

PIKE COUNTY BOARD OF APPEALS

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

Ron Snowden, Chair
Scott Huckaby, Vice-Chair
Bonnie Byrd-Gardner
Tricia Gwyn
Lee Lewis

Board of Appeals AGENDA

Thursday, October 21, 2021 - 6:00 PM

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

I. Call to Order

- a. Chairman Ron Snowden

II. Pledge of Allegiance

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

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

- a. Minutes September 16, 2021

V. Unfinished Business - None

VI. New Business

Public Hearing

- a. APP 21-01
- b. SE-21-10
- c. SE-21-11
- d. VAR-21-07
- e. VAR-21-08

VII. Discussion - None

VIII. Adjournment

- a. Chairman Ron Snowden

PIKE COUNTY BOARD OF APPEALS

Chairman Ron Snowden

SUBJECT:

Chairman Ron Snowden

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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

PIKE COUNTY BOARD OF APPEALS

Minutes September 16, 2021


SUBJECT:

Minutes September 16, 2021

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
 Exhibit	Minutes September 16, 2021

REVIEWERS:

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

**PIKE COUNTY
Board of Appeals
September 16, 2021
6:00 p.m.**

POST AGENDA

Ron Snowden, Chair
Scott Huckaby, Vice-Chair
Bonnie Byrd-Gardner
Tricia Gwyn
Lee Lewis-**ABSENT**

I. Call to Order

Chairman Snowden called the meeting to order by sound of the gavel at 5:59pm.

II. Pledge of Allegiance

Chairman Snowden lead us in the Pledge of Allegiance.

III. Approval of the Agenda

Vice-Chairman Huckaby moved to approve the Agenda. Board Member Byrd-Gardner seconded the motion. The Agenda was approved by a vote of 4-0-0.

IV. Approval of the August 19, 2021, Meeting Minutes

Board Member Byrd-Gardner moved to approve the Minutes of August 19, 2021. Board Member Gwyn seconded the motion. The Minutes were approved by a vote of 4-0-0.

V. Old Business:

None.

VI. New Business:

Public Hearings:

1) SE-21-09. Joseph Gosman, owner, and Ashlee Fennell, applicant are requesting permission via special exception to operate a general home occupation located at 19556 Highway 18, Zebulon, GA 30295. It is located in Land Lot 132 in the 8th Land District of Pike County and is further identified as Parcel ID: 091-004F. It consists of 23.55 acres of land and has approximately 686 feet of frontage along GA Hwy 18. The nature of the proposed general home occupation is a pet grooming spa. Commission District: District 1. Commissioner: Tim Daniel. Code Reference: 156.43 (D) (1). **BOARD OF APPEALS WILL SEND A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

The Planning & Development Director, Jeremy Gilbert presented this Special Exception Application with his staff recommendation along with two conditions. They are as following:

1. **Business License required Annually.**
2. **Proper Signage according to the County Codes.**

Board Member Byrd-Gardner asked where was the location of the building going to be because she had visited the site? It was stated to be next to a red barn in the open spot.

Chairman Snowden opened the floor to any speakers.

Names of people in favor
Ashlee Fennell

Names of people who oppose
Robin Chandler

Ashlee Fennell the applicant stated that she wanted to venture out on her own because she had worked so closely with someone else for a very long time and she really enjoyed working with the animals.

Robin Chandler was against the Special Exception because she was concerned that it might turn into a Boarding Center and that she would hear dogs barking all the time. Her property backs up to this proposed location.

Chairman Snowden closed the public hearing and turned to the Appeals Board for further questions or to entertain a motion.

Vice-Chairman Huckaby moved to approve the Special Exception with the two staff recommended conditions. Board member Byrd-Gardner seconded the motion. The motion passed by a vote of 4-0-0.

VII. Discussion

None

VIII. Adjournment

Chairman Snowden moved to Adjourn the Meeting. Vice-Chairman Huckaby seconded the motion. The motion was approved by a vote of 4-0-0.

Chairman Snowden closed the meeting by sound of the gavel at 6:07pm.

PIKE COUNTY BOARD OF APPEALS

APP 21-01

SUBJECT:

APP 21-01

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Exhibit	APP 21-01

REVIEWERS:

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



PLANNING AND DEVELOPMENT
Planning – Zoning – Environmental – Permits & Inspections

PO Box 377
77 Jackson Street
Zebulon, GA 30295

Fax: 770-567-2024
Phone: 770-567-2007

"Serving Citizens Responsibly"

Case Number: APP-21-01

Applicant: Steve Reeves

Property Location: 147 Cook Road, Zebulon, GA 30295
Land Lot 248; District 8th
Tax Map Parcel #070 024 A

Commission District: District 2; Commissioner: Tim Guy

Request: The applicant is appealing the administrative zoning action of determining the use of the subject property as agricultural activities, in accordance with Pike County Zoning Code Section 156.25 regarding property located at 4757 U.S. Hwy 19, Zebulon, GA 30295 owned by Zachary Degarmeaux.

Code References: Chapter 156 (Zoning Code); Section 156.025 specifies criteria for appealing an action of the Zoning Administrator

Staff Analysis:

The applicant is appealing a decision that was made by Pike County that determined the activities that are being conducted at 4757 U.S Hwy 19, Zebulon, GA 30295 as a permitted use under the category of agricultural as outlined in Section 156.43(A)(1) of the Pike County Code. You can read more details in the applicants Letter of Explanation that is attached for your reference. This determination was made prior to my employment with Pike County; therefore, I was not involved in this decision. However, I have been tasked with reviewing this appeal as well as the cases submitted that lead up to this appeal being filled.

The property owner at 4757 U.S. Hwy 19, Zebulon, GA 30295, applied for a special exception to allow a general home occupation at the aforementioned property as it was in a named subdivision. During the staff review of that application it was determined that a text amendment had previously been done to the code that removed the requirement of a special exception for agricultural uses in a named subdivision and the special exception that had been filed was withdrawn. However, prior to the special exemption being withdrawn a variance application was also submitted to allow an agribusiness in a named subdivision. During the transition time between the last director of Planning and Development and my employment it was determined that neither application would be needed due to the text amendment being done that allowed agricultural uses as a permitted use outright. Therefore, leading to this appeal being filed.

Once this appeal was filed, I began researching this request and trying to determine the best course of action. While I will not offer an opinion on previous determinations that were made, I will provide my

findings on what I see as a solution to the request after reviewing the zoning code. After a review of the code and visiting the subject property to determine what activities are being conducted the following is my recommendation:

The property located at 4757 U.S. Hwy 19, Zebulon, GA 30295, has a primary use of the property as a single-family home and while looking at the allowable accessory use in Section 156.43(C) of the zoning code an accessory use that fits the activities that are being conducted at the property was found. According to Section 156.43 (C)(14) a nursery, for the sale of products grown on premises, to include ornamental plants, trees and shrubs on tracts of land greater than 3 acres is a permitted use outright. Based on the site visit that I conducted at the site the property owner is conducting a nursery and all of the plants he is selling are grown on-site. While the plants may not be grown in dirt like traditional plants, they are nevertheless grown on site in aquatic ponds or tables. Based on the zoning code under Section 156.06 Definitions an Accessory Use is defined as follows:

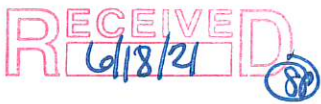
USE, ACCESSORY. A use or structure customarily incidental and subordinate to the principal use or structure and located on the same lot as the principal use or structure. ACCESSORY USES are allowed only within side or rear yards.

Therefore, if we were to determine the use of the property as a nursery all structures and the accessory use to the primary use would be required to be located in the side or rear yard, which would require the property owner to move some of the aquatic ponds and tables that are currently not located in the side or rear yard.

It is my recommendation to the Board of Appeals to hear the applicants requested appeal and make your decision accordingly. I am only providing you some additional information and code requirements.

Attachments:

- Appeal Application
- Letter of Explanation



PIKE COUNTY
BOARD OF APPEALS

Application # App-2109

Board of Appeals Public Hearing Date: _____

Board of Commissioners Public Hearing Date: _____

☐ Special Exception

☐ Special Use Permit

☐ Variance

☐ Appeal

Property Information: District(s): 8 Land Lot(s): 248 Acres: 21.03

Tax Map Parcel #: 070 024A Address if assigned: 147 COOK RD.

Description of Request: Appeal Administrative Action WITH REBARS TO
PROPERTY AS 47.57 VS HWY 19, TAX ID: 070 024H.

Code Reference(s): _____ Present Zoning: A-R

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed

☒ Letter of Explanation ☐ Health Department Letter of Approval ☐ Sketch or site plan (preferable)

☐ Agent Authorization (if needed) ☐ Other _____

Property Owner: Steve Reeves Applicant: same

Address: 147 COOK RD Address: _____

City: Zebulon State: GA Zip: 30295 City: _____ State: _____ Zip: _____

Phone/email: 770-584-5203 Phone/email: SSReeves@pepij.org@gmail.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 Board of Appeals and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: [Signature] Date: 6/18/21

Owner's Printed Name: Steve Reeves

Sworn to and subscribed before me this 18th day of June, 2021.

Notary Public (signature & seal): [Signature]

Cap 3/18/22

f:\Applications\Board of Appeals.docx

Last Revised: 05/22/09

Page 1 of 2

June 18, 2021

Pike County Board of Appeals
Pike County Planning Department
77 Jackson St.
Zebulon, Ga. 30295

RE: Letter of Explanation to Appeal of Administrative Zoning Action

Appeal of Administrative Zoning Action under Pike County Zoning Code § 156.25 regarding property at #4757 U.S. Hwy 19, Zebulon, Ga. 30295 owned by Zachary Degarmeaux.

§156.25 APPEALING AN ACTION OF THE ZONING ADMINISTRATOR

(A) If the Zoning Administrator executes an action which the developer or other aggrieved party believes to be contrary to the provisions of this chapter, that action may be appealed. Such an appeal must be filed within 30 days of the action which forms the subject matter of the appeal.

(B) The Board of Appeals has jurisdiction for hearing appeals concerning actions of the Zoning Administrator related to this chapter. Applications for appeal may be obtained from and submitted to the Zoning Administrator, who will transmit them to the Board of Appeals for its consideration.

(C) When an action of the Zoning Administrator is appealed, all construction or other activity authorized by the appealed action must be stopped immediately. In certain cases, however, the Zoning Administrator may feel that the stopping of such construction or other activity authorized by the appealed action will cause imminent peril to life or property. Then the Zoning Administrator may certify to the Board of Appeals that, by reason of facts stated in the certificate, the halting of construction or other activity authorized by the appealed action would in his or her opinion cause imminent peril to life or property. In such cases, the construction or other activity authorized by the appealed action is allowed to continue unless a restraining order is granted by either the Board of Appeals or a court of appropriate jurisdiction.

(D) When an application for appeal of an action of the Zoning Administrator is received, the Board of Appeals will set a time and place for a public hearing on the appeal. Notice of the hearing must be published in a newspaper of general circulation in Pike County at least 15 days before the hearing. In addition, the parties to the appeal will be notified of the date of the hearing by the Board of Appeals by letter at least 15 days before the hearing. Any person may appear at the hearing or have a representative attend instead.

(E) The Board of Appeals will make a decision concerning the appeal and record the decision in the minutes for that meeting. Further appeal shall be to the Pike County Superior Court.

Actions appealed:

1. That no official determination has been made regarding the property at #4757 Hwy 19 and if Mr. Degarmeaux business and related building permits should be approved under Pike County Zoning Codes.

Contention: that no official Pike County zoning board (Pike County Board of Appeals, Pike County Planning Commission, or Pike County Board of Commissioners) has reviewed this and therefore must have been an administrative action which can only be done by the Pike County Zoning Administrator, (Pike County had no official zoning administrator from May 24 to June 9) and with no pending application submitted to the Pike County Planning & Development Office (SE-21-03 was withdrawn in favor of a variance application by email from Newton Galloway dated May 24, 2021 and by reply email from Rob Morton on May 25, 2021) and no variance application supplied to me in my Open Records Requests then I contend that Mr. Degarmeaux is in violation of Pike County Zoning Codes due to no official approval of his business located at #4745 Hwy 19.

§ 156.06 DEFINITIONS:

- (1) ADMINISTRATOR, ZONING. The person, officer or official and his or her authorized representative, whom the Board of Commissioners of Pike County has designated as its agent for the administration of these regulations. Unless otherwise specifically designated by the Board of Commissioners, the Zoning Administrator shall be the Director of Planning and Development.

2. Since there exists no official approval to appeal, I am appealing the opinion of Rob Morton, Pike County Attorney (email dated May 25, 2021) of the following:

A. That Mr. Degarmeaux business is agricultural (see Pike County Code definition)

§ 156.06 DEFINITIONS:

- (5) AGRICULTURE. The raising, harvesting, or storing of crops; feeding, breeding, or managing livestock or poultry, producing or storing feed for use in the production of livestock, including, but not limited to, cattle, calves, swine, hogs, goats, sheep, ratites, and rabbits, or for use in the production of poultry, including, but not limited to, chickens, hens, and turkeys; producing plants, trees, fowl, or animals, or the production of aquacultural, horticultural, dairy, livestock, poultry, eggs, and apiarian products.

Contention: that under the definition of agricultural there is no mention of commercial enterprise, sales or any type of transaction associated with this use and that Mr. Degarmeaux's business should be classified as Agribusiness according to Pike County Code

§ 156.06 DEFINITIONS

- (2) AGRIBUSINESS. An enterprise or property that derives a significant amount of revenue from sales of agricultural products or sales to agricultural producers.

and as per Newton Galloway's email dated May 24, 2021. Even though no sales are conducted on site, sales are still made through online purchases. The use variance for Agribusiness to be allowed in a named subdivision would be a solution that would only go before the Pike County Board of Appeals for approval and possible conditions, such as buffer/screening requirements.

- B. That this proposed agricultural operation does not necessitate approval as a Home Occupation since the intended agricultural operation is not "incidental and subordinate to the residential use of the dwelling".

Contention: that the agricultural operation and Home Occupation business are the same and therefore, should be deemed an Agribusiness. I contend that since this property lies within the US Highway 19 & US Highway 41 Overlay District (for additional standards and requirements of businesses) a more appropriate solution would be a Special Exception for General Home Occupation which would require review and recommendation by the Pike County Board of Appeals and final approval by the Pike County Board of Commissioners.

Other points of consideration:

1. That any building permits issued for accessory structures under the original decision of this as a Minor Home Occupation should be void.

Improperly issued permits are void, and void permits do not vest rights, even if they have been relied upon and money has been expended. Unjust results can occur if property owners rely on statements from clerks or even permits issued in violation of the ordinance. *Corey Outdoor Advertising v. Bd. of Adjustment of Atlanta*, 254 Ga. 221, 327 S.E.2d 178 (1985), *Matheson v. DeKalb County*, 257 Ga. 48, 354 S.E.2d 121 (1987).

2. Mr. Brandon Rodgers, Pike County Manager, appears to have some of the same concerns I have as noted in email dated 5/17/2021 regarding approval of this business without going before any of the Pike County Zoning Boards.

3. **§ 156.06 DEFINITIONS**

(146) USE, ACCESSORY. A use or structure customarily incidental and subordinate to the principal use or structure and located on the same lot as the principal use or structure. ACCESSORY USES are allowed only within side or rear yards

(149) USE, PRINCIPAL. The main purpose for which a lot is intended and for which it is used.

4.

There can be only 1 principal use per lot and since this is in a name subdivision, the principal use would be residential and therefore any accessory use (building) would need to be customarily to residential use and not to the business.

Aggrieved party to Administrative Actions:

Steve Reeves
147 Cook Rd.
Zebulon, Ga. 30295

PIKE COUNTY BOARD OF APPEALS

SE-21-10

SUBJECT:

SE-21-10

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Ordinance	SE-21-10

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
sparks@pikecoga.com

"Serving Citizens Responsibly"

Case Number: SE-21-10

Applicant and Owner: Dan Rice

North Madden Bridge Road
Molena, GA 30258
Land Lot: 197
District: 9
Parcel ID: 033 002 G

Acreage: 14.54 acres

Commission District: District 2, Tim Guy

FEMA Data: Does not lie within a flood zone.

Request: Applicant requests permission via the special exception process to operate a general home occupation (Pool Service and Maintenance) at the subject property. They would have a few deliveries each week of supplies and have a few employees come to the site to pick up work vehicles.

Code Reference: 156.43 (D) *The following accessory uses are permitted as special exceptions in A-R Districts:*

(1) Home occupation, General, excluding public garage, repair garage and shooting ranges;

Staff Analysis: The applicant is requesting to allow a general home occupation on the subject property via special exception approval. The applicant is proposing a pool service and maintenance business and would have a few deliveries of supplies brought to the property each week. They would also have employees come and get the work trucks and supplies for the day and leave their personal vehicles at the property. Based on the Pike County Code if this special exception is approved a general home occupation can have two employees that do not reside at the location. Pike County code defines general home occupation as follows:

(78) HOME OCCUPATION, General: An occupation for gain or support



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sparks@pikecoga.com

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conducted by resident(s) on the premises, ancillary and accessory to the main agricultural and/or residential use on the property, meeting the following criteria:

- (a) No home occupation shall employ more than two (2) persons who perform regular, sustained work on the premises but do not reside in the dwelling located on the premises.*
- (b) The home occupation must be incidental and subordinate to the residential use of the dwelling and must not change the residential character of the property.*
- (c) No display of products or advertising shall be visible from the street except for one individual parcel sign, a maximum of 4 square feet in area and 4 feet in height, as provided for by the Pike County Sign Ordinance, Chapter 158.*
- (d) Use of the principal and/or accessory building(s) for the home occupation shall not exceed twenty-five (25) percent of the combined gross floor area of the principal and accessory buildings on the property.*
- (e) No internal or external alterations inconsistent with the residential use of the building is permitted.*
- (f) The home occupation must not constitute a nuisance in the neighborhood.*
- (g) No continuous unenclosed outside storage of materials or supplies used in connection with the home occupation shall be permitted, provided that this restriction shall not preclude the conduct of minor outside home gardening activities in conjunction with a home occupation.*
- (h) All parking for the home occupation shall be located on the property and only in the side or rear yards.*
- (i) Only vehicles equivalent in size to pickup trucks and cargo vans shall be used in connection with home occupations in platted residential subdivisions (named neighborhoods) in A-R, R-20, R-18, R-15, R-11, and PRD zoning districts. The parking of tractor trailer trucks, whether connected with a Pike County Home Occupation or an out-of-county occupation or business, is prohibited in platted residential subdivisions (named neighborhoods) in A-R, R-20, R-18, R-15, R-11, and PRD zoning districts.*



PLANNING AND DEVELOPMENT
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sparks@pikecoga.com

"Serving Citizens Responsibly"

The subject property is located on North Madden Bridge Road and there is currently no primary residence located on this property. The applicant is requesting this special exception in advance of constricting his home to see if the use will be allowed before they begin construction. The subject property is 14.54 acres and should have no issues housing the proposed general home occupation.

(E) The Board of Appeals will consider the following points in arriving at a recommendation on the special exception:

(1) It must not be contrary to the purposes of these regulations;

Regulations require general home occupations be approved via the special exception process.

(2) It must not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health, safety or welfare of the residents or workers;

With certain limitations (parking, signage, etc.), the request would not adversely affect adjacent properties. A pool service and maintenance business would not endanger anyone's health, safety, or welfare.

(3) It must not constitute a nuisance or 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;

Noise and fumes should be virtually non-existent. Increased traffic and activity at the area, should be minimal.

(4) It must not adversely affect existing uses and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use;

The proposed use should not adversely affect any existing uses in the area and the site is of sufficient size to satisfy the space requirements for this use.



PLANNING AND DEVELOPMENT OFFICE

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(5) It must meet all other requirements of these regulations;

All other requirements will be met.

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

The property is not currently in violation of any ordinances that we are aware of.

Recommendation:

Staff recommends the application for special exception for **APPROVAL** with the following conditions:

- 1. A business license/annual renewal shall be required before the business can operate.**
- 2. Proper signage as illustrated in the general home occupation permissions and governed by CH 158 of the Code.**

Attachments:

- Application
- Letter of Intent
- Tax Map
- Deed
- Plat

RECEIVED
9-24-21

PIKE COUNTY
BOARD OF APPEALS

Application # SE-21-10

Board of Appeals Public Hearing Date: 10-21-21

Board of Commissioners Public Hearing Date: 10-26-21

☒ Special Exception

☐ Special Use Permit

☐ Variance

☐ Appeal

Property Information: District(s): 9 Land Lot(s): Lot 8 or 197 Acres: 14.54
Tax Map Parcel #: 0330026 Address if assigned: N/A (according to appraisal)

Description of Request: We request to be able to do business on property as an LLC Pool Service + maintenance company. We would like to receive and store small quantities of pool supplies and do office work within main dwelling.

Code Reference(s): _____ Present Zoning: Residential Ag

Documentation Required:

☐ Copy of Recorded Plat

☒ Copy of Recorded Deed builder is getting done

☒ Letter of Explanation

☒ Soil analysis is finishing up

☒ Health Department Letter of Approval

☒ Sketch or site plan (preferable)

☐ Agent Authorization (if needed)

☐ Other _____

Property Owner: Dan Rice Applicant: Dan Rice

Address: 580 Minter Drive Address: 580 Minter Drive

City: Hampton State: GA Zip: 30228 City: Hampton State: GA Zip: 30228

Phone/email: 770-871-1885 Phone/email: 770-871-1885

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

Owner's Signature: Dan T. Rice Date: 9/14/2021

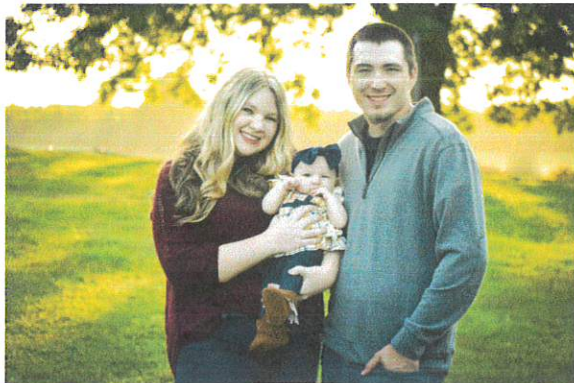
Owner's Printed Name: Dan T. Rice

Sworn to and subscribed before me this 14 day of September, 2021.

Notary Public (signature & seal): Maggie Gunter

Maggie Gunter
NOTARY PUBLIC
Coweta County, GEORGIA
My Commission Expires
03-25-2024

f:\Applications\Board of Appeals.docx
Last Revised: 05/22/09
Page 1 of 2



Sweet Southern Pools, LLC
PO Box 344
Sunnyside, GA 30284

To whom it may concern,

Hello! We are the Rice Family! Dan, Emily, Felicity and baby Brynn on the way!

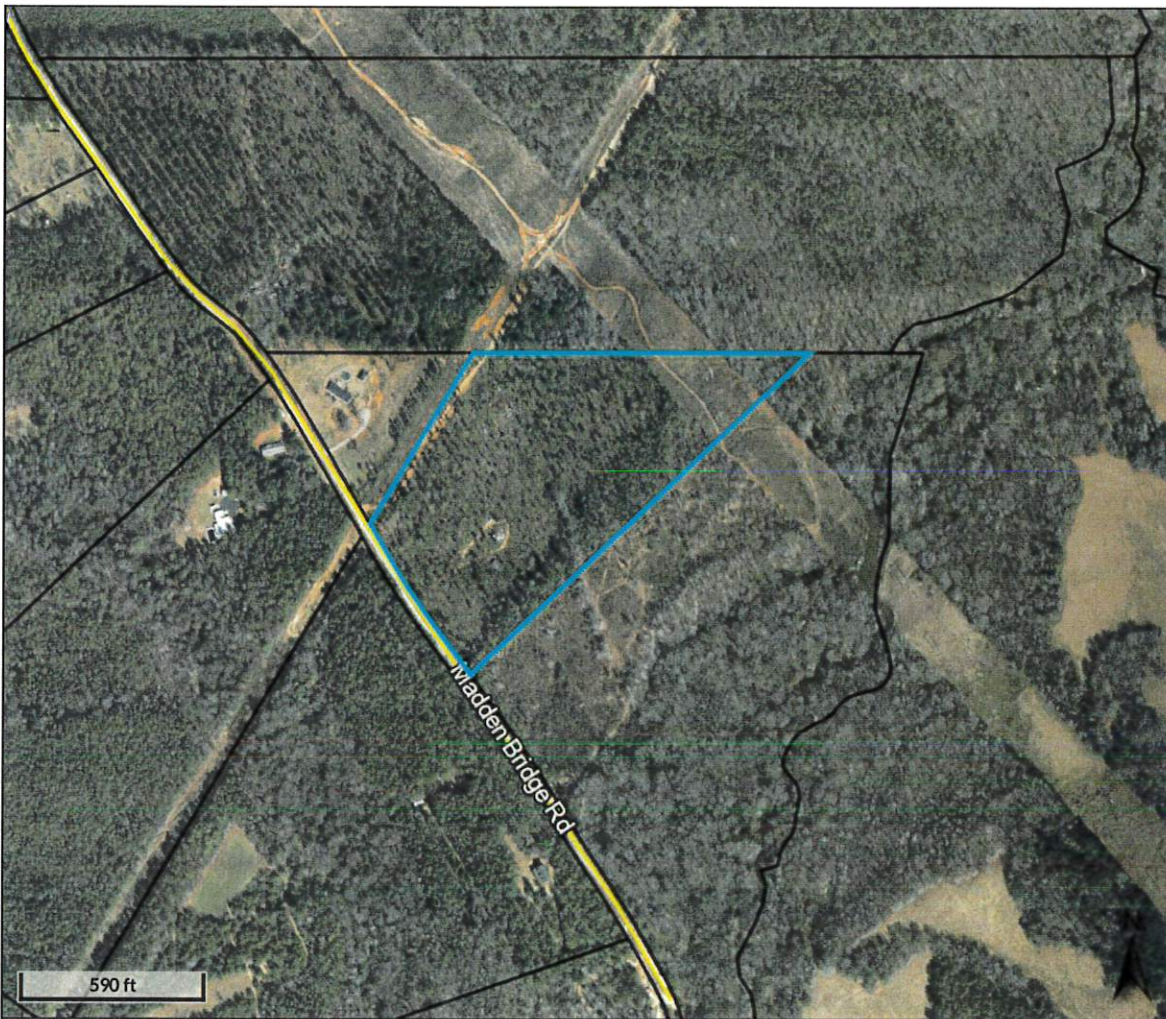
We own and operate Sweet Southern Pools, LLC currently out of Henry County Georgia. We specialize in swimming pool maintenance, repair and light remodels.

We would like to request special permissions to receive deliveries a few times a week, store small quantities of pool supplies/chemicals in the existing outbuilding and have employees be able to park personal vehicles on premises while they are out working in our company trucks.

We are currently under contract to sell our home in Henry County within a month. We will be living in Spalding County temporarily while our home is being built on the Molena property. We do not yet have the well or septic permit as the builder will be pulling those for us. We have filed to have the office and clerical part of Sweet Southern Pools moved to Spalding County but will not be able to run the other side of the business from that temporary location.

We appreciate your time and look forward to hearing from you!



Dan T. Rice *Emily G. Rice*



Overview



Legend

-  Parcels
-  Roads

Parcel ID	033 002 G	Owner	RICE DAN TAYLOR & EMILY GRACE	Last 2 Sales			
Class Code	Residential		580 MINTER DR	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		HAMPTON, GA 30228	11/30/2020	\$65000	LM	Q
Acres	14.54	Physical Address	NORTH MADDEN BRIDGE RD	3/27/2017	0	QC	U
		Assessed Value	Value \$50109				

(Note: Not to be used on legal documents)

Date created: 10/14/2021

Last Data Uploaded: 10/14/2021 6:02:05 AM

Developed by  **Schneider**
GEOSPATIAL

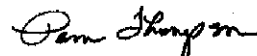
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PARTICIPANT ID

PT-61 114-2020-001081

BK:1276 PG:266-267

D2020004013

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SUPERIOR COURT
PIKE COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$65.00

Return to:
Law Office of Kevin R. Hunt
570 Thomaston Street
Zebulon, Georgia 30295

WARRANTY DEED JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

State of Georgia
Pike County:

THIS INDENTURE, made this 30th day of November, 2020, between

Timothy Scott Ellison,

of Franklin County, Florida, party or parties of the first part, known as "Grantors" and

**Dan Taylor Rice and Emily Grace Rice, as joint tenants with right of survivorship
and not as tenants in common,**

of Henry County, Georgia, parties of the second part, known as "Grantees."

WITNESSETH:

Grantor(s), for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** does hereby grant, bargain, sell, and convey unto said Grantees, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, the heirs, executors and assigns of the survivor, the following described real estate:

All that tract or parcel of land containing 14.54 acres, more or less, lying and being in Land Lots 196 and 197 of the Ninth Land District of Pike County, Georgia, and being more particularly shown and designated as LOT 8 containing 14.54 ACRES, according to that certain plat of survey entitled "FINAL PLAT OF SUBDIVISION FOR JAMES R. TUMPANE AND W. NEAL BOLTON," dated June 25, 1991, prepared by G. Tim Conkle, Georgia Registered Professional Land Surveyor No. 2001 of Conkle-Lane & Associates, a copy of which said plat is recorded in Plat Book 10, Page 81, 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 said

BK:1276 PG:267

Lot 8 containing 14.54 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.

This is the identical real estate conveyed to TIMOTHY SCOTT ELLISON by Quitclaim Deed from CONNIE LYNN ELLISON, dated March 27, 2017, recorded 03/29/2017 in Deed Book 1071, Page 130, said Clerk's Office.

Said property is accepted and conveyed subject to restrictions, easements, utilities and rights-of-way of record.

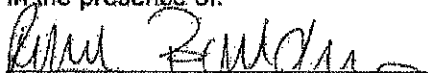
TO HAVE AND TO HOLD the said described property, with all and singular the rights, members, and appurtenances thereunto appertaining to the only proper use, benefit, and behoof of said Grantees, as joint tenants with right of survivorship as defined above, their heirs, legal representatives and assigns, in **FEE SIMPLE**.

The Grantor(s) warrant and forever defend the right and title to the said bargained property unto the said Grantees as joint tenants with right to survivorship as defined above, their heirs, legal representatives, and assigns, and against all and every other person or persons, shall and will, and does hereby warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, the said Grantor(s) has or have hereunto set his, her, or their hands, affixed his, her, or their seal(s), and delivered these presents, the day and year first above written.

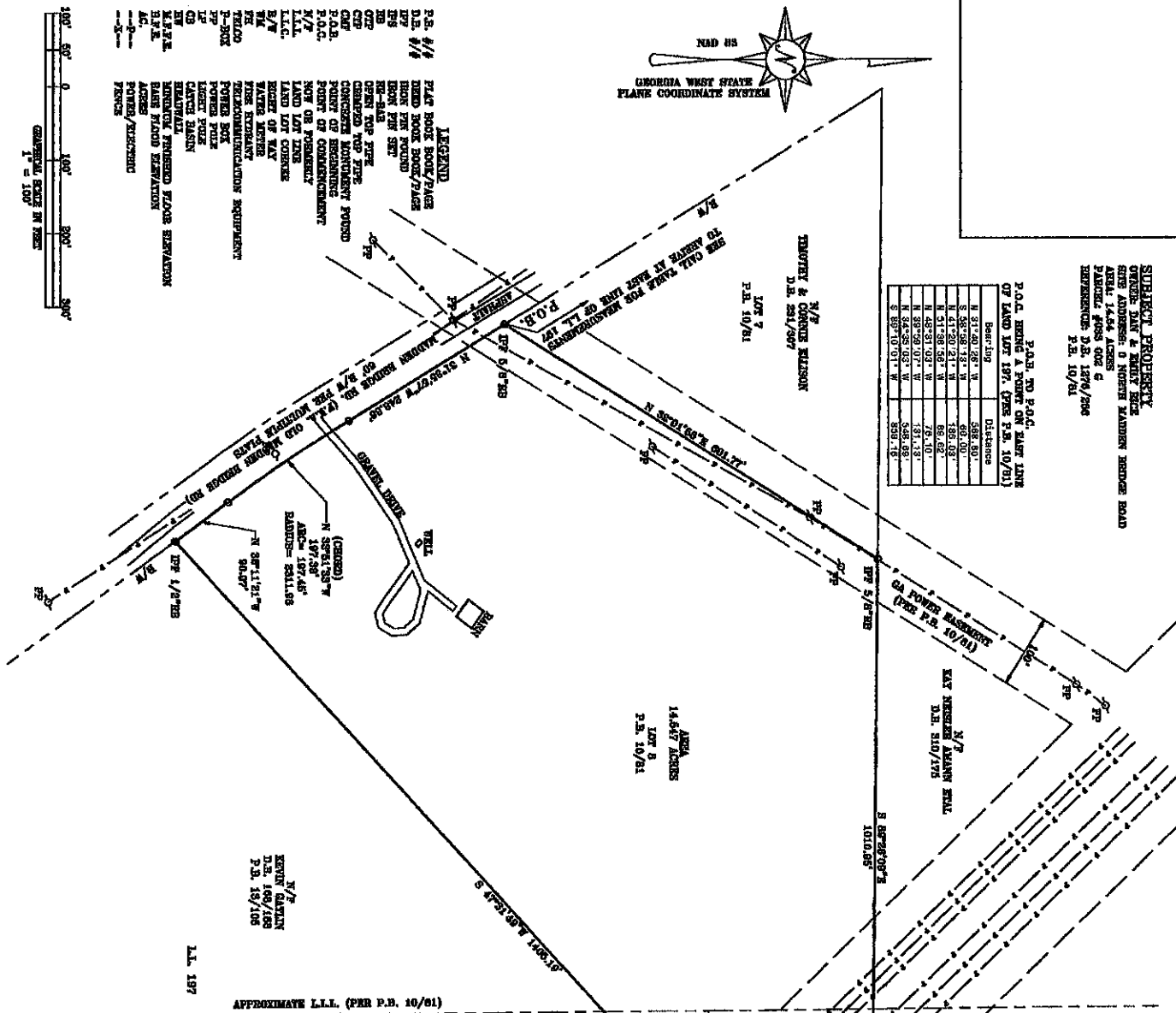

Timothy Scott Ellison

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public (SEAL)
My commission expires:





SUBJECT PROPERTY
OWNER: DAN & EMILY BOE
SITE ADDRESS: 0 NORTH ANDERSON BRIDGE ROAD
AREA: 14.64 ACRES
PARCEL #083 002 &
REFERENCE: D.B. 1376/296
P.E. 10/91

SURVEYOR CERTIFICATION

THIS SURVEY IS A REPRESENTATION OF AN EXISTING FACTOR OF LAND AND DOES NOT REPRESENT OR CREATE A NEW FACTS. THE RECORDING INFORMATION OF THIS DOCUMENT, MATCHED PLATS OR OTHER INFORMATION, RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLETENESS OF THE LOCAL REGULATIONS OR REQUIREMENTS, NOR SURETIES FOR ANY OF THE SURVEYOR'S ACTIONS. THE SURVEYOR'S PLAT OR PLATS CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTERS 180-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND PROFESSIONAL ENGINEERS AND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT COCA 15-9-97.

CHARLES D. MCCANN
GAPS # 2245

MM/DD/YYYY
DATE

Charles D. McCann

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY OF
SUBJECT PROPERTY, AND THE IMPROVEMENTS LOCATED THEREON.

GENERAL NOTES

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN AIRCRAFT TIME TRANSMITTER. THE UNDERGROUND AND CHANGES IN MOONLIGHT DATA 22046 PLACES NO GRADUATES OR CORRESPONDING INCREASING DEPRESSION LEVELS.

THE CERTIFICATION AS ABOVE PERSON IS DIRECTLY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION, BELIEF AND BASED ON FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE ON THE DATE OF LAST FIELD VISIT. THE CERTIFICATION IS NOT AN EXPRESSION OF IMPLIED WARRANTIES OR GUARANTEES.

THE FIELD DATA FROM WHICH THIS SURVEY IS BASED ON HAS A RELATIVE POTENTIAL ACCURACY OF 0.02 FEET HORIZONTAL AT THE 90 PER CENT CONFIDENCE LEVEL.

EQUIPMENT USED FOR ANGLES AND LINEAL MEASUREMENTS: GEOMAT THEODOLITE 300 SERIES TOTAL STATION FREQUENCY RECEIVER. [DATE OF LAST FIELD VISIT: 12/1/2006]

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN '1' IN 785,111.

THE DATA FOR THE DIRECTIONS ABOVE PERSON IS GROUND MONITOR AS DETERMINED BY THE SURVEYOR. THE DATA FOR THE ANGLES AND LINEAL MEASUREMENTS ARE DETERMINED THROUGH THEODOLITE MEASUREMENTS UTILIZING A GROUND ZERO THAT REMAINS SUBSTANTLY THE SAME AS THE SURVEYOR'S.

IN MY OPINION, THE PLAT FROM 4148310014403, WITH AN EXISTING DATE OF 01/11/2006, A PORTION OF THIS SURVEY IS LOCATED IN A SPECIAL FLOOD ZONING AREA (ZONE A).

PIKE COUNTY BOARD OF APPEALS

SE-21-11

SUBJECT:

SE-21-11

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Ordinance	SE-21-11

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
sparks@pikecoga.com

“Serving Citizens Responsibly”

Case Number: SE-21-11

Applicant and Owner: Warren Houston

280 Jonathans Roost Road
Williamson, GA 30292
Land Lot: 158
District: 1st
Parcel ID: 050 029 F

Acreage: 4.61 acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant requests permission via the special exception process to operate a taxidermy business at the subject property.

Code Reference: 156.43 (B) (10) *The following accessory uses are permitted as special exceptions in A-R Districts:*

(10) Taxidermy business meeting the following development standards:

- (a) All new structures must be at least 50 feet from all property lines;*
- (b) Animal waste cannot be buried or burned on the property, unless permitted by state and/or federal regulations;*
- (c) Individuals maintaining taxidermy businesses must obtain a license from the Georgia Department of Natural Resources, and must follow the requirements of Georgia Code Section 27-2-9.*



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sparks@pikecoga.com

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Staff Analysis: The applicant is requesting to allow a taxidermy business meeting the requirements outlined in section 156.43 (B) (10) of the Pike County Code on the subject property via special exception approval. The applicant already has a taxidermy license from the GA Department of Natural Resources. The applicant is requesting to utilize an existing accessory building located on the subject property to house the proposed taxidermy business. No additional structures are being proposed at this time.

(E) The Board of Appeals will consider the following points in arriving at a recommendation on the special exception:

(1) It must not be contrary to the purposes of these regulations;

Regulations require taxidermy business to be approved via the special exception process.

(2) It must not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health, safety or welfare of the residents or workers;

With certain limitations (parking, signage, etc.), the request would not adversely affect adjacent properties. A taxidermy business would not endanger anyone's health, safety, or welfare.

(3) It must not constitute a nuisance or 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;

Noise and fumes should be virtually non-existent. Increased traffic and activity at the area, should be very minimal.



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- (4) It must not adversely affect existing uses and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use;

The proposed use should not adversely affect any existing uses in the area and the site is of sufficient size to satisfy the space requirements for this use.

- (5) It must meet all other requirements of these regulations;

All other requirements will be met.

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

The property is not currently in violation of any ordinances that we are aware of.

Recommendation:

Staff recommends the application for special exception for **APPROVAL** with the following conditions:

1. A business license/annual renewal shall be required before the business can operate.

Attachments:

- Application
- Letter of Intent
- Tax Map
- Deed
- Plat
- Site Plan

**PIKE COUNTY
BOARD OF APPEALS**

Application # SE-21-11

Board of Appeals Public Hearing Date: 10-21-21

Board of Commissioners Public Hearing Date: 10-26-21

☒ Special Exception

☐ Special Use Permit

☐ Variance

☐ Appeal

Property Information: District(s): 1st Land Lot(s): 158 Acres: 4.61

Tax Map Parcel #: 050 029F Address if assigned: _____

Description of Request: I am looking for permission to grant me the ability to run a tattoo business at 280 Jonathans Roost Rd, Williamson, GA, 30292.

Code Reference(s): 156.43 (B) (10) Present Zoning: A-R

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed

☒ Letter of Explanation ☐ Health Department Letter of Approval ☒ Sketch or site plan (preferable)

☐ Agent Authorization (if needed) ☐ Other _____

Property Owner: Warren Hoston Applicant: Warren Hoston

Address: 280 Jonathans Roost Rd Address: 280 Jonathans Roost Rd

City: Williamson State: GA Zip: 30292 City: Williamson State: GA Zip: 30292

Phone/email: 770-899-9251 Warren.Hoston@gmail.com Phone/email: 770-899-9251 Warren.Hoston@gmail.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 Board of Appeals and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: Warren Hoston Date: 9/29/21

Owner's Printed Name: Warren Hoston

Sworn to and subscribed before me this 29th day of September, 2021

Notary Public (signature & seal): Holly Palumbo



Applications\Board of Appeals.docx

Last Revised: 05/22/09

Page 1 of 2

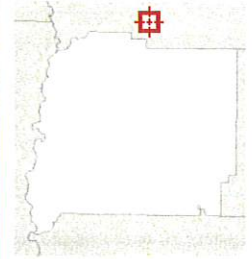
9/29/21

I Warren Houstau plan to run a small
taxidermy business in the shop behind my
Home. I will be mounting Deer and other
fur bearing animals.



Warren Houstau



Overview



Legend

-  Parcels
-  Roads

Parcel ID 050 029 F
 Class Code Residential
 Taxing District UNINCORPORATED
 Acres 4.61

Owner HOUSTON WARREN S &
 MCCLAIN STEPHANIE L
 280 JONATHAN ROOST RD
 WILLIAMSON, GA 30292
 Physical Address 280 JONATHANS ROOST RD
 Assessed Value Value \$145573

Last 2 Sales			
Date	Price	Reason	Qual
3/31/2014	\$118000	FM	Q
3/18/2005	\$140000	FM	Q

(Note: Not to be used on legal documents)

Date created: 10/14/2021
 Last Data Uploaded: 10/14/2021 6:02:05 AM

Developed by  **Schneider**
 GEOSPATIAL

00960
00297

DOC# 000625
FILED IN OFFICE
04/08/2014 03:18 PM
BK: 960 PG: 297-297
CAROLYN WILLIAMS
CLERK OF SUPERIOR
COURT
PIKE COUNTY
REAL ESTATE TRANSFER TAX
PAID: \$118.00

114-2014-000189

AFTER RECORDING RETURN TO
D. BLAKE EDGE, P.C.
190 WEST CAMPGROUND ROAD
MCDONOUGH, GA 30253
dlh

File No. 141069
030 029F

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HENRY

This Indenture made this 31st day of March, in the year 2014, between KELLEY D. HAMMOND f/k/a KELLEY D. HOLMAN and NATHAN K. HAMMOND, of the County of _____, State of Kentucky, as party or parties of the first part, hereinafter called Grantor, and WARREN S. HOUSTON and STEPHANIE L. MCLAIN, 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 AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has of these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, AS JOINT TENANTS WITH SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 158 OF THE 1ST DISTRICT, PIKE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS TRACT 7, CONTAINING 4.61 ACRES, MORE OR LESS, ON PLAT OF SURVEY ENTITLED SUBDIVISION OF PROPERTY FOR LAMAR MARTIN FILED FOR RECORD IN PLAT BOOK 8, PAGE 49, PIKE COUNTY, GEORGIA RECORDS. THE DESCRIPTION OF SAID PROPERTY AS CONTAINED ON SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

This Deed is given subject to all easements and restrictions of record, if any.

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 whomsoever.

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

Signed, sealed and delivered in the presence of:

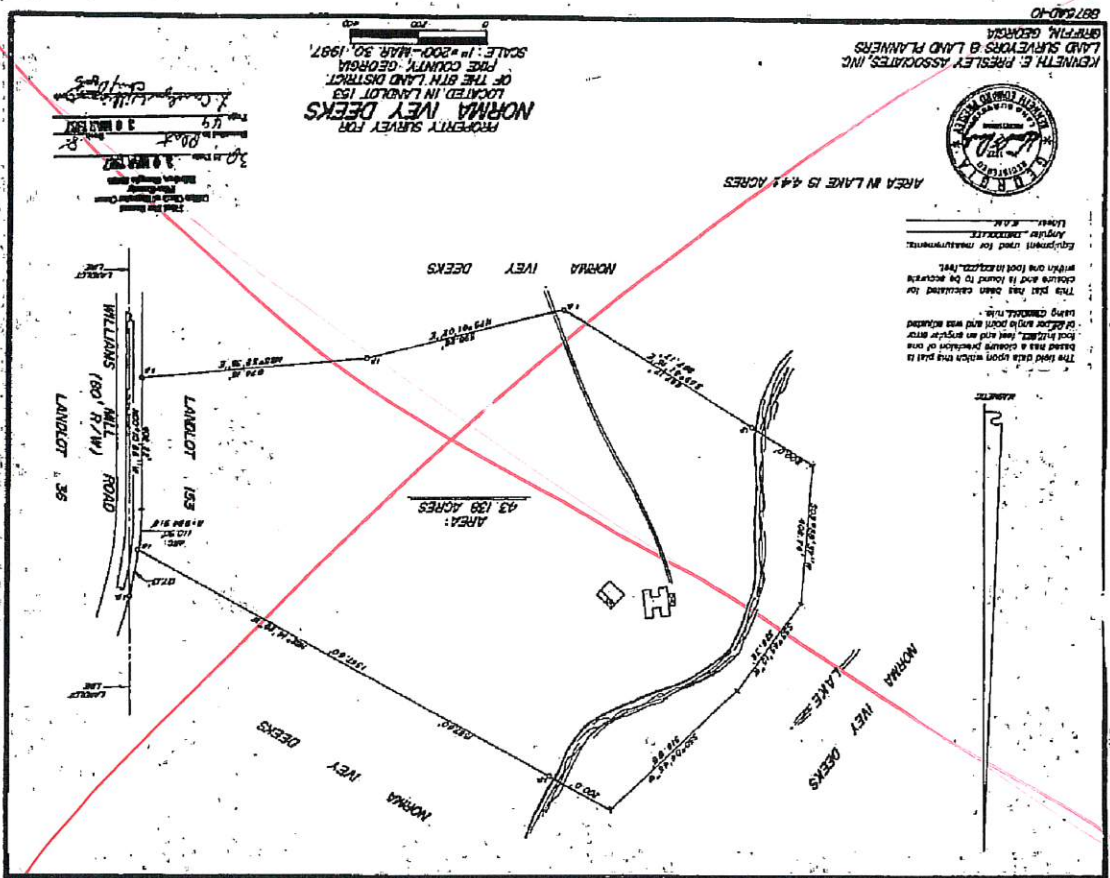
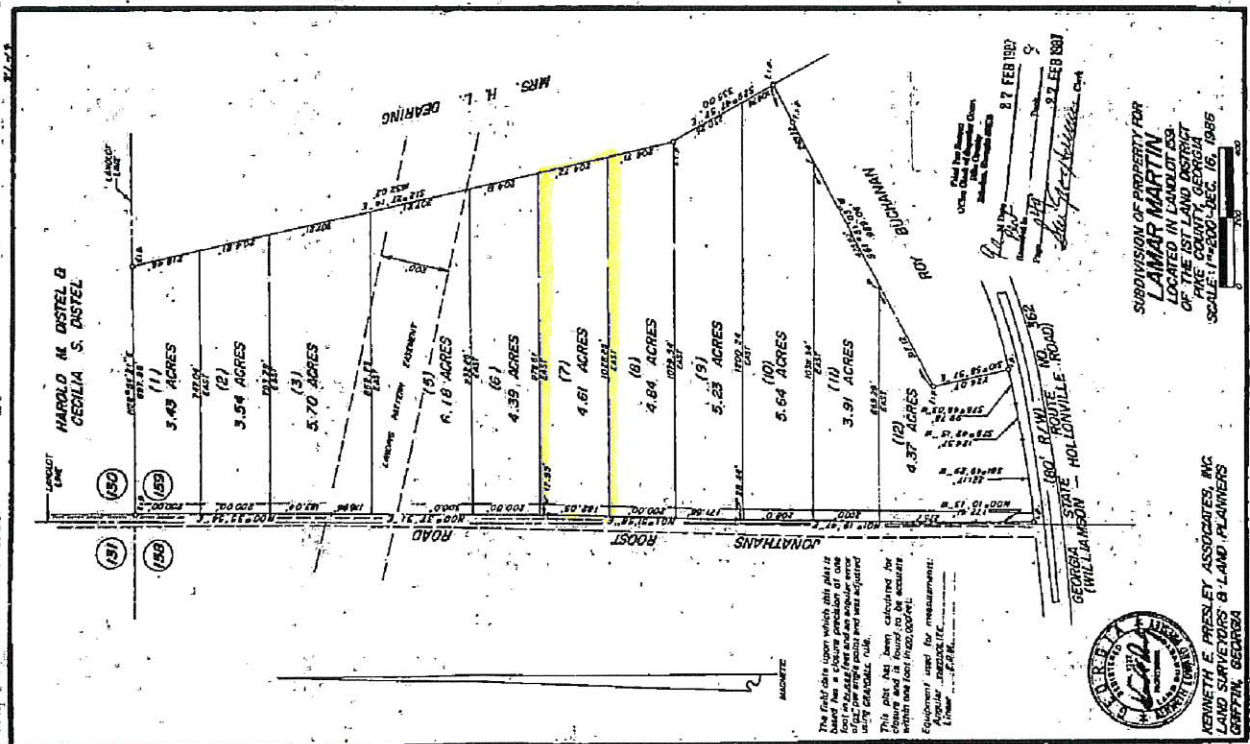
[Signature]
Witness

[Signature]
Notary Public

[Signature]
KELLEY D. HAMMOND f/k/a KELLEY D. HOLMAN

[Signature]
NATHAN K. HAMMOND

Michael Shane Sleet
Notary ID 500389
My Commission Expires
November, 6 2017
State of Large, KY



CHRIS W
THOMPSON

CHRIS &
MICHELLE W
THOMPSON

Whipple Ave

ROBERT F
& CAROL A
BARRINGER

Jonathans Roost Rd

House



48 ft

dons



STEVE W
& ANITA
MCLAIN
PROPERTY
INFO



PIKE COUNTY BOARD OF APPEALS

VAR-21-07

SUBJECT:

VAR-21-07

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Ordinance	VAR-21-07

REVIEWERS:

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



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Code Enforcement*

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Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
sparks@pikecoga.com

"Serving Citizens Responsibly"

Case Number: VAR-21-07

Applicant/ Owner: Caleb Dague

Property Location: Reidsboro Road
Williamson, GA 30292
Landlot: 158
District: 1st
Parcel ID: 053 004 E

Acreage: 3.5 acres

Commission District: District 1, Tim Danial

FEMA Data: Does not lie within a flood zone.

Request: The applicant is requesting permission via variance to allow for a 400 square foot primary structure instead of the 1,500 square foot minimum required as outlined in Section 156.44 (A) of the Pike County Code.

Code Reference: CH 156.44 (A) Minimum heated floor area per dwelling unit - 1,500 square feet.

Staff Analysis: The subject property is zoned A-R, Agricultural-Residential. The applicant is wanting to construct a tiny home that consist of 400 square feet on the property as their primary dwelling. See the applicants letter of intent as to his reasonings for wanting the tiny house. The variance being requested id to reduce the minimum primary structure size from 1,500 square feet to 400 square feet. The new structure once built will be required to connect to a septic system and water system that will be approved by the Health Department.

§156.26 VARIANCES

(A) *A variance is a permit, issued by the Board of Appeals, which allows use of a parcel of land in a way that does not meet certain requirements for the district in which the property is located. A variance may be granted only in an individual case where an extreme hardship would result if all of the requirements of this chapter were applied stringently to a particular piece of property. The hardship must be proven by showing beyond a doubt that reasonable use of the land is not possible if all of the*



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requirements of this chapter are to be met. The hardship cannot be self-created such as:

(1) A lot purchased with knowledge of an existing restriction;

The applicant was aware of the minimum house size requirement.

(2) A claim of hardship in terms of prospective sales;

The applicant is wanting to build this tiny house as a starter home and then at a later date build a larger home on the property and potentially sale the tiny home to be relocated to another site.

(3) An expressed economic need requiring a variance, when such a need can be met in other ways which would not require a variance.

The need can be met by building a house that meets the minimum required heated floor space of 1,500 square feet.

(B) Relief from the hardship and the variance must not cause substantial detriment to the public good or impair the purposes of this chapter.

There is no hardship necessitating the variance being requested to reduce the minimum heated floor spaces, other than the applicant wanting to save money on the construction of building the larger size home.

Recommendation:

Staff recommends **DENAIL** of the variance to reduce the minimum heated floor space to 400 square feet. However, should the Board approve this request staff would recommend the following conditions:

1. Building permits shall be required before the construction of the project can begin.
2. A well and septic permit will be required from the health department before a building permit can be issued.



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Phone: 770-567-2007

Fax: 770-567-2024

sparks@pikecoga.com

"Serving Citizens Responsibly"

Attachments:

- Application
- Letter of Intent
- Tax Map
- Deed
- Plat
- House Floor Plans

PIKE COUNTY
BOARD OF APPEALS

RECEIVED
9-28-21
AP

Application # VAR-21-07

Board of Appeals Public Hearing Date: 10-21-21

Board of Commissioners Public Hearing Date: _____

☐ Special Exception

☐ Special Use Permit

☒ Variance

☐ Appeal

Property Information: District(s): 1 Land Lot(s): 253 Acres: 3.5

Tax Map Parcel #: 534E Address if assigned: Reidsboro Rd.
053-004

Description of Request: Variance to build a 400sqft tiny house.

If you would like to go look at the property, the address next door is 1745 Reidsboro Rd. My driveway has a "Dague" sign on it.

Code Reference(s): _____ Present Zoning: AR

Documentation Required:

☒ Copy of Recorded Plat

☒ Copy of Recorded Deed

☒ Letter of Explanation

☒ Health Department Letter of Approval

☒ Sketch or site plan (preferable)

☐ Agent Authorization (if needed)

☐ Other _____

Property Owner: Caleb Dague

Applicant: Caleb Dague

Address: 50 Hickory Ct.

Address: _____

City: Williamson State: GA Zip: 30292

City: _____ State: _____ Zip: _____

Phone/email: 678-572-5682

Phone/email: caleb@dagueinc.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 Board of Appeals and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: Caleb Dague Date: 9/27/21

Owner's Printed Name: Caleb Dague

Sworn to and subscribed before me this 27th day of September, 2021.

Notary Public (signature & seal): Shannon Speaggins

Dear Pike County Board of Appeals,

My name is Caleb Dague. I am requesting a variance to begin building a tiny house in Williamson, Ga by January of 2022. The house will be 400 total heated square feet. This home will be built with a high standard of quality, authenticity, and practicality. It will function just like a normal, modern house and will be built on stationary skids as part the foundation. I plan to build my house with standard IRBC framing, plywood sheathing, hardy plank siding, 30-year architectural shingles, spray foam insulation, and above standard interior finish. I will be building it on my personal property, which Abby and Wayne Lohman kindly sold to me, and is located off of Reidsboro Road, right across from Drew Allen Road, on a very secluded 3.5 acres of pasture, tucked behind a large, covering tree line. The property cannot be seen from the road, as it is a flag lot, with only a 50ft tree opening for the driveway.

I am asking for this variance for a number of reasons. I am 19 years old, and I graduated from Pike County High School in 2020. This has been my hometown for over 15 years, and I would love to continue living in Pike County for a very long time. After graduation, I continued working in the family construction business (Dague Communities) and have saved up enough money to start this house. I am now ready to get out on my own and start my adult life, however I don't want to rush to the first option that comes to mind, such as renting or buying house that I can barely afford. This tiny house would give me the opportunity to build a brand-new house of great quality that I can not only afford but can also sell in the future and get money back from it to go towards building a full-size house on the same property. With this house being built on wooden skids, it can be shipped anywhere in the country, and with tiny

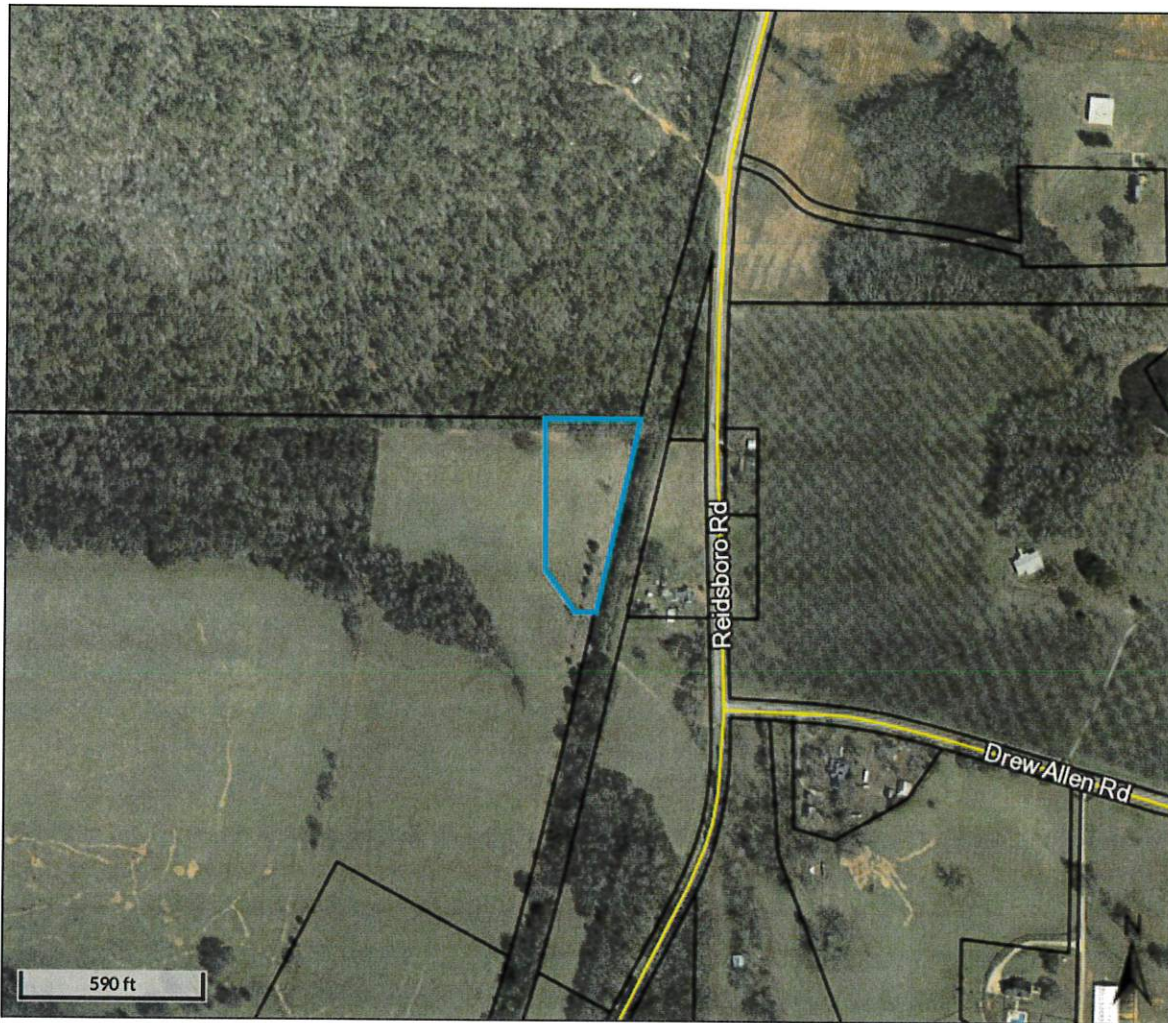
houses becoming so popular in America I know that it will not be a problem to sell in the future.

My plan is to live in this house for an estimated 3 years, give or take, and sell it so that I can build my full-sized house.

All things considered, this would be the smartest and most logical option for me. I am aware that this is asking a lot, so I am fully willing to work with your needs and requests in this process. Thank you so much for this opportunity and I wish you all the best.

Thank you!

Caleb Dague



Overview



Legend

- Parcels
- Roads

Parcel ID	053004E	Owner	PENNINGTON JOHN KNIGHTON REVOCABLE TRUST	Last 2 Sales			
Class Code	Residential		9 NORFOLK ST	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		ASHEVILLE, NC 28803	12/28/2020	0	LA	U
Acres	3.5	Physical Address	T-4 REIDSBORO RD	n/a	0	n/a	n/a
		Assessed Value					

(Note: Not to be used on legal documents)

Date created: 10/14/2021
Last Data Uploaded: 10/14/2021 6:02:05 AM

Developed by  **Schneider**
GEOSPATIAL

Please return to:
Lawson, Beck & Sandlin, LLC
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269
File # 21-LAW-0836

CERTIFIED TO BE A
TRUE AND CORRECT
COPY OF THE ORIGINAL
DOCUMENT

STATE OF GEORGIA
COUNTY OF FAYETTE

LIMITED WARRANTY DEED

THIS INDENTURE made this 8th day of March, 2021 between

Joan Knighton Pennington, Trustee of the Joan Knighton Pennington Revocable Trust dated June 24, 2015

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

Caleb Dague

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:

All that certain tract of parcel of land situate, lying and being in Land Lot 253 of the 1st Land District of Pike County, Georgia, more, particularly shown and designated as "Tract 4" (3.50 acres) on a plat of survey prepared by S. J. Reeves Land Surveying, Registered Land Surveyors, for John and Virginia Strickland, Joan Pennington, and Abigail Lohman, dated December 28, 2020, a copy of which said plat is recorded with the Clerk of Superior Court of Pike County, Georgia at Plat Book 34, Page 63. Said plat together with the metes, bounds, courses, and distances as shown thereon is incorporated by reference and made a part hereof as fully as if set out herein.

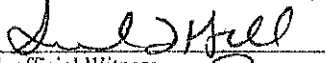
Subject to restrictive covenants and easements of record.

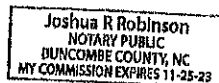
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

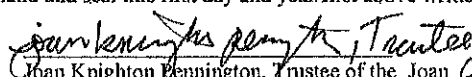
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by through or under Grantor.

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

Signed, Sealed and delivered in the presence of:


Unofficial Witness
Joshua R. Robinson
Notary Public




Joan Knighton Pennington, Trustee of the Joan Knighton Pennington Revocable Trust dated June 24, 2015
Remitted
dated 6-24-2015

SUBDIVISION
PARTICULARSBK34 PG63-63
P202000121IN THE COURT
CLERK OF COURT
PIKE COUNTY, MISSISSIPPI
SUPERIOR COURT
PIKE COUNTY, GA

FOR CLERK OF SUPERIOR COURT

APPROVED FOR RECONCILIATION

DATE 12/26/2020

PIKE COUNTY, GEORGIA

NOTES:

1. TOTAL AREA: 485.412 ACRES
2. REFERENCE: PLAT OF SURVEY FOR LANDS OF JOHN & VIRGINIA STRICKLAND, DATED JAN. 1942, PG. 28 PG. 202.
3. EXCEPT AS SPECIFICALLY SHOWN OR STATED HEREON, THIS SURVEY IS TO BE CONSIDERED SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD, INCLUDING BUT NOT LIMITED TO, EASEMENTS FOR POWER LINES, WATER RIGHTS, AND OTHER RIGHTS OF RECORD.
4. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. R/W OF REDEVELOPMENT ROAD AS PER ASSESSOR'S MAP, 1998, IS 60'.
6. R/W OF REDEVELOPMENT ROAD AS PER ASSESSOR'S MAP, 1998, IS 60'.
7. BEARING SHOWN ON THIS SURVEY ARE FROM RECORD SURVEY BY THIS SURVEYOR.
8. ALL CORNER MARKERS SET ARE 12" REBAR OR AS OTHERWISE FOUND.

SURVEYOR'S CERTIFICATION

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Georgia. I have read the description of the property and the boundaries shown on this plat and I have found them to be correct and true to the original survey.

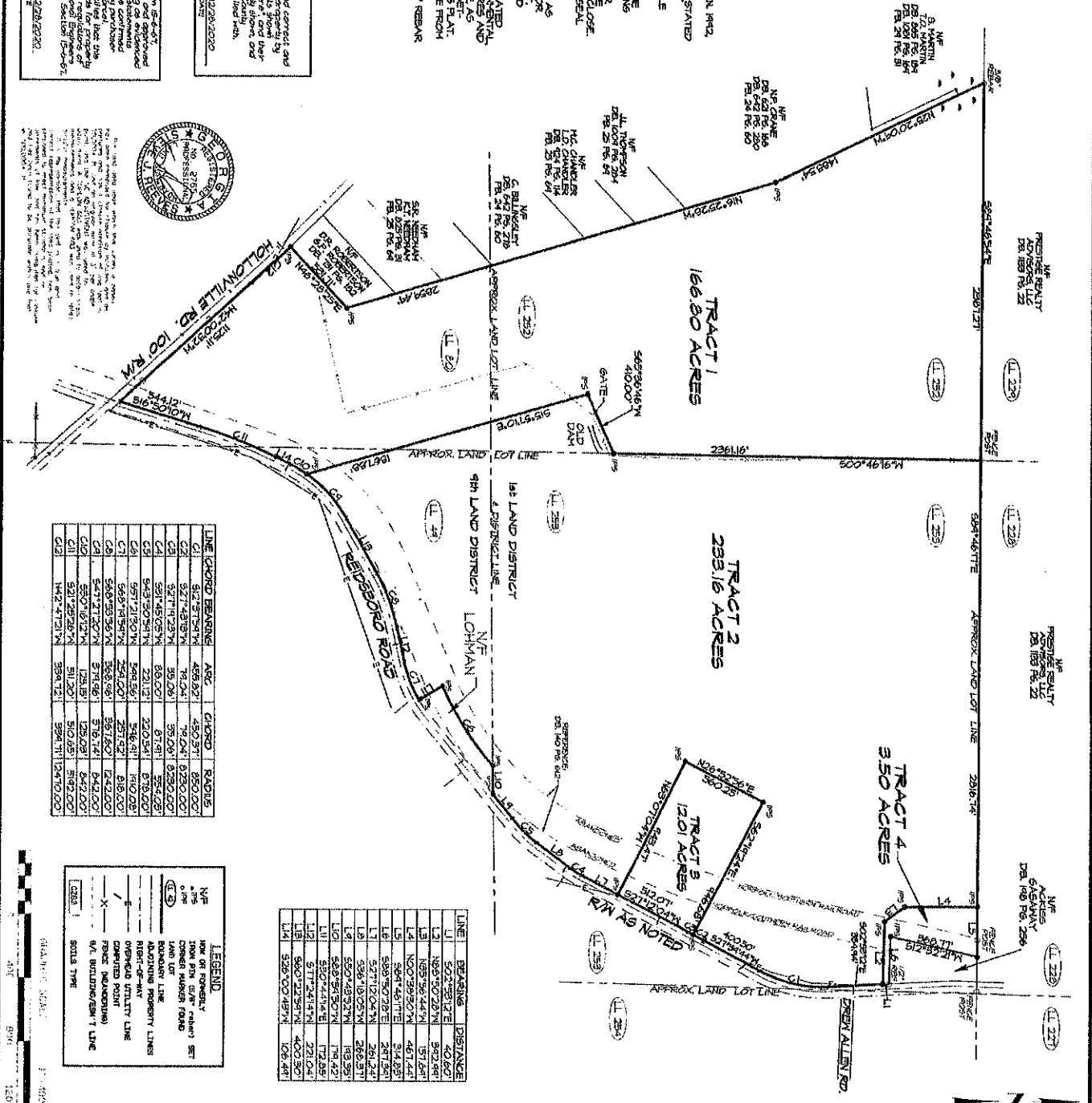
By: [Signature]

12/26/2020

As required by subdivision 12 of Article 10 of the Georgia Constitution, the plat has been prepared by a land surveyor and approved by the State Surveyor. The plat is subject to the provisions of the Georgia Constitution and the Georgia Code, and the State Surveyor is not responsible for the accuracy of the plat.

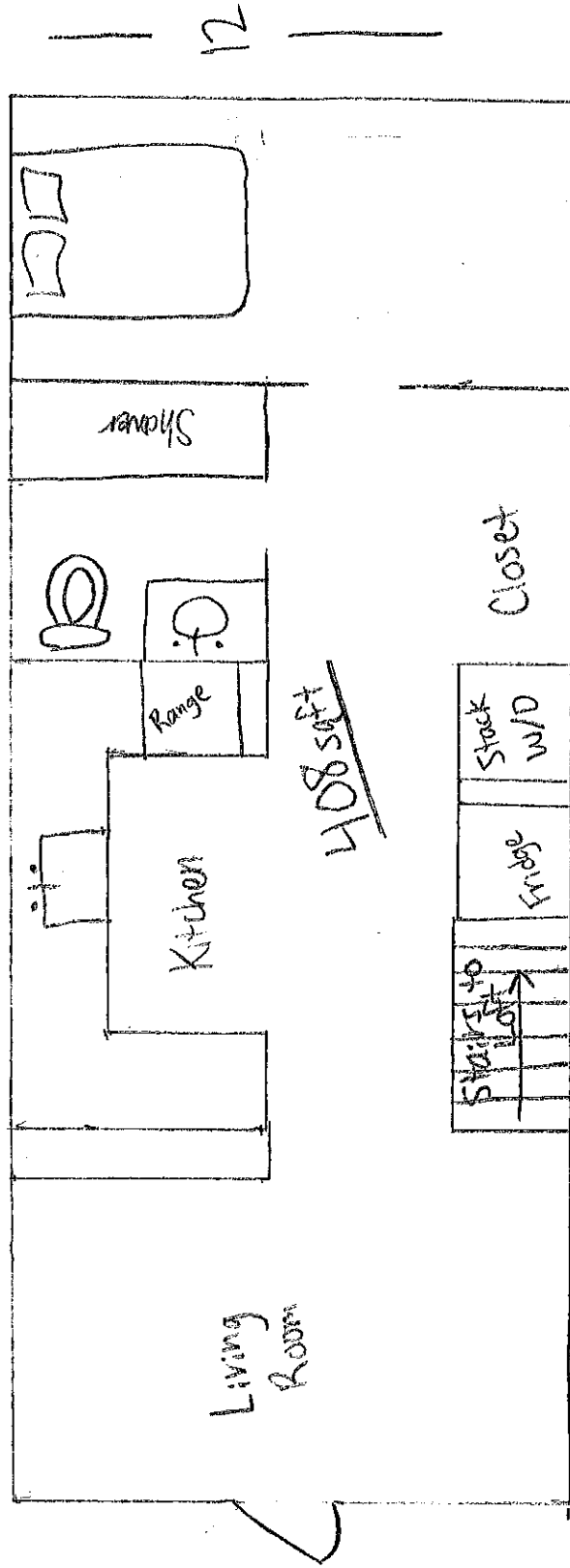
By: [Signature]

12/26/2020

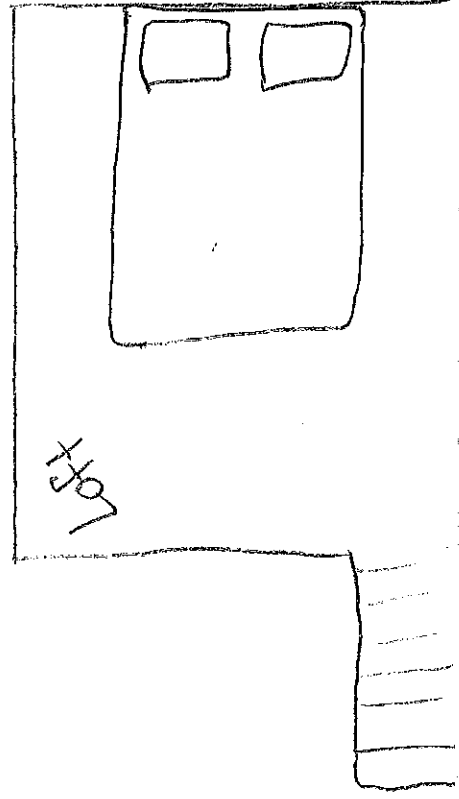


PREPARED BY: S.J. Reeves Land Surveying P.O. BOX 693 • 147 COOK RD. • ZEBULON GA. 30263 770-584-5203 • s.jreevesurveying@gmail.com (EMAIL) LAND SURVEYING PLANNING & SUBDIVISION DESIGN		MINOR SUBDIVISION PLAT FOR: John & Virginia Strickland, Joan Pennington and Abigail Lohman LAND LOTS 252,253 1st DISTRICT PIKE COUNTY 49.80 4th DISTRICT DATE OF FIELD WORK: DATE OF DRAWING: 12/26/2020	<table border="1"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	REV.	DATE	DESCRIPTION									
REV.	DATE	DESCRIPTION													
SCALE: 1" = 400' SHEET NO. 1 OF 1		SHEET NO. 1 OF 1													

Tiny House Plan - Rough Sketch



34' ———



PIKE COUNTY BOARD OF APPEALS

VAR-21-08

SUBJECT:

VAR-21-08

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Ordinance	VAR-21-08

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
sparks@pikecoga.com

"Serving Citizens Responsibly"

Case Number: VAR-21-08

Applicant/ Owner: Charles A. Smith

Property Location: 631 Williams Mill Road
Zebulon, GA 30295
Landlot: 133
District: 8th
Parcel ID: 092 004 B

Acreage: 3.021 acres

Commission District: District 3, Jason Proctor

FEMA Data: Does not lie within a flood zone.

Request: The applicant is requesting permission via variance to allow for a 1,300 to a 1,450 square foot guest quarters on the property, that is grater in size than the allowable 750 square feet maximum as outlined in Section 156.43 (C) (13) of the Pike County Code.

Code Reference: CH 156.43 (C) (13) *Detached guest quarters meeting the following development standards:*

- (a) No more than one is permitted on a lot with another dwelling;*
- (b) It is permitted only within a rear yard of a principal dwelling;*
- (c) Such a use must not be used as rental property;*
- (d) The maximum heated square footage of the guest quarters shall be 750 square feet;*
- (e) Shall not have an attached, enclosed garage / carport or basement;*
- (f) Environmental Health Department approval must be obtained for each application, in regards to water and sewer capability.*

Staff Analysis: The Subject property is zoned A-R, Agricultural-Residential. The applicant is wanting to sell the property to their daughter and son-in-law and downsize there living space. If this variance is approved they would like to construct a 1,300 to a 1,450 square foot guest quarters on the property for themselves to live in. The new structure once built will be required to connect to a septic system and water system that will be approved by the Health Department.



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§156.26 VARIANCES

(A) *A variance is a permit, issued by the Board of Appeals, which allows use of a parcel of land in a way that does not meet certain requirements for the district in which the property is located. A variance may be granted only in an individual case where an extreme hardship would result if all of the requirements of this chapter were applied stringently to a particular piece of property. The hardship must be proven by showing beyond a doubt that reasonable use of the land is not possible if all of the requirements of this chapter are to be met. The hardship cannot be self-created such as:*

(1) A lot purchased with knowledge of an existing restriction;

According to the applicant they were unaware that Pike County had a maximum allowable size for guest quarters.

(2) A claim of hardship in terms of prospective sales;

The applicants do not intend to sell the land in the near future. They wish for this property to stay in the family and want the quarter quarters to allow them to live close to their daughter and her husband.

(3) An expressed economic need requiring a variance, when such a need can be met in other ways which would not require a variance.

The need can be met by building a smaller guest quarters, however the larger one will suite their needs better.

(B) Relief from the hardship and the variance must not cause substantial detriment to the public good or impair the purposes of this chapter.

Allowing a larger guest quarter than allowed by the code will not cause a substantial detriment to the public good or impair the purpose of this chapter.



PLANNING AND DEVELOPMENT OFFICE

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sparks@pikecoga.com

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Recommendation:

Staff recommends **APPROVAL** of the variance with the following conditions:

- 1) A building permit will be required for the guest quarters.
- 2) The structure shall not be larger than 1,450 square feet.
- 3) The guest quarters shall not be used as a rental.
- 4) Septic and well approval shall be required before the building permit can be issued.

Attachments:

- Application
- Letter of Intent
- Tax Map
- Deed
- Plat
- House Floor Plans

**PIKE COUNTY
BOARD OF APPEALS**

Application # Var-21-08

Board of Appeals Public Hearing Date: 10-21-21

Board of Commissioners Public Hearing Date: 10-26-21

☐ Special Exception

☐ Special Use Permit

☒ Variance

☐ Appeal

Property Information: District(s): 133 Land Lot(s): 8th Acres: 3.021

Tax Map Parcel #: 092 004 B Address if assigned: 631 Williams Mill Rd

Description of Request: To build a mother-in-law suite - Please see attached letter and house plans.

Code Reference(s): _____ Present Zoning: _____

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed

☒ Letter of Explanation ☐ Health Department Letter of Approval ☐ Sketch or site plan (preferable)

☐ Agent Authorization (if needed) ☐ Other _____

Property Owner: Charles A Smith Applicant: Charles & Carol Smith

Address: 631 Williams Mill Rd Address: Same

City: Zebulon State: GA Zip: 30295 City: _____ State: _____ Zip: _____

Phone/email: 770-468-1401 Phone/email: lcsmith8464@gmail.com

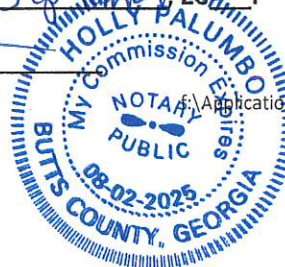
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Board of Appeals and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: [Signature] Date: 9/29/21

Owner's Printed Name: Charles A Smith

Sworn to and subscribed before me this 29th day of September, 2021.

Notary Public (signature & seal): [Signature]



September 29, 2021

Pike County Building and Zoning
89 Jackson St.
Zebulon, GA 30295

RE: 631 Williams Mill Rd, Zebulon, GA
3.021 Acres, Land Lot #133, 8th District

Dear Board of Appeals,

Chuck and I are requesting a variance on the above-mentioned property to construct a mother-n-law suite. As we understand it, 795 sq. ft. is the maximum footage that Pike County allows and we are asking permission to increase the square footage to 1300-1450. We currently own the existing house and it is approximately 2800 square feet.

Chuck and I have faced a multitude of health issues over the past year and a half. We made the decision to sell our business, retire and to downsize. We have lived here since 1995 and the land and surrounding property is very special to us and our family. It has been in our family for over 75 years. Our daughter and son-n-law would purchase our house and we would build our new home if the variance is approved. We have spoken to our family members who live on the family owned property and they have no objection to us building.

I have enclosed copies of several house plans to give the board members an idea as to what we would build if approved. We would keep the same color scheme as the house we own now.

Again, thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chuck and Carol Smith', written over a horizontal line.

Chuck and Carol Smith



Overview



Legend

- Parcels
- Roads

Parcel ID 092004B
 Class Code Residential
 Taxing District UNINCORPORATED
 Acres 3.02

Owner SMITH CHARLES A
 631 WILLIAMS MILL RD
 ZEBULON, GA 30295
 Physical Address 631 WILLIAMS MILL RD
 Assessed Value Value \$276708

Last 2 Sales			
Date	Price	Reason	Qual
10/22/2015	0	LA	U
9/20/2012	0	JT	U

(Note: Not to be used on legal documents)

Date created: 10/14/2021
 Last Data Uploaded: 10/14/2021 6:02:05 AM

Developed by  **Schneider**
 GEOSPATIAL

Record and Return to:
McCalla Rayner, LLC
1933 Highway 34 East
Newnan, GA 30265
N150550R

**Filed in Pike County
Superior Court**

11/3/15 12:57 PM
Carolyn Williams, Clerk

DOCH 002476 2nd
RECORDED IN OFFICE
11/3/2015 01:11 PM
BK:1015 PG:18-18
CAROLYN WILLIAMS
CLERK OF SUPERIOR
COURT
PIKE COUNTY

Carolyn Williams

REAL ESTATE TRANSFER TAX
PAID: \$0.00

114-2015-000713

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF SPALDING

THIS INDENTURE, made this 22nd day of October, 2015, between

Lois Carolyn Smith

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

Charles A. Smith

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 AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration 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, to wit:

All that tract or parcel of land situate, containing 3.021 acres, more or less, lying and being in Land Lot 133 of the 8th District of Pike County, Georgia, being identified as Tract "A", 3.021 acres, according to that certain plat of survey entitled "Plat for David L. Lion," dated June 4, 1994, prepared by Charles Lamar Moore, Georgia Registered Professional Land Surveyor No. 1305, a copy of which said plat is recorded in Plat Book 12, Page 98, Pike County, Georgia records, which said plat together with the metes, bounds, courses and distances as shown thereon with respect to the said Tract "A" containing 3.021 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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 lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

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

Signed this 22 day
of October, 2015
in the presence of:

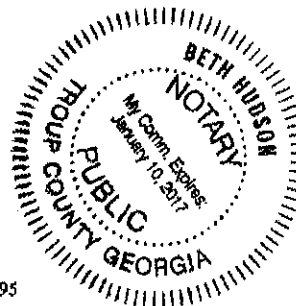
GRANTOR:

Ashley Embury
Unofficial Witness
[Signature]
Notary Public

Lois Carolyn Smith
Lois Carolyn Smith

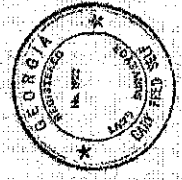
My Commission Expires: 11/10/2017

(Notary Seal)



631 Williams Mill Road, Zebulon, GA, 30295

P.O.B. REF. POINT -
THE INTERSECTION OF
TRACT A & B SHOWN ON A
PLAT RECORDED IN PLAT
BOOK 10, PAGE 299



NOTE: ALL RESEARCH DONE IN THE
STATE OF GEORGIA MUST BE
SUBMITTED TO THE SURVEYOR
FOR APPROVAL BEFORE ANY
WORK IS DONE ON THE
LAND. THIS PLAT WAS
APPROVED BY THE SURVEYOR
ON 10/15/00.

In my opinion, this plat is a correct
representation of the land plotted and
has been prepared in conformity with
the subdivision standards and require-
ments of law.

David L. Ison



NOTE: THIS PLAT HAS BEEN
SUBMITTED TO THE SURVEYOR
FOR APPROVAL BEFORE ANY
WORK IS DONE ON THE
LAND. THIS PLAT WAS
APPROVED BY THE SURVEYOR
ON 10/15/00.

LEGEND

- 1. SURVEY TRAVELER PL.
- 2. SURVEY PL. OR COR. NOT MONUMENTED
- 3. IRON PIN FOUND
- 4. IRON PIN PLACED
- 5. CONC. MON. FOUND
- 6. CONC. MON. PLACED
- 7. UTILITY POLE
- 8. FIVE PLUS
- 9. FIVE PLUS
- 10. FIVE PLUS
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- 99. FIVE PLUS
- 100. FIVE PLUS

APPROXIMATE ANGLE ERROR ACCUMULATED AND RECORDED IN THIS SURVEY. FIELD TRAVELER NOT MORE THAN
LINEAR ERROR OF CLOSURE AS CALCULATED IN FIELD TRAVELER. SURVEY
RECORD OF CLOSURE AS CALCULATED IN FIELD TRAVELER. SURVEY
LAT. & DEP. ADJUSTMENTS (COORDINATES) MADE BY
MEASUREMENTS (LINEAR) MADE WITH GOOD QUALITY STEEL CHAIN. TRIP
CHAIN CALIBRATED BY U.S.S. 1/2" 1/10" ANGULAR MEASUREMENTS MADE WITH
RECU. DEP. 3-15 INCHES 1/10" ANGULAR MEASUREMENTS MADE WITH
* KERN DM 503 WAS USED FOR LINEAR MEASUREMENTS

- 1. SUBJECT TRAVELER LINE
- 2. BOUNDARY
- 3. R/W. EASTMENT LINE NOT 80'
- 4. CATCH BASIN
- 5. S. S. MANHOLE
- 6. PIPE
- 7. METEOR WATER
- 8. TREE
- 9. ROCK WALL
- 10. BRICK OR BLOCK WALL
- 11. FALSE WALL
- 12. RAILROAD
- 13. UNIMPROVED ABANDONED RD.
- 14. PIPE CULVERT

PLAT FOR
DAVID L. ISON
REPRESENTING **BULLDOZER** SURVEY OF LANDS AS SHOWN ABOVE
IN LAND LOT 33, 2nd LAND DISTRICT IN
PLAT
GEORGIA

SCALE: ONE INCH = 50 FEET

REFERENCE HERE MADE TO EVIDENCE FOUND ON THE GROUND AND
FIELD RECORDS DEPOSITED

IN THE OFFICE OF CLERK OF SUPERIOR COURT
THIS SURVEY 1995

MADE BY TRIANGULATION AND
RANDOM TRAVERSE

DATE OF SURVEY 1995 BY 1995

DATE OF PLAT COMPLETED 1995 BY 1995

TYPE SURVEY ACCORDING TO SPECIFICATIONS AS OUTLINED BY GA. ASSOC.
REG. LAND SURVEYORS. ONLY AUTHENTIC REPRODUCTIONS OF THIS PLAT BEAR SEAL
AND SIGNATURE OF SURVEYORS.

CHARLES L. MOORE & GARY F. SELF
UPSON COUNTY, GEORGIA
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYORS

P.O.B. - IRON PIN PLACED ON THE
INTERSECTION CORNER OF THE TRACT
SURVEYED

WILLIAMS MILL ROAD (IMP. & CONC. PAVING)
10.006' - 5.75' - 57.2' - N.W. 1/4

TRACT "A"
3.021 ACRES
LAND LOT 133, 2nd LAND DIST.
PLATE COUNTY, GA.

GEORGIA 1300

57.2' - 57.2' - 37.2' - E. - 133.84'

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

10.006' - 5.75' - 57.2' - N.W. 1/4

WORKSHOP
13-8 x 9-6
9-4" CLG. HT.

STORAGE
9-4 x 5-2
9-4" CLG. HT.

GARAGE
23-4 x 18-6
9-4" CLG. HT.

ENTRY
10-0 x 8-2
10" CLG. HT.

UTILITY
9-10 x 7-8

KITCHEN
18-4 x 12-10
10" CLG. HT.

LIVING ROOM / DINING
18-4 x 21-0
10" CLG. HT.

REAR PORCH
18-8 x 8-0
10-4" CLG. HT.

BEDROOM 1
11-8 x 13-0
10" CLG. HT.

BATH 1
9-0 x 6-6
10" CLG. HT.

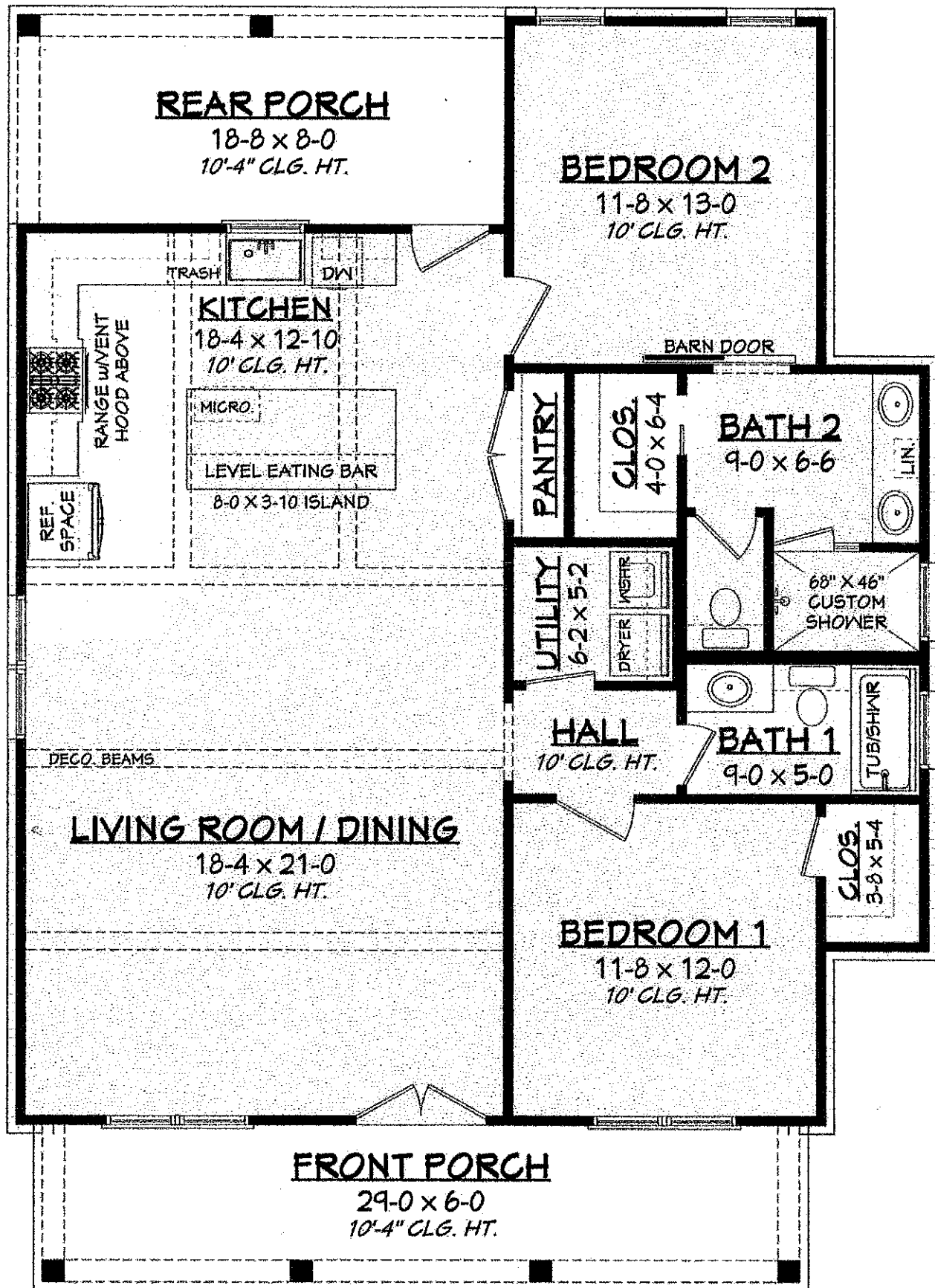
BEDROOM 2
11-8 x 12-0
10" CLG. HT.

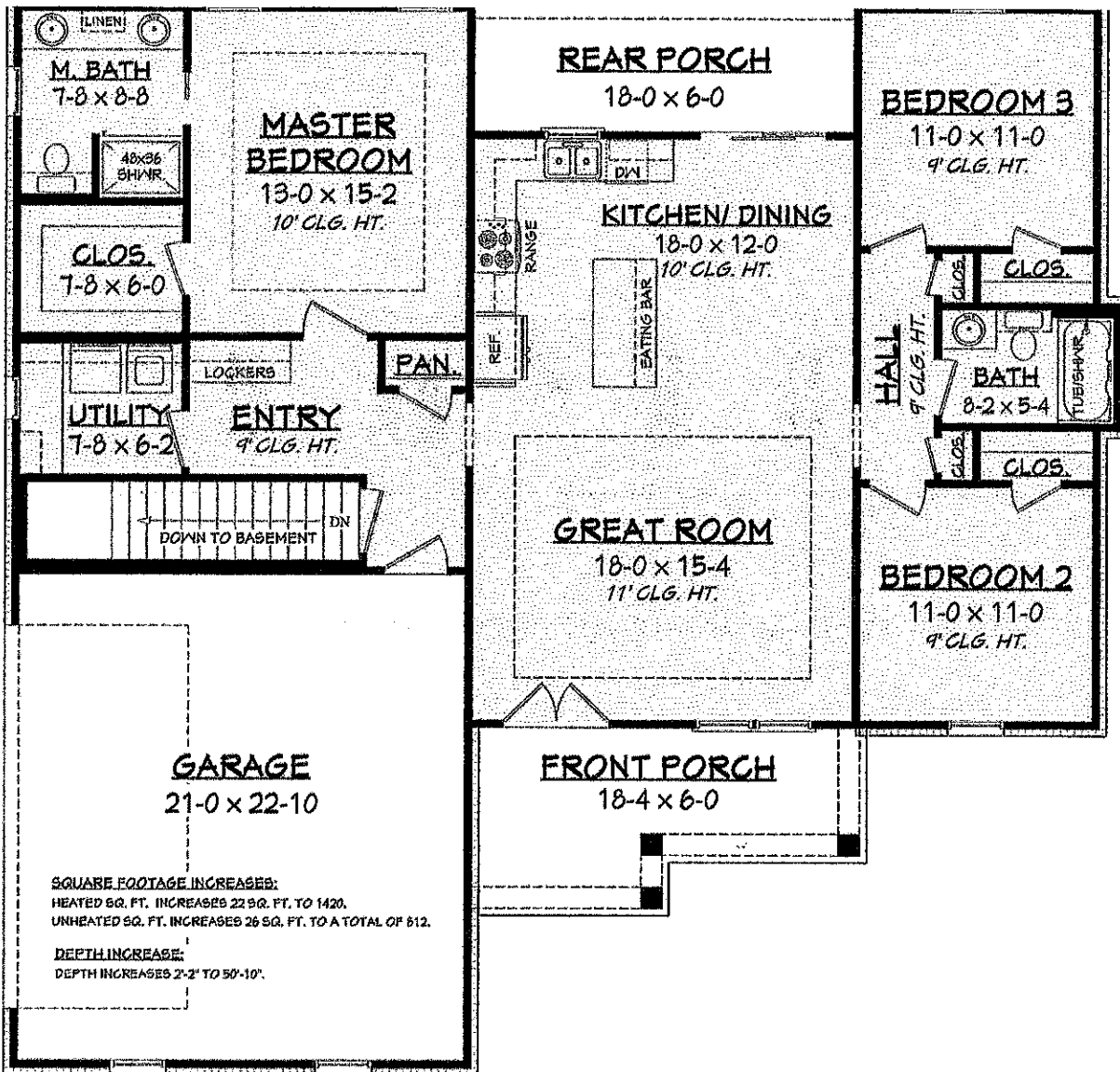
BATH 2
9-0 x 5-0

FRONT PORCH
29-0 x 6-0
10-4" CLG. HT.

Other features include: SLOPED CLG. BELOW STAIRS, UP TO BORUS, LOCKED, RANGE W/VENT HOOD ABOVE, TRASH, D/W, MICRO, LEVEL EATING BAR, 8-0 X 3-10 ISLAND, DECOR BEAMS, BARN DOOR, CLOS., 6-4 x 5-10, 6-4 x 5-8, SHELVES, 68" X 46" CUSTOM SHOWER, TUB/SHWR, CLOS. 5-8 x 5-4, and various closets.

MAIN FLOOR





Plan Number 51997 | Order Code: GOEXP | Alternate Level One

REVERSE PLAN