, lying and being in Land Lot 47 of the Ninth Land District of Pike County, Georgia, and being more particularly shown and designated as area: 2.00 acres according to that certain plat of survey entitled "Property Survey for David L. Nix", dated June, 1990, prepared by Hugh P. Riley, Georgia Registered Professional Land Surveyor No. 1285, a copy of which said plat is recorded in Plat Book 9, Page 176, Pike County, Georgia Superior Court Clerk's Office, and which said plat, together with the metes, bounds, courses and distances as shown thereon with respect to the said 2.00 acres, is by this reference incorporated herein in aid of this description.



GSWOC
STEVE J. REEVES, PLS #2765
LEVEL II CERTIFIED
DESIGN PROFESSIONAL
0000086847

CONCEPT PLAN OF
PROPOSED RETAIL/OFFICE &
STORAGE UNITS
LAND LOT 42 2ND DISTRICT
PIKE COUNTY, GA
CITY, N/A
SCALE, 1" = 50'
DATE, 10/20/2021

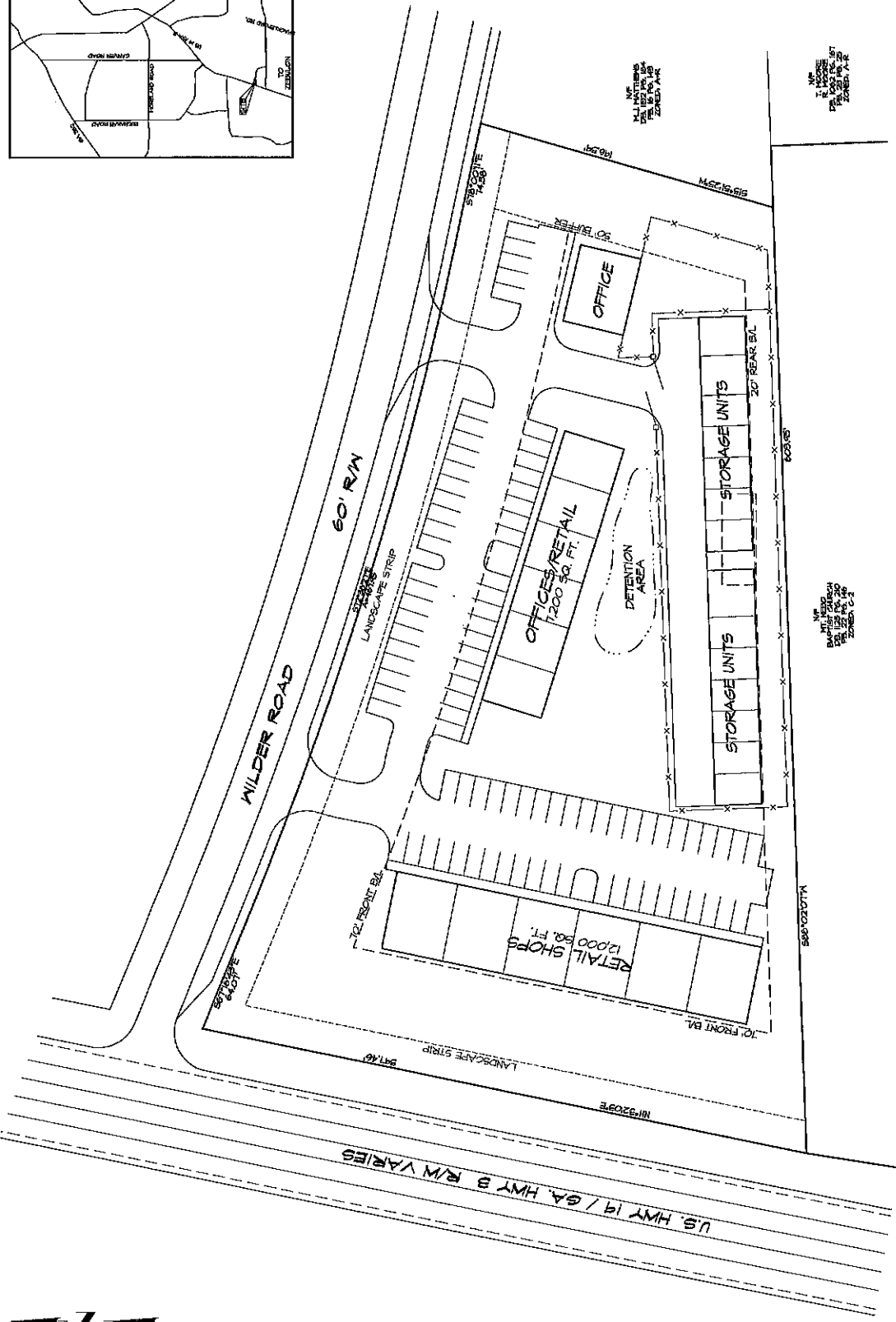
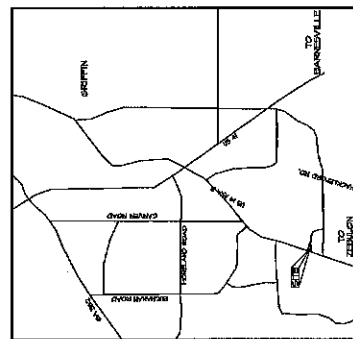
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN
S.J. Reeves Land Surveying
P.O. BOX 688 • 11441 HIGHWAY 19 N • ZEBULON, GA, 30268
770-964-5203 • sjreeves@surveysga.com (EMAIL)



SHEET
1

REV.	DATE	DESCRIPTION	RECORDED BY

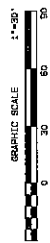
DRAWING NO.
SUR



TOTAL AREA - 3.84± ACRES
EXISTING ZONING: A-R

PROPOSED ZONING: C-2
BUILDING SETBACKS
FRONT - 10'
SIDE - 0'
REAR - 20'

DRAWN BY:
DAVID NIX
15540 GA. HWY 19
ZEBULON, GA 30268



PIKE COUNTY PLANNING COMMISSION

REZ-21-11

SUBJECT:

REZ-21-11. Jimmy R. Allen, owner and applicant is requesting to rezone property located at the southwest corner of Gregg Road and State Route 362. The subject property has 7.21+/-acres and is located in Landlot 181 in the 1st land district of Pike County. It is further defined as a portion of Parcel ID 025 104. Applicant and owner are requesting the property to be rezoned from A-R Agricultural-Residential to R-20 Single-Family Residential to allow for the construction of three, two-acre residential building lots. Commission District 2, Commissioner Tim Guy. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Staff Report

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Gilbert, Jeremy	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-21-11

Applicant/Owner: Jimmy R. Allen

Property Location: Southwest corner of Gregg Road and State Route 362,
Concord, GA
Landlot: 181
District: 1st
Parcel ID: Portion of 025 104

Acreage: 7.21+/- acres

Commission District: District 2, Tim Guy

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-20, 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-20, Single Family Residential to create three building lots that are a minimum of two acres each. The applicant/owner is proposing to construct three single family homes a minimum of 2,000 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-20 Zoning District as described in Section 156.60 of the Pike County Code:



PLANNING AND DEVELOPMENT OFFICE

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R-20 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 2,000 square feet. These districts are free from other uses which are incompatible with single-family homes.

This proposal of R-20 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 located in the Hollonville Area Character Area, with an underlying designation of 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. The Hollonville character area also supports single-family homes that are compatible to existing homes in the area.

(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 some commercial properties 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 three 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 three single family homes will not adversely affect the existing uses of adjacent properties.



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"Serving Citizens Responsibly"

(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
- Tax Map
- Deed
- Proposed Survey

PIKE COUNTY
REZONING APPLICATION

RECEIVED
11/17/21
50

Application # Rez-21-11

Planning Commission Public Hearing: 1-13-22

Board of Commissioners Public Hearing: _____

Property Information: District(s): 1st Land Lot(s): 181 Acres: 7.21

Street Frontage: 668.5 feet on the South side of Ga. S.R. No. 362

Tax Map Parcel #: part of 025 104 Address if assigned: N/A

Existing Zoning Classification: A-R Proposed Zoning Classification: R-20

Summary of Proposed Project: 3 - 2.0 Acre minimum residential lots

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: Jimmy R. Allen Applicant: same as owner

Address: 95 Irish Hill Ct. Address: _____

City: Concord State: Ga. Zip: 30206 City: _____ State: _____ Zip: _____

Phone/email: 678-603-8191 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: Jimmy R Allen Date: 11/17/21

Owner's Printed Name: Jimmy R Allen

Sworn to and subscribed before me this 17 day of Nov.

Notary Public (signature & seal): [Signature]

*See instructions for more information.



Application # _____

Planning Commission Public Hearing:

Board of Commissioners Public Hearing:

Representative

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: _____

Date: _____

Owner's Printed Name: _____

Sworn to and subscribed before me this _____

17

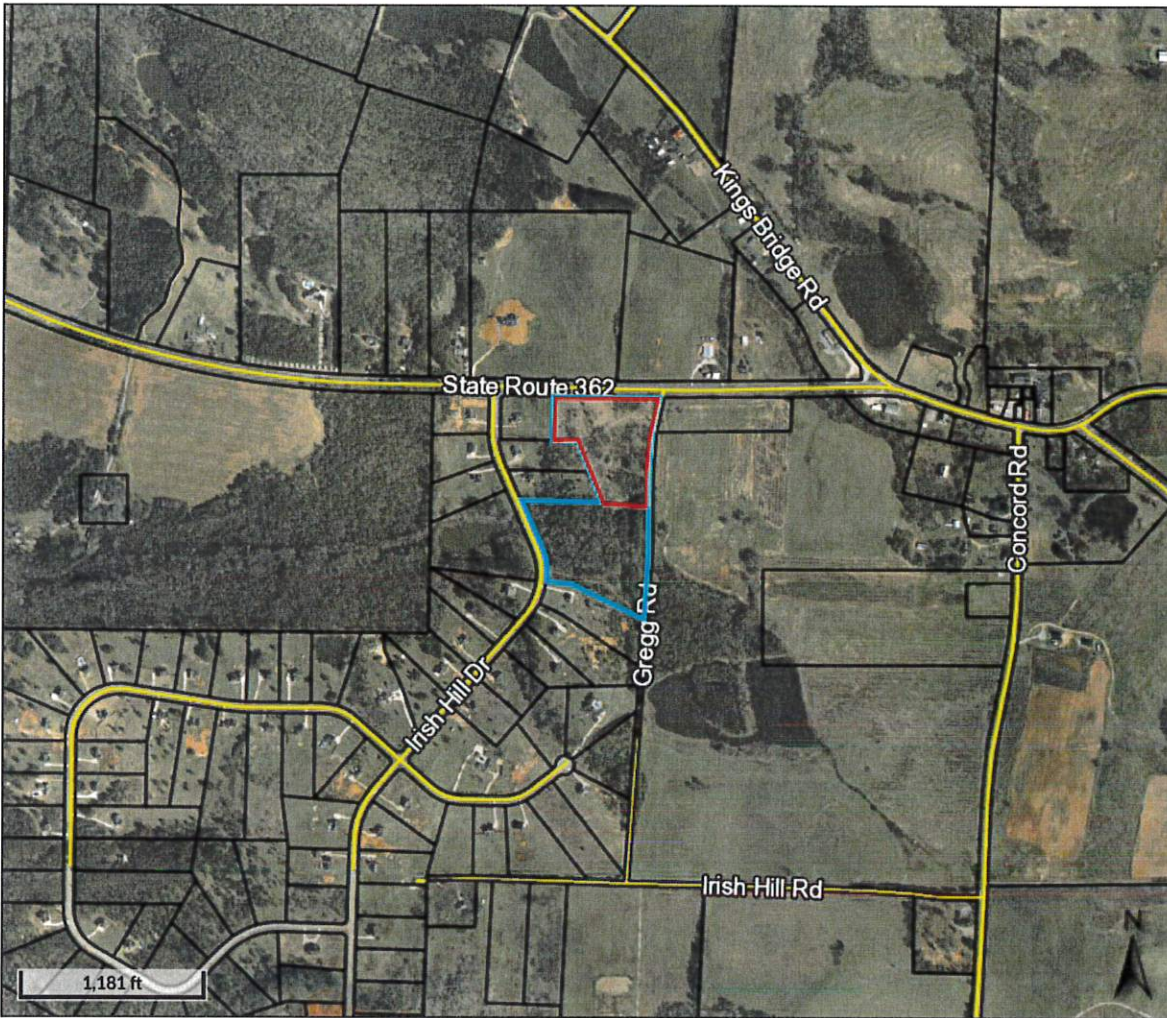
day of _____

20

21

Notary Public (signature & seal): _____





Overview



Legend

-  Parcels
-  Roads

Parcel ID 025 104
 Class Code Residential
 Taxing District UNINCORPORATED
 Acres 16.34

Owner ALLEN JIMMY R
 95 IRISH HILL CT
 CONCORD, GA 30206
 Physical Address IRISH HILL DR
 Assessed Value Value \$91224

Last 2 Sales			
Date	Price	Reason	Qual
11/6/2017	\$5000	MP	U
8/12/2016	0	QC	U

(Note: Not to be used on legal documents)

Date created: 1/5/2022
 Last Data Uploaded: 1/5/2022 6:05:15 AM

Developed by  **Schneider**
 GEOSPATIAL

00999
00062

FILED & RECORDED, CLERK
SUPERIOR/JUVENILE CT
PIKE COUNTY, GA 30295

2015 JUN -8 AM 11:20

BY: [Signature]
CAROLYN WILLIAMS, CLERK

DOCH 001308
RECORDED IN OFFICE
6/9/2015 10:52 AM
BK: 999 PG: 62-63
CAROLYN WILLIAMS
CLERK OF SUPERIOR
COURT
PIKE COUNTY

[Signature]
REAL ESTATE TRANSFER TAX
PAID: \$30.00

Please return to
Gary Lawson & Associates, P C
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269
File # 15-LAW-1090

STATE OF GEORGIA
COUNTY OF FAYETTE

LIMITED WARRANTY DEED

THIS INDENTURE made this 28th day of May, 2015 between

114-2015-000302

The Bank of Georgia

as party or parties of the first part, hereinafter called Grantor, and

Jimmy R. Allen, Sr.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

The Legal Description is attached as Exhibit "A".

Subject to restrictive covenants and easements of record.

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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written

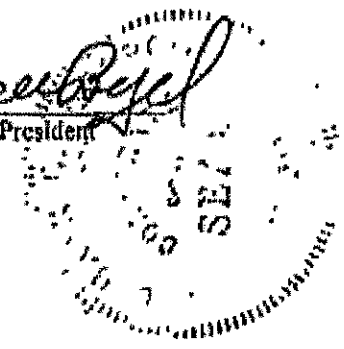
[Signature]
Witness

[Signature]
Notary Public



The Bank of Georgia

BY: [Signature]
H Russell Byrd, Vice President



ALL THAT TRACT or parcel of land lying and being in Land Lot 181 of the First Land District of Pike County, Georgia and being more particularly described as follows:

Begin at the point of intersection of the southerly right-of-way line of Georgia Highway 362 (100' r/w) and the westerly right-of-way line of Gregg Road (30' r/w), which point lies easterly a distance of 409.79 feet as measured along said right-of-way line of Georgia Highway 362 from the intersection of said right-of-way line and the western boundary line of Land Lot 181, run thence along said right-of-way line of Georgia Highway 362 south 88 degrees 49 minutes 27 seconds east a distance of 200 feet to a point; run thence south 1 degree 10 minutes 43 seconds west a distance of 644.82 feet to a point; run thence south 88 degrees 49 minutes 27 seconds east a distance of 143.10 feet to a point on said right-of-way line of Gregg Road; run thence in a generally northerly direction along said right-of-way line of Gregg Road to The Point of Beginning established above; being shown and described as 2.302 acres on that certain plat of survey prepared for Pike County by John R. Christopher, Georgia Registered Land Surveyor No. 1766 and dated October 2, 2001.

TOGETHER WITH

ALL THAT TRACT or parcel of land lying and being located in Land Lot 181 of the First Land District of Pike County, Georgia and being more particularly described as follows:

To Find the True Point of Beginning, begin at the point which marks the intersection of the south right-of-way of Georgia Highway 362 (100' r/w) with the west line of Land Lot 181 marked with a 3/8" re-rod and run thence east along said right of way 741.23 feet to a 3/8" re-rod set which marks The True Point of Beginning of the property herein described.

Thence south 88 degrees 49 minutes 27 seconds east for a distance of 468.56 feet along said right-of-way to a 3/8" re-rod set; thence south 01 degree 10 minutes 43 seconds west for a distance of 644.82 feet to a 3/8" re-rod set; thence north 88 degrees 49 minutes 27 seconds west for a distance of 150.60 feet to a 3/8" re-rod set; thence north 21 degrees 58 minutes 32 seconds west for a distance of 402.21 feet to a 3/8" re-rod set; thence north 88 degrees 49 minutes 27 seconds west for a distance of 159.80 feet to a 3/8" re-rod set; thence north 01 degree 10 minutes 33 seconds east for a distance of 275.00 feet to a 3/8" re-rod set and The True Point of Beginning.

Being shown as 4.908 acres on a plat of survey prepared by John R. Christopher.

THE ZONING, A-1, TAX PARCEL NO., PART OF C28 104 TOTAL, NUMBER OF LOTS - 5 ACRES, IN DESIGNATED R-1 - 0.387 ACRES, MIN. LOT AREA - 2.00 ACRES, MIN. LOT WIDTH - 30.00 Feet, MIN. STREET FRONTAGE - 40 Feet, FRONT YARD SETBACK - 60 Feet, REAR YARD SETBACK - 10 FEET, SIDE YARD SETBACK - 10 FEET, MIN. FLOOR AREA - 3,000 SQ.Ft., WATER TO BE PROVIDED BY: INDIVIDUAL WELLS, SANITARY SEWERS SERVICE PROVIDED BY: INDIVIDUALS ON SITE, SEWERAGE WASTEWATER TREATMENT PLANT, AND SEWER TREATMENT PLANT.

[illegible][illegible]

N/E
 NO OWNER
 LISTED
 PB. 20 P.S. 117
 LOT 1
 IRISH HILL ESTATES
 PH. 1
 ZONED: A-R

NW
 L. NESTER
 DB. 896 PG. 27
 DB. 1078 PG. 27
 FB. 20 PG. 117
 LOT 2
 IRISH HILL ESTATES
 PH. 1
 ZONED. A-2

N/F
S.R. ODM
A.R. ODM
DB, T23 PG. 76
DB, T14 PG. 114
PB, LOT 3 PG. 117
IRISH HILL ESTATES
Pg. 1
ZONED, A-R

LOT 2
2.52+ ACRES

2.17± ACRES

OTHER LAND OF,
 JR. ALLEN
 DR. 1101 PG. 1
 PB. 20 PG. 117
 LOT 4
 IRISH HILL ESTATES
 PH. 1
 ZONED, A-R

MF
GREGG FAMILY
PARTNERSHIP, LLP
DBA, 277 PG. III
ZONED: A-R

W/ F
GREGG FAMILY
PARTNERSHIP
DB. 277 PG. 10
PB. 16 PG. 34
ZONED: C-1

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	152.33°	510°06'21"W	605.00'	151.93'

GA. STATE ROUTE NO. 362 100' R/W

Z **RECORD**

JIMMY R. ALLEN

1st DISTRICT PIKE COUNTY

DATE OF DRAWING:

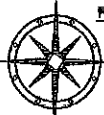
11/17/2021

SCALE:

5 12

SJR

PREPARED BY:



S.J. Reeves Land Surveying

P.O. BOX 653 * 147 COOK RD. * ZEBULON, GA. 30295

770-584-5203 * sjraevessurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

PIKE COUNTY PLANNING COMMISSION

SUB-21-05

SUBJECT:

SUB-21-01 – Southern Cousins Properties, LLC, owner and applicant are requesting a major 10 lot subdivision. Property Location: No Address Assigned. North Side of Glover Road, West of Harden Road., Zebulon, GA. 30295. Land Lot: 129. District: 8th. Parcel ID: 090 006. Acreage: 98.92 acres. Commission District: 3 Commissioner: Jason Proctor. FEMA Data: Does not lie within a flood zone. Code Reference: CH 155.10 Major Subdivisions. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
□ Exhibit	Staff Report

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Gilbert, Jeremy	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
sparks@pikecoga.com

“Serving Citizens Responsibly”

Case Number: SUB-21-05

Applicant/Owner: Southern Cousins Properties, LLC

Property Location: North Side of Glover Road, West of Harden Road
Zebulon, GA 30295
Landlot: 129
District: 8
Parcel ID: 090 006

Acreage: 98.92 acres

Commission District: District 3, Jason Proctor

FEMA Data: A portion of the subject property lies within the 100-year flood zone.

Request: Applicant and owner are requesting a 10-lot major subdivision with no new infrastructure proposed.

Code Reference: CH 155.10 Major Subdivision

Staff Analysis:

Applicant and owner are requesting a 10-lot major subdivision with no new infrastructure being proposed. The subject property is currently zoned A-R, Agricultural-Residential and is listed under CUVA per the Tax Assessor website qPublic. Each proposed lot will be larger than the required 3-acre minimum with the smallest proposed lot being 8.00 acres and the largest proposed lot being 12.67 acres.

Each lot will be serviced by private septic and well systems. Pike County Water and Sewer Authority confirms no access to public utilities. Pike County Health Department will permit each system individually as the lots apply for permits.

A-R zoning will remain. Under current code, houses will have to be 1500 square feet or more of heated space. The name of the subdivision will be “Glover Estates”. This name does not conflict with any other named subdivision in Pike County.

Recommendation: Staff recommends concurrent **APPROVAL** of preliminary and final plats.

SUBDIVISION APPLICATION

RECEIVED
11/17/21

Application # Sub 21-05

Planning Commission Public Hearing: 1-13-22

Date Filed: _____

Board of Commissioners Public Hearing: 1-25-22

FOR THE DEVELOPER / SUBDIVIDER

In addition to letters from the **Pike County Environmental Health Department**, the **Pike County Water and Sewerage Authority (PCWSA)**, and **GDOT** (if applicable), the developer / subdivider seeking to submit a preliminary plat for Planning Commission review is subject to the following additional requirements, per Pike County Code Section 155.21 (B):

"Before any plat that proposes more than five (5) new parcels is presented to the Planning Commission and the Board of Commissioners, the developer will present said plat to the appropriate persons at the **Pike County School Board**, the **Pike County Sheriff's Department**, the **Pike County Fire Department**, and the **Road Department of Pike County Public Works**. A letter from each entity verifying review shall be attached to the plat for submission and further processing. If the separate entity of Pike County does not respond to the developer within 30 days, then the plat will be considered as if reviewed by that entity."

A completed copy of this application must accompany a copy of the proposed preliminary plat to each of the government entities listed above.

OTHER APPLICATION REQUIREMENTS: (1) Pre-application meeting with the Director of Planning; (2) Copy of existing recorded plat(s); (3) Copy of existing deed(s); (4) A letter requesting review and approval of the preliminary plat and giving the name and address of a person to whom the notice of the hearing by the Planning Commission on the preliminary plat shall be sent; (4) Six copies of the proposed preliminary plat in addition to copies presented to departments noted above.

CONTACT INFORMATION:

Property Owner: Southern Cousins Properties, LLC

Applicant/Agent: Southern Cousins Properties, LLC

Address: 1149 Barnesville St.

Address: 1149 Barnesville St.

City: Thomaston State: Ga. Zip: 30286

City: Thomaston State: Ga. Zip: 30286

Phone: 770-550-3272

Phone: 770-550-3272 or 770-584-5203

Email: Kmwoodconstruction@gmail.com

Email: Kmwoodconstruction@gmail.com

sjreevessurveying@gmail.com

PROPERTY LOCATION INFORMATION:

Land District(s): 8th Land Lot(s): 129 Acres: 98.92

Tax Map Parcel(s): 090 006 FEMA FIRM Panel No. 13231C0160B

Address if assigned: N/A City: _____ Zip: _____

Is any portion of the property within a city limits? No Within an Overlay District? No

Commission District: 03

Primary Street Frontage: Glover Road Is the road paved? No

Classification of Road collector (Per GDOT Functional Classification Map for Pike County, GA)

Secondary Street Frontage: N/A Is the road paved? _____

Classification of Road _____ (Per GDOT Functional Classification Map for Pike County, GA)

Name of Nearest Pike County Fire Station: 2nd District Distance from site: 1.86 miles

Are there fire hydrants within 500 feet of the property? No

Are Pike County water lines located along the road frontage(s)? No

Will lots be served by private wells? Yes By private septic systems? Yes

Are there streams or other bodies of water on the property? Yes

PROPERTY DEVELOPMENT INFORMATION:

Acreage of Parent Tract(s): 98.92 Current Zoning: A-R

Total Number of Proposed Lots: 10

Type of Development: X Residential _____ Commercial _____ Industrial _____ Other

Summary of Proposed Project: 10 tract division of property on existing road frontage with tracts ranging in size from 7 Ac. to 14 Ac.

PROPERTY OWNER (S) AUTHORIZATION (attach additional sheets as needed):

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: [Signature] Date: _____

Owner's Printed Name: Kenneth Wood

Sworn to and subscribed before me this Nov, 2021

Notary Public (signature & seal): [Signature]



DOC# 004587
RECORDED IN OFFICE
11/10/2021 08:37 AM
BK=1358 PG=50-51
PAM THOMPSON
CLERK OF SUPERIOR
COURT
PIKE COUNTY

Pam Thompson

REAL ESTATE TRANSFER
TAX PAID \$0.00

Filed in Pike County
Superior Court

11/9/21 @ 3:35 PM
Pam Thompson, Clerk *[Signature]*

After recording, please return to:
Vaughn, Wright & Boyer, LLP
P.O. Box 736
Forsyth, GA 31029

114-20 21-001097

QUITCLAIM DEED

STATE OF GEORGIA, MONROE COUNTY.

THIS INDENTURE, made this 2nd day of NOVEMBER in the year of our Lord Two Thousand and Twenty-One between White Horse Partners LLLP and Loblolly Investments LLLP,, of the first part, and Southern Cousins Properties, LLC, party of the second part,

WITNESSETH: That the said party of the first part for and in consideration of the sum of other valuable considerations and ten and no/100ths Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said party of the second part its heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to the following described property:

All that tract or parcel of land lying and being in Land Lot 129 of the 8th Land District, of Pike County, Georgia, containing 98.92 ACRES more or less, and being known and designated as "AREA 98.92 ACRES" according to that certain plat of survey entitled "Boundary Survey for: Southern Cousins Properties, LLC", prepared by Steve J. Reeves, Surveyor, dated November 2, 2021, and recorded in Plat Book 34, Page 197, Clerk's Office, Pike Superior Court, which plat is by this reference incorporated herein and made a part of this description.

Parcel number: 090 006

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part its heirs and assigns, so that neither the said party of the first part nor his heirs, nor any other person or persons claiming under him shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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

WHITE HORSE PROPERTIES, LLLP,

A Georgia Limited Liability limited partnership
BY: Premier Forest Management, LLC, A Georgia
Limited Liability Company

 (Seal)
BY: MARY EDITH VAUGHN

Managing Member

LOBLOLLY INVESTMENTS LLLP, a Georgia
limited liability limited partnership

By: Fall Line Forest Management, LLC, a Georgia
Limited Liability Company

 (Seal)
By: THOMAS L. VAUGHN

Managing Member

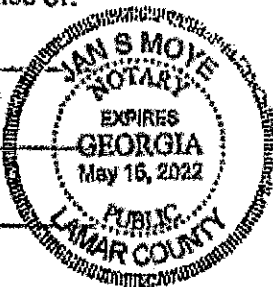
Signed, sealed and delivered this 2ND day

November, 2021 in the presence of:


Witness


Notary Public

My Commission Expires on:



634390250
PARTICIPANT ID

BK:34 PG:197-197
P2021000125

FILED IN OFFICE
CLERK OF COURT
11/02/2021 10:35 AM
PAUL THOMPSON, CLERK
SUPERIOR COURT
PIKE COUNTY, GA

Sam Thompson

GENERAL NOTES

1. EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION), BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
2. SURVEY IS VALID ONLY IF FRONT HAS SEAL AND SIGNATURE OF SURVEYOR.
3. ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
5. EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO DIFFERS AND SET-BACKS IS BEYOND THE SCOPE OF THIS PLAT.
6. RIGHT-OF-WAY OF GLOVER ROAD ESTABLISHED AT 20' FROM MEAN C/L OF EXISTING ROAD AS PER PREVIOUS SURVEYS AND FOUND MONUMENTS. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
7. REFERENCES: DB, 450 PGS 155-164.

N/F
J.L. POPE
DB, 634 PG. 113
PB, 283 PG. 84

N/F
A.J. LEACH
DB, 181 PG. 104
PB, 9 PG. 147

N/F
G.M. HAMMOCK
R.L. SHAN
W.G. HAMMOCK
DB, 138 PG. 242

GRID NORTH
S.F. FEET

2nd DISTRICT

APPROX. LAND LOT & DISTRICT LINE

588°15'32"E

1455.32'

8th DISTRICT

1 3/8" PIPE
014' WEST

1 3/8" PIPE
014' WEST

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N/F
D.A. SNIGART
R.L. SNIGART
DB, 111 PG. 207
PB, 13 PG. 355
PB, 11 PG. 191

N/F
T. SMITH
DB, 961 PG. 348
PB, 13 PG. 344
PB, 13 PG. 355

N/F
J.M. FOLLETT
L.B. FOLLETT
DB, 1045 PG. 212
PB, 13 PG. 355

N/F
D. YOUNGBLOOD
V. YOUNGBLOOD
DB, 210 PG. 347
PB, 13 PG. 355

N/F
K. PARTAIN
R. FARRON
DB, 196 PG. 184
PB, 13 PG. 355

N/F
E.F. VAUGHN
DB, 448 PG. 174
PB, 13 PG. 355

N/F
R.J. HURD
DB, 994 PG. 184
PB, 13 PG. 355

N/F
E.G. FRANK
D.M. FRANK
DB, 544 PG. 243
PB, 13 PG. 355

N/F
B. PATE
K. PATE
DB, 1101 PG. 271
PB, 32 PG. 51

N/F
H. GIBBINS
DB, 1104 PG. 16
PB, 32 PG. 51
PB, 4 PG. 101

N/F
H. GIBBINS
DB, 1104 PG. 16
PB, 32 PG. 51
PB, 4 PG. 101

AREA
98.92 ACRES

LEGEND

IPF	IRON PIN (5/8" rebar) SET
IFP	CORNER MARKER FOUND
---	SURVEY CENTERLINE
---	CONSTRUCTION CENTERLINE
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	EDGE GRAVEL
---	OVERHEAD UTILITIES
---	FENCE
---	WATER LINE
---	GAS LINE
---	SANITARY SEWER LINE

SURVEYOR'S CERTIFICATION (PIKE COUNTY) RETRACEMENT SURVEY

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

By: *[Signature]* 11/02/2021
STEVE J. REEVES, C.E., R.L.S. No. 2169 DATE

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 12231C0103B WITH AN EFFECTIVE DATE OF SEPT. 11, 2004. NO FIELD VERIFICATION HAS BEEN PERFORMED TO DETERMINE THIS.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 100-6-04, THE TERM CERTIFICATION AS USED IN BOARD RULE 100-6-04(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND 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.

The field data upon which this survey is based has been computed for closure by latitude and departures and has a closure precision of one foot in 41,500+ ft. and an angular error of 1.5" per angle point, and the NO ADJUSTMENT was used for adjustment. A TOPCON GTS-03 was used to obtain these measurements and a TOPCON GTS-03 was used to adjust angular measurements. It is my opinion, that this plat is a true and correct representation of the land platted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000+ ft.



GRAPHIC SCALE 1"=200'



PREPARED BY:

S.J. Reeves Land Surveying

P.O. BOX 655 * 147 COOK RD. * ZEBULON, GA. 30245
770-584-5205 * s.jreevesurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

RETRACEMENT BOUNDARY SURVEY FOR:

SOUTHERN COUSINS PROPERTIES, LLC

LAND LOT 129 8th DISTRICT PIKE COUNTY

DATE OF FIELD WORK:

11/01/2021

DATE OF DRAWING:

11/02/2021

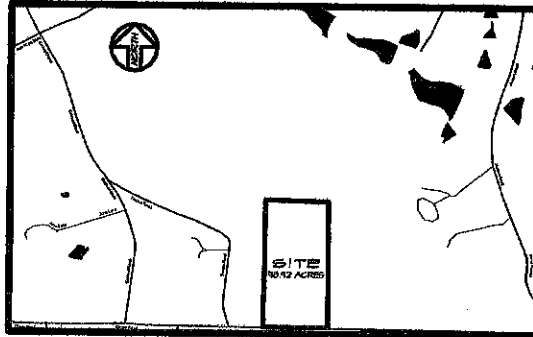
SCALE:

1" = 200'

DRAWN BY:

SJR

SHEET INDEX	
SHEET 1	COVER, NOTES
SHEET 2	LOT LAYOUT



VICINITY MAP
01750

GENERAL NOTES

- [illegible]

SITE DATA & ZONING REQUIREMENTS

TOTAL TRACT AREA - 48.12 ACRES
SITE DESIGN: A-R
TAX PARCEL NO. - 090 008
TOTAL NUMBER OF LOTS - 10

MIN. LOT AREA - 5.00 ACRES
MIN. LOT WIDTH - 200 Feet to FRONT E.L.
MIN. STREET FRONTAGE - 40 Feet
FRONT YARD SETBACK - 50' FROM CA.
(UNLESS NOTED OTHERWISE)
REAR YARD SETBACK - 50 Feet
SIDE YARD SETBACK - 50 Feet
MIN. FLOOR AREA - 1800 Sq.Ft.
WATER TO BE PROVIDED BY
INDIVIDUAL WELLS
SANITARY SEWER SERVICE PROVIDED
BY INDIVIDUAL ON SITE SEWERAGE
MANAGEMENT SYSTEM

CERTIFICATE OF TENTATIVE APPROVAL

[illegible]

LINE

[illegible]

Loop Note

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) AND BY GRADING DISTRICT
ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA AS PER INSURANCE RATE MAP NUMBER
[redacted] WITH AN EFFECTIVE DATE OF SEP. 8, 2004.
NO FLOOD VULNERABILITY HAS BEEN DETERMINED FOR THIS

REV.	DATE	DESCRIPTION	REQUESTED BY

DRAWN BY: **SJR** DRAWING NO. _____



PREPARED BY:
S.J. Reeves Land Surveying

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

PROJECT: **GLOVER ROAD ESTATES**

SHEET: **PRELIMINARY PLAT**

LAND LOT 124 8th DISTRICT FINE COUNTY, GA.

DATE: 11/17/2021	SCALE: 1"=100'	CITY: N/A
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GSWOC
STEVE J. REEVES, RLS #2785
0000035847
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

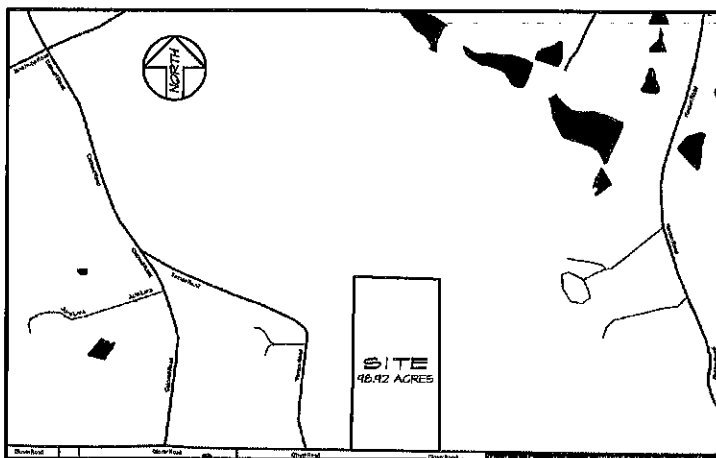


SHEET
2 of 2

GRID NORTH
6 A WEST

FOR CLERK OF SUPERIOR COURT

SHEET 1	COVER, NOTES
SHEET 2	LOT LAYOUT



VICINITY MAP
(None)

TOTAL TRACT AREA - 98.92 ACRES
SITE ZONING: A-R
TAX PARCEL NO. - 040 006
TOTAL NUMBER OF LOTS - 10

MIN. LOT AREA - 5.00 ACRES
MIN. LOT WIDTH - 200 Feet (to front B/L)
MIN. STREET FRONTAGE - 40 Feet
FRONT YARD SETBACK, 80' FROM C/L
(UNLESS NOTED OTHERWISE)
REAR YARD SETBACK - 30 Feet
SIDE YARD SETBACK - 30 Feet
MIN. FLOOR AREA - 1,500 sq.ft.
WATER TO BE PROVIDED BY
INDIVIDUAL WELLS
SANITARY SEWER SERVICE PROVIDED
BY INDIVIDUAL ON SITE SEWERAGE
MANAGEMENT SYSTEM

Pursuant to the Pike County Subdivision Regulations, all the requirements for approval having been fulfilled, this Final Plat was given Final Approval by the Pike County Board of Commissioners on 2021.

Chairman, Pike Co. H.R.C.	Date
---------------------------	------

STATE OF GEORGIA, COUNTY OF PIKE:
It is hereby certified that the lands and
improvements shown on this plat and
designated as being "dedicated to public
use" are hereby dedicated to Pike County,
Georgia for public use.

SOUTHERN CROSSING PROPERTIES LLC 12/1

SOUTHERN COUSINS PROPERTIES, LLC Dtd:

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and county taxes or other assessments now due on this land have been paid.

SOUTHERN COMBOS PROPERTIES LLC 201

SOUTHERN COASTING PROPERTIES, LLC Dal

1. EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO BE A COMPLETE AND EXHAUSTIVE SURVEY AND IS NOT APPLICABLE TO THE SUBJECT REAL ESTATE EASEMENTS (OTHER THAN POSSIBLE EASEMENTS OF VIEW) OR TO ANY OTHER REAL ESTATE. THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED BY A COMPLETE AND ACCURATE LEGAL DESCRIPTION INCLUDING ALL NECESSARY RESTRICTIVE COVENANTS, ZONING CONDITIONS AND ANY OTHER APPLICABLE LAWS.
2. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
3. ALL MEASUREMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RECORDS OF RECORD BOTH WRITTEN AND UNWRITTEN.
5. EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAN, THIS SURVEY DOES NOT INCLUDE GEOLOGIC AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE AS WELL AS RELATED TO THE SURVEYED PROPERTY. BACKS IS BEYOND THE SCOPE OF THIS PLAN.
6. RIGHT-OF-WAY OF SLOVER ROAD ESTABLISHED BY PREVIOUS SURVEYS AND FOUND MONUMENTS, ANY ADDITIONAL RUN PLAINED SHOULD BE DETERMINED FROM THE RECORDS.
7. REFERENCES: DB, 420 PAGES 100-104.

LEGEND

■ IPS	IRON PIN (5/8" rebar) SET
▲ 1/4"	CORNER MARKER POND
—	SURVEY CENTERLINE
—	CONSTRUCTION CENTERLINE
RAI	RIGHT-OF-WAY LINE
P/L	PROPERTY LINE
ES	EDGE GRAVEL
—	OVERHEAD UTILITIES
—X—X—	TRUCK
W	WATER LINE
G	GAS LINE
S	SANITARY SEWER LINE

This plat is a reassignment of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording of this plat does not create any new legal interests in land which created the parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL, STATE, OR FEDERAL AGENCIES OR ANY FEDERAL AGENCY WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. THE USER OF THIS PLAT ASSUMES RESPONSIBILITY THAT THIS plat complies with minimum technical standards for proper survey in Georgia as set forth in the rules and regulations of the Georgia Association of Professional Surveyors, Engineers, and Land Surveyors or set forth in O.G.A.S. and A.S.E. standards.

By: SK 11/23/2021
STEVE L. RIVERA, GA. B. No. 2745 DATE

It is hereby certified that this plot is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and material are correctly shown, and that all surveying requirements of the Pike County Subdivision Regulations have been fully complied with.

By: SK 11/23/2021
STEVE J. REEVES, GA. RLS No. 2765 DATE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION
ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA AS PER INSURANCE RATE MAP NUMBER
1323C01068B WITH AN EFFECTIVE DATE OF SEPT. II, 2004. NO
FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

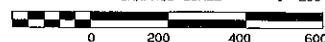
PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 100-6-.04, THE TERM CERTIFICATION AS USED IN BOARD RULE 100-6-.04(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SHALL BE A NON-SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE OF THE REGISTRANT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

The field data upon which this survey is based has been computed for closure by latitudes and departures. The total latitude error of the closed traverse is 43,200.4 ft. and an angular error of 1.5" per angle point, and the NO ADJUSTMENT was used for adjustment. A TOPCON GT5003 was used to obtain minor measurements and a TOPCON GT5003 was used to obtain major measurements.

It is my opinion, that this plot is a true and correct representation of the land plotted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot for 190,000 ft.



GRAPHIC SCALE 1"=200'



S.J. Reeves Land Surveying

P.O. BOX 653 * 147 COOK RD. * ZEBULON, GA, 30295
770-584-5203 * sfreevesurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

GLOVER ESTATES

LAND LOT 129 8th DISTRICT PIKE COUNTY

DATE OF FIELD WORK:	DATE OF DRAWINGS:
---------------------	-------------------

DATE OF FILED NOTICE	DATE OF DEATH
11/01/2021	11/23/2021

REV.	DATE:	DESCRIPTION:
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FOR	DATE	DESCRIPTION

SCALE:	DRAWN BY:
--------	-----------

SCALE:	DRAWN BY:
1" = 200'	SJR

FOR CLERK OF SUPERIOR COURT

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REVEAL ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: BASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR BASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
- THIS SURVEY IS SUBJECT TO ALL BASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BUFFERS AND SET-BACKS IS BEYOND THE SCOPE OF THIS PLAT.
- RIGHT-OF-WAY OF GLOVER ROAD ESTABLISHED AT 40' FROM MEAN C/L OF EXISTING ROAD AS PER PIKE COUNTY SUBDIVISION ORDINANCE. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- REFERENCES: DB, 1850 PG. 46, DB, 1850 PG. 50, PG. 54 PG. 17.

OWNER/DEVELOPER:
SOUTHERN COUSINS
PROPERTIES, LLC
1141 BARNESVILLE ST.
THOMASTON, GA. 30286
770-550-3212

LEGEND	
1/4" IPS	IRON PIN (1/4" rebar) SET
0.1" FT	CORNER MONUMENT FOUND
---	SURVEY CENTERLINE
---	CONSTRUCTION CENTERLINE
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	ROAD GRAVEL
---	OVERHEAD UTILITIES
---	POLE
---	WATER LINE
---	440 LINE
---	SEWAGE TREATMENT LINE

SURVEYOR'S CERTIFICATION (PIKE COUNTY) RETRACEMENT SURVEY

This plat is a retracement of an existing parcel or parcels of land and does not establish or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors of said state in O.C.G.A. Section 47-2-67.

By: STEVE J. REEVES, GA. RLS No. 2765

11/23/2021
DATE

FLOOD NOTE

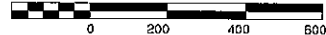
BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY(S) HAS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 15230C02 WITH AN EFFECTIVE DATE OF SEP 1, 2003. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 100-6-6, OR THE TERM CERTIFICATION AS USED IN BOARD RULE 100-6-6(D) AND (E) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND 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.

The field data upon which this survey is based has been compiled for closure by latitude and departure and has a closure precision of one foot in 41,500 ft. and an angular error of 1" per angle point, and the 10 adjustment was used for adjustment. A TOPCON DISTANCE MEASUREMENT SYSTEM (DMS) was used to obtain angular measurements. It is my opinion, that this plat is a true and correct representation of the land platted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000+ ft.



GRAPHIC SCALE 1"=200'



PREPARED BY:

S.J. Reeves Land Surveying

P.O. BOX 653 • 141 COOK RD. • ZEBULON, GA. 30245
770-584-5203 • sjreevesurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

FINAL PLAT OF:

GLOVER ESTATES

LAND LOT 124 8th DISTRICT PIKE COUNTY

DATE OF FIELD WORK:

11/01/2021

DATE OF DRAWING:

11/23/2021

REV. DATE DESCRIPTION

SCALE: DRAWN BY:

1" = 200' SJR